

Chapter 15.06

CALIFORNIA RESIDENTIAL CODE

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*Editor's Note: Previous Chapter 15.06 California Residential Code repealed (Ord. 718 2022).*

**15.06.010 Adoption of the California Residential Code, with amendments.**

The Town Council hereby adopts, for the purpose of providing minimum requirements for the protection of life, limb, health, property, safety, and the welfare of the general public, that certain code known as the 2022 California Residential Code, (based on the International Residential Code, 2021 Edition), in its entirety, including only appendix chapters Appendix E, H, J, & AX as published by the California Building Standards Commission in the California Code of Regulations, Title 24, Part 2.5, hereinafter referred to as the “California Residential Code”, save and except such portions as are hereinafter changed or modified below. Not less than one copy of said code shall be maintained by the office of the Building Department. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.015 Section 1.8.4.2 Fees & Section R108 Fees.**

Section 1.8.4.2 “Fees” and Section R108.2 “Schedule of permit fees” are amended to read as follows:

1.8.4.2 Fees. The fee for each permit shall be as set forth by the latest resolution of the Town Council.

R108.2 Schedule of permit fees. The fee for each permit shall be as set forth by the latest resolution of the Town Council.

Section R108.2.1 “Plan review fees” is added to read as follows:

**R108.2.1 Plan review fees.** When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review shall be as set forth in the resolution of Town Council. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate established by resolution of the Town Council.

**Section R108.6 is amended to read as follows:**

**R108.6 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee as established by the Town Council in the Master Fee Schedule, and said fee shall be in addition to the normal permit fees as specified in the Master Fee Schedule Resolution. This fee shall be collected whether or not a permit is then or subsequently issued. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.017 Section 1.8.8 Appeals Board.**

Subsection 1.8.8.1 (General) of the California Residential Code is amended by adding a new sentence to the end of the second paragraph to read as follows:

“Nothing contained in this section shall prevent the Town Council from appointing the Town Council as the board of appeals.” (Ord. 718 (part), 2022; Ord. 700 (part), 2019).

**15.06.018 Section R105 Permits.**

Subsection R105.2 “Work exempt from permit” is amended to read as follows:

**Building:** (1) is revised to read as follows:

1. One story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, providing the floor area does not exceed 120 square feet and the structure contains no plumbing, electrical or heating appliances.

**Building:** (2) is revised to read as follows:

2. Fences not over 7 feet high, except that masonry, concrete and stone fences in excess of 3 feet high shall require a building permit.

**Building:** (6) is revised to read as follows:

6. Painting, papering, tiling, carpeting, millwork, counter tops and similar finish work.

**Building:** (10) is revised to read as follows:

10. Decks not exceeding 200 square feet in area that are not more than 30 inches above grade at any point, are not attached to a dwelling, and are not part of any path of egress from the dwelling.

Section R105.7 is amended to read as follows:

A ‘Notification of Building Permit Issuance’ placard shall be issued to each building permit recipient, and said placard shall be prominently posted and displayed on the front of the building or structure where such building permit activity is to be conducted, and shall be clearly visible from the street or right-of-way and shall remain in place for the duration of the construction activity. (Ord. 718 (part), 2022; Ord. 700 (part), 2019).

**15.06.020 Section R108.6.1 Investigation fee.**

Section R108.6.1 “Investigation fee for work commencing before permit issuance” is added to read as follows:

**R108.6.1 Investigation fee for work commencing before a permit issuance.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be as set forth in the resolution of Town Council. The payment of such investigation fee shall not exempt any person from compliance with other provisions of this code nor any penalty prescribed by law. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.022 Board of Appeals.**

Subsection R112.3 is amended to read as follows:

“Nothing contained in this section shall prevent the Town Council from appointing the Town Council as the board of appeals.” (Ord. 718 (part), 2022; Ord. 700 (part), 2019).

**15.06.023 Sections R113 Violations, R114 Stop Work Order, Appendix J – AJ102 Compliance.**

Subsections R113.4 Violation penalties, R114.2 Unlawful continuance, and AJ102.1 General, are amended by adding a new sentence to the end of each paragraph of each section to read as follows:

“Violations are punishable as specified in Section 1.04.010 of the Ross Municipal Code.” (Ord. 718 (part), 2022; Ord. 700 (part), 2019).

