

ORDINANCE NO. _____

ORDINANCE AMENDING VARIOUS CHAPTERS AND SECTIONS OF TITLE 15 OF THE STOCKTON MUNICIPAL CODE BY INCORPORATING THE 2025 EDITION OF CALIFORNIA CODE OF REGULATIONS, TITLE 24, INCLUDING APPLICABLE APPENDICES (CALIFORNIA MODEL BUILDING AND FIRE CODE).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

SECTION I. FINDINGS AND INTENT

The City Council of the City of Stockton finds that the building standards, rules, and regulations established in Title 24 of the 2025 Edition of the California Code of Regulations, including applicable appendices, shall be adopted and incorporated by reference into the Stockton Municipal Code, Title 15, Chapters 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.36, 15.40, 15.64, 15.72, 15.82, and 15.86.

In connection with the local amendments to the 2025 Edition of the California Code of Regulations, Title 24, including applicable appendices set forth below, and pursuant to California Health and Safety Code sections 17958, 17958.5, 17958.7, and 18941.5, the City Council finds that:

A. The location of Stockton within an area of expansive clay soils, the proximity of the City to the San Joaquin River Delta system, and the extreme hot summer temperatures with very low humidity, seasonal winds of high velocities, extreme seasonal visibility reduction due to thick fog, and the current pattern of development in relation to the location of emergency services require the following amendments, additions, and deletions to the standards, rules, and regulations to mitigate unique local climatic, geological, or topographical conditions.

B. Under this adopting ordinance, specific amendments are established that are more restrictive than those adopted by the State of California under the State Buildings Standards Code, Title 24 of the California Code of Regulations, Title 24.

C. Express Finding Number 1: Climatic

Climate has the greatest impact on fire behavior and other natural disasters. Stockton has significant variations in weather patterns. Summers are arid and hot, winters are cool to freezing, fall and spring can bring any combination of weather patterns together. These variations in weather patterns can result in weather events such as above average rainfall and rapid melting of the Sierra snowpack that causes flooding in the low-lying areas of San Joaquin County. Additionally, the proximity of the City to the San Joaquin River Delta system leaves the City prone to flooding.

Average yearly rainfall in Stockton is approximately 17 inches, however the City occasionally has storm events where rainfall rates can be as much as 2 inches per hour. The rainfall normally occurs from October to April. Low-level dense fog (Tule fog) is present throughout winter months, which brings visibility to nearly zero feet. The fog can also cause freezing and slick

roadways contributing to vehicular accidents.

During summer months there is generally no measurable precipitation. Temperatures during the hot and dry summer range from 70 to 115 degrees Fahrenheit. The relative humidity in summer months is low. The City contains many acres of undeveloped grass lands and vacant infill lots with overgrown vegetation, which, in conjunction with occasional high velocity winds, creates a hazardous situation for fire conflagration. High velocity winds also contribute to hazardous fire behavior in urban fire events.

The following building standards in the Stockton Municipal Code are added or amend the 2025 Edition of the California Code of Regulations, Title 24, based upon this express finding:

Stockton Municipal Code Sections 15.08.070 fire protection systems, 15.08.090 address identification, 15.10.040 amendments to the California Residential Code, 15.12.010 through 15.12.110 amendments to the California Fire Code, 15.16.020 amendments to the California Plumbing Code, and 15.36.030 through 15.36.050 additions to the California Electrical Code.

D. Express Finding Number 2: Geological

Stockton is subject to seismic events as the City is located in Seismic Design Category D, which relates to a high risk of earthquakes. The high seismic zone is based on proximity to known fault lines and soil type. Significant portions within Stockton are known to have poor soil conditions, mainly expansive clay soils. Additionally, the low elevations of the City are subject to a high water table. Structural designs based on minimum model codes, not accounting for these soil conditions, may result in differential settlement and moisture penetration within buildings.

The following building standards in the Stockton Municipal Code are added or amend the 2025 Edition of the California Code of Regulations, Title 24, based upon this express finding:

Stockton Municipal Code Sections 15.08.040 local soil conditions and 15.08.080 plain concrete.