**15.06.025 Section R202 Definitions – Accessory Dwelling Unit.**

Section R202 – Definitions is amended to add the definition for Accessory Dwelling Unit to read as follows:

Accessory Dwelling Unit – For purposes of this Chapter, Accessory Dwelling Unit shall have the same meaning as in Section 18.42.020 of the Ross Municipal Code. (Ord 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.030 Section R202 Definitions – Substantial Remodel.**

Section R202 – Definitions is amended to add the definition of Substantial Remodel to read as follows:

Substantial Remodel – shall mean the renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure within any 36-month period. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, plies, or retaining walls or similar components, the floor areas of all rooms affected by such change shall be included in computing floor areas for the purpose of applying this definition. This definition shall not apply to the replacement and upgrading of residential roof coverings. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.035 Section R313.1 Townhouse automatic fire sprinkler system.**

Section R313.1 Townhouse automatic fire sprinkler system is amended to read as follows:

R313.1 – Townhouse automatic fire sprinkler system. An automatic fire sprinkler system shall be installed in all of the following:

1. Every newly constructed building and facility.

Exceptions:

- a. Free standing Group U Occupancies not more than 1,000 square feet and provided with exterior wall and opening protection as per Table 602 of the 2022 Building Code.
  - b. Agricultural buildings as defined in Appendix C of the 2022 Building Code and not exceeding 2,000 square feet, having clear unobstructed side yard of combustible materials, exceeding 60 feet in all directions and not exceeding 25 feet in height.
2. In all buildings that have more than fifty percent (50%) floor area added or any “substantial remodel” as defined in this code, within any 36-month period. Exceptions may be granted by the Fire Code Official when alternate means of protection are installed

as approved by the Fire Code Official.

3. A change in the use of a structure that results in a higher fire or life safety exposure when the square footage of the area changing use is more than 50% of the square footage of the building. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.040 Section R313.1.1 Design and installation.**

Section R313.1.1 Design and installation is amended to read as follows:

R313.1.1 - All automatic fire sprinkler systems shall be installed in accordance with the written standards of the Fire Code Official and the following:

- a. In all townhomes required to be sprinkled any attached garages shall be sprinkled, and except for one- and two-family dwellings, in all residential occupancies the attics shall be sprinkled.
- b. In all existing townhomes, where fire sprinklers are required by provisions of this code, they shall be extended into all unprotected areas of the building.
- c. All townhomes in excess of 5,000 square feet shall have automatic fire sprinkler systems designed in accordance with NFPA Standard 13 or 13R and standards developed by the Fire Chief.
- d. If an existing townhouse is equipped with an automatic fire sprinkler system, the automatic fire sprinkler system shall be extended to all areas of additions and alterations to the existing townhouse. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.045 Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.**

Section R313.2 One- and two-family dwelling automatic fire sprinkler systems is amended to read as follows:

R313.2 – One- and two-family dwelling automatic fire sprinkler system. An automatic fire sprinkler system shall be installed in all of the following:

1. Every newly constructed building and facility.

Exceptions:

- a. Free standing Group U Occupancies not more than 1,000 square feet and provided with exterior wall and opening protection as per Table 602 of the 2022 Building Code.
- b. Agricultural buildings as defined in Appendix C of the 2022 Building Code and

not exceeding 2,000 square feet, having clear unobstructed side yard of combustible materials, exceeding 60 feet in all directions and not exceeding 25 feet in height.

2. In all buildings that have more than fifty percent (50%) floor area added or any “substantial remodel” as defined in this code, within any 36-month period. Exceptions may be granted by the Fire Code Official when alternate means of protection are installed as approved by the Fire Code Official.

3. A change in the use of a structure that results in a higher fire or life safety exposure when the square footage of the area changing use is more than 50% of the square footage of the building. (Ord 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.050 Section R313.2.1 Design and installation.**

Section R313.2.1 Design and installation is amended to read as follows:

R313.2.1 - All automatic fire sprinkler systems shall be installed in accordance with the written standards of the Fire Code Official and the following:

a. In all residential buildings required to be sprinkled any attached garages shall be sprinkled, and except for one- and two-family dwellings, in all residential occupancies the attics shall be sprinkled.

b. In all existing buildings, where fire sprinklers are required by provisions of this code, they shall be extended into all unprotected areas of the building.

c. All single-family dwellings in excess of 5,000 square feet shall have automatic fire sprinkler systems designed in accordance with NFPA Standard 13 or 13R and standards developed by the Fire Chief.

d. If an existing one- or two-family dwelling is equipped with an automatic fire sprinkler system, the automatic fire sprinkler system shall be extended to all areas of additions and alterations to the existing one- or two-family dwelling. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.055 Section R313.4 Sprinkler system supervision and alarms.**

Section R313.4 “Sprinkler system supervision” is amended to read as follows:

**R313.4 Sprinkler system supervision and alarms.** All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Jockey pump control valves that are sealed or locked in the open position.
2. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
3. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
4. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.080 Section R337.1.1 Scope.**

Section R337.1.1, “Scope,” is amended to read as follows:

This Chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of all new buildings, substantial remodels, additions, remodels, alterations, and repairs within the Town limits. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018).