E. Express Finding Number 3: Topographical

Stockton is impacted by several topographical features, including major rivers, creeks and streams, lakes, sloughs, natural parkways, bridges and overpasses, the Port of Stockton, freeways, railroad lines, and drainage canals. Traffic congestion through and around these features delays emergency response. In the event of an emergency at a main thoroughfare, portions of the city could be isolated due to these topographical features, sufficiently delaying emergency response increasing the risk of injury or damage.

Preservation of wetland areas, natural parkways, riparian corridors along rivers and streams, open space, and endangered species habitat all contribute to access problems as well as exemption from vegetation abatement programs. These situations, though environmentally important, increase the demands on the fire service due to extreme fire hazard created by fuel loading and limited access.

The following building standards in the Stockton Municipal Code are added or amend the

2025 Edition of the California Code of Regulations, Title 24, based upon this express finding:

Stockton Municipal Code Sections 15.08.070 fire protection systems, 15.08.090 address identification, 15.10.040 amendments to the California Residential Code, 15.12.010 through 15.12.110 amendments to the California Fire Code, and 15.36.030 through 15.36.050 additions to the California Electrical Code.

The City Council also finds those existing provisions of Title 15 of the Stockton Municipal Code which are not hereby adopted, amended, or repealed are amendments, additions, or deletions to the standards, rules, and regulations of the California Model Codes which are necessary to mitigate the above-noted unique local conditions and continue to impose substantially the same requirements of the 2025 Edition of the California Code of Regulations, Title 24, including applicable appendices.

The City Council further finds that the local amendments to the 2025 Edition of the California Code of Regulations, Title 24, including applicable appendices, related to residential units set forth below are substantially equivalent to changes or modifications that were previously filed by the city and in effect as of January 1, 2023, pursuant to California Health and Safety Code section 17958.5(c)(1).

SECTION II. AMENDMENT OF CODE

The following sections of Title 15, Chapters 15.04 of the Stockton Municipal Code are hereby amended to read as follows:

15.04.070 Alternate materials and methods of construction.

Section R104.2.3, Chapter 1 of the California Residential Code and Section 104.2.3, Chapter 1 of the California Building Code, 2025 Edition is hereby amended to read:

The provisions of the adopted administrative provisions and model codes are not intended to prevent the use of any material or method of construction not specifically prescribed by the adopted model codes, provided any such alternate has been approved by the Building Official.

The Building Official, as provided in Section 15.04.110, may approve any such alternate provided he/she finds that the proposed design is satisfactory and complies with the provisions of the model codes and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed in the model codes in quality, strength, effectiveness, fire resistance, durability, safety, and sanitation.

The Building Official, as provided in Section 15.04.110, shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

15.04.090 Tests.

Section R104.2.2.5, Chapter 1 of the California Residential Code and Sections 104.2.2.4 and 104.2.3.5, Chapter 1 of the California Building Code, 2025 Edition is hereby amended to read:

Whenever there is insufficient evidence of compliance with the provisions of the adopted model codes or evidence that any materials or any construction does not conform to the requirements of the adopted model codes, or in order to substantiate claims for alternate materials or methods of construction, the Building Official, as provided in Section 15.04.110, may require tests as proof of compliance to be made at the expense of the owner or his agent by an approved agency.

Test methods shall be as specified by the adopted model codes or by other recognized test standards for the material in question. In the absence of recognized test standards, the Building Official shall approve the testing procedures.

All tests shall be performed by a party acceptable to the Building Official. Reports of such tests shall be retained by the Building Official for the period required for the retention of public records.

The title of Chapter 15.04, Article III of the Stockton Municipal Code is hereby amended to read as follows:

Article III Accessibility Board of Appeals

The following sections of Title 15, Chapters 15.04 of the Stockton Municipal Code are hereby amended to read as follows:

15.04.250 Permits.

Section R105.1, Chapter 1 of the California Residential Code and Section 105.1, Chapter 1 of the California Building Code, 2025 Edition is hereby amended to read.

Permits Required. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, any boathouse, nonregistered houseboat, wharf, boat dock, or other water-related structure or make any installation, alteration, repair, replacement, or remodel of any equipment, system, or private parking lot regulated by the adopted administrative provisions and model codes, without first obtaining a permit for each building, structure, equipment, system, or private parking lot from the Building Official.