**15.06.085 Section R337.1.3 Application.**

Section R337.1.3, “Application,” is amended by deleting exception number 4, and amending the first paragraph to read as follows:

New buildings, substantial remodels, additions, remodels, alterations, and repairs constructed after the specified application date shall comply with the provisions of this chapter. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018).

**15.06.090 Section R337.1.3.1 Application date and where required.**

The first paragraph of Section R337.1.3.1, “Application date and where required,” is amended to read as follows:

New buildings and substantial remodels for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Hazard Severity Zone, and new buildings and substantial remodels for which an application for a building permit is submitted on or after the effective date of the Town of Ross Wildland-Urban Interface Map, shall comply with all sections of this chapter, including all of the following areas: (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018).

**15.06.095 Section R337.1.3.2 Additions and new buildings.**

A new subsection R337.1.3.2, “Additions and new buildings,” is added to read as follows:

**R337.1.3.2 Additions and new buildings.** Additions located within the Wildland-Urban Interface Fire Area, and new buildings and additions located outside the Wildland-Urban Interface Fire Area, for which an application for a building permit is submitted on or after the effective date of the Town of Ross Wildland-Urban Interface Map, shall comply with the applicable provisions of Sections R337.5 through R337.10. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018).

**15.06.100 Section R337.1.3.3 Remodels, alterations, and repairs.**

A new subsection R337.1.3.3, “Remodels, alterations, and repairs,” is added to read as follows:

**R337.1.3.3 Remodels, alterations, and repairs.** For all building remodels, alterations, and repairs for which an application for a building permit is submitted on or after the effective date of the Town of Ross Wildland-Urban Interface Map, excepting substantial remodels located in the Wildland-Urban Interface Fire Area, each individual building element that is remodeled, altered, or repaired shall comply with the applicable provisions of Sections R337.5 through R337.10; provided, however, that where more than 50% of a certain building element is remodeled, altered, or repaired within a 3-year period, whether under single or multiple permits, that entire building element for the building shall be replaced in accordance with Sections R337.5 through R337.10.

*Exceptions:* Exceptions may be granted upon approval by both the Fire Chief and Building Official. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018).

**15.06.105 Section R337.1.5 Vegetation management compliance.**

Section R337.1.5 “Vegetation management compliance” is amended to read as follows:

R337.1.5. A vegetation management plan shall be prepared for all new construction and substantial remodels located within a defined Wildland Urban Interface Area. The vegetation management plan shall be in compliance with the provisions of the California Fire Code and Chapter 14.04, Section 4906.4 of the Town of Ross Municipal Code. The Ross Valley Fire District shall be the responsible party for compliance inspection. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.110 Section R337.2 Definitions – Wildland Urban Interface Fire Area.**

The definition of “Wildland-Urban Interface Fire Area” in Section R337.2 is amended to read as follows:

Wildland-Urban Interface Fire Area is a geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. Within the Town of Ross, the Wildland-Urban Interface Fire Area shall include the areas shown on the Wildland-Urban Interface Map adopted by the Town Council and on file with the Town Clerk. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).

**15.06.115 Section R902 Roof coverings.**

Section R902.1.2 is amended to read as follows:

**R902.1.2 Roof coverings within all other areas.** The entire roof covering of every existing structure, where more than 50% of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the



alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least class A. An existing structure with an existing wood shake or shingle roof shall replace the entire roof with a Class A roof covering when increasing the area of the existing roof by one third or more, or when repairing, altering or replacing one third or more of the existing roof area.

Section R902.1.3 is amended to read as follows:

**R902.1.3 Roofing requirements in a Wildland-Urban Interface Fire Area.** Roofing requirements for structures located in a Wildland-Urban Interface (WUI) Fire Area shall be a minimum Class A roof covering and shall also comply with the provisions of California Residential Code Section 337.5. (Ord. 718 (part), 2022; Ord. 700 (part), 2019; Ord. 691 (part), 2018; Ord. 675 (part), 2016; Ord. 650 (part), 2013; Ord. 647 (part), 2013).