Section R105.2, Item 2 of the California Residential Code and Section 105.2, Item 2 of the California Building Code, 2025 Edition is hereby amended to read.

2. Fences meeting all of the following:
 - a. Not over 7 feet high.
 - b. Not used as a pool, spa, or hot tub barrier.
 - c. When constructed of concrete or masonry not over 4 feet in height above adjacent finished grade.

15.04.260 Application for permit.

Section R106.1.1 of the California Residential Code, and Section 107.2.1 of the California Building

Code, 2025 Edition is hereby amended to read.

Information on Plans and Specifications: Plans and specifications shall be drawn to scale upon suitable material or electronic media and formatted as approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the model codes, relevant laws, ordinances, rules, and regulations as determined by the Building Official. The first page of each set of plans shall give the street address of the work and the name and address of the owner and person who prepared them. Plans for buildings and structures shall include a plot plan showing the location of the proposed building and of every existing building on the property. In lieu of detailed specifications, the Building Official may approve references on the plans to a specific section or part of these codes or other ordinances or laws.

15.04.270 Permit issuance.

Sections R105.5, R106.3, R106.3.1, R106.3.3, R106.4, and R106.5, Chapter 1, of the California Residential Code and Sections 105.5, 107.3, 107.3.1, 107.3.3, 107.4, and 107.5, Chapter 1, of the California Building Code, 2025 Edition, are hereby amended to read.

A. Procedure for Issuance.

1. **Review of Plans:** The application, plans, specifications, computations, and other data filed by an applicant for a permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the City of Stockton and other enforcement agencies to verify compliance with the applicable laws under their jurisdiction. If the Building Official is satisfied that the work described in the application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of these codes and other pertinent laws, ordinances, and resolutions, and that the fees specified in Section 15.04.280 and Title 16 et seq., and accompanying resolutions have been paid, a permit shall be issued to the applicant.
2. **Endorsement: Modification of Approved Plans:** When a permit for which plans are required is issued, the Building Official shall endorse in writing or stamp on electronic sets of plans and specifications "Reviewed for Code Compliance." Such approved plans and specifications shall not be changed, modified, or altered without prior written authorization from the Building Official, and all work regulated by these codes shall be done in accordance with the approved plans.
3. **Permits for Partial Construction:** The Building Official may issue a permit for the construction of part of a building, structure, or system before the entire plans and specifications for the whole building, structure, or system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of these codes. The holder of such permit shall proceed at their own risk without assurance that the permit for the entire building, structure, equipment, or system will be granted.

- B. Denial of Permit:** A permit shall not be issued for work on property within an area which has been determined by the Building Official to be unsafe for such work, and because of the

hazard there is no way in which the structure can be erected on such land so that it will be safe.

- C. Retention of Construction Documents: One set of approved plans, specifications, and computations shall be retained by the Building Official for a period of time set forth in State and local statutes, and one set of plans and specifications shall be returned to the applicant and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.
- D. Expiration of Permit.
 - 1. Every permit issued by the Building Official under the provisions of these codes shall expire by limitation and become null and void in the following circumstances:
 - A. If the building or work authorized by such permit for a project is not commenced and at least one approved inspection recorded on the permit within three hundred sixty-five (365) days from the date of issuance of such permit or;
 - B. If the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days. Work shall be deemed abandoned or suspended if one hundred eighty (180) days has passed between approved inspections recorded on the permit.
 - 2. Before such work can be recommended a new permit shall be first obtained to do so, and the fee therefore shall be one-third (1/3) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work and provided further that such suspension or abandonment has not exceeded three (3) years.
 - 3. Any permittee holding an unexpired permit may apply for an extension of the time within which work may be commenced under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The Building Official is authorized to grant, in writing, one or more extensions of time, for a period of not more than one hundred eighty (180) days each.
- E. Notwithstanding any other provisions of this Code to the contrary, in the event, after issuance of a Building Permit, the Building Official finds that work has been suspended or not prosecuted diligently during the validity period, then upon recommendation to the Building Board of Appeals and upon majority vote of the Building Board of Appeals, the Board may terminate the permit, add conditions to said permit, including the requirement of a faithful performance bond guaranteeing completion of the structure within a reasonable time as specified by the Board if the permit is renewed or extended, or impose other penalties and sanctions as it may deem appropriate. A copy of the Building Official's recommendation shall be sent to the holder of the building permit at the same time that said

recommendation is sent to the Building Board of Appeals.

Any action taken by the Building Board of Appeals as herein provided shall be taken only after a public hearing, in accordance with the procedures set forth in Title 15 of the Stockton Municipal Code. At least ten (10) days' written notice shall be given to the holder of the Building Permit prior to the date set for public hearing.

15.04.280 Fees.

Section R108, Chapter 1, of the California Residential Code and Section 109, Chapter 1, of the California Building Code, 2025 Edition is hereby amended to read.

A. Establishment of Fees: Permit fees shall be established from time to time by resolution of the Council of the City of Stockton.

B. Determination of Value:

The applicant for a permit shall provide an estimated permit value at time of application. The value to be used in computing the building permit and building plan review fees shall be the total of all construction work for which the permit is being issued, as well as roofing, electrical, plumbing, gas, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment and systems. Value for donated and/or discounted materials and labor shall be established at typical market value and rates. The permit shall include additional valuation for work on the project site such as lighting, sewer, water service, and other items requiring inspection. In no case shall the valuation for new construction or additions be less than determined by the International Code Council based cost tables. When permitted work includes an alteration to an existing structure, or includes work outside of the standard calculated fee areas determined by the International Code Council based square footage cost tables, the applicant shall provide actual/contracted project costs to establish the additional non-calculated valuation of the total permitted project. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

C. Work Without a Permit – Investigation Fee: Where work for which a permit is required is started or proceeded prior to obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee shall be collected at the time the permit is issued. The investigation fee shall total twice the amount of the permit fee. The investigation fee shall be in addition to the permit fee.

The payment of the investigation fee shall not relieve any person from fully complying with the requirements of this Code in the execution of the work or from any other penalties prescribed by law.

D. Investigation Fee – Appeal: Any person required to pay an investigation fee under subsection C above, may appeal the imposition of such investigation fee to the Board of Appeals. Such appeal shall be filed according to the rules and regulations of the Board of

Appeals.

Whenever the Board of Appeals finds that there is a reasonable excuse for the failure to obtain a building permit, the Board of Appeals may reduce the amount of the investigation fee to one-ninth (1/9) of the amount of the investigation fee as set forth in subsection C above.

In determining whether there is a reasonable excuse for the failure to obtain a permit, the Board of Appeals may consider such factors as unfamiliarity with the Code or demonstrable negligence on the part of an employee.

- E. **Record Fees Collected:** The Director shall keep a permanent, accurate account of all fees collected and give the name of each of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.
- F. **Plan Review Fees:** When a plan or other data is required to be submitted, a plan review fee shall be paid. Said plan review fee shall be collected either at the time of submitting plans and specifications or at the time of issuance of the permit, at the discretion of the Building Official. Said plan review fees for buildings or structures shall be those established by resolution of the Council of the City of Stockton.
- G. The plan review fees specified in this subsection are separate fees from the permit fees specified in subsection A of this section and are in addition to the permit fees.
- H. The plan review fees specified in this subsection shall be charged at the rate established by resolution of the Council of the City of Stockton.
- I. 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 Council of the City of Stockton.
- F. **Combination Permit:** Combination permits are required for any project for which there is more than one trade involved in the construction of a project, including building, mechanical, plumbing, and/or electrical.
- G. **Expiration of Plan Review:** Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official unless said application is pursued diligently within the validity period. The Building Official may extend the time for action by the applicant for a period not exceeding ninety (90) days upon request by the applicant allowing that circumstances beyond the control of the applicant have prevented action from being taken. The Building Official is authorized to grant one or more extensions of time for additional periods not exceeding ninety (90) days each. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.
- H. **Fee Refunds:**

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of the permit fee paid when no work has been done under a permit issued in accordance with this Code. The plan review fee shall be retained.
3. The Building Official may authorize the refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than three hundred sixty-five (365) days after the date of fee payment.

15.04.310 Inspections.

Section R109, Chapter 1, of the California Residential Code and Section 110, Chapter 1, of the California Building Code, 2025 Edition is hereby amended to read.

- A. General. All construction or work for which a permit is required shall be subject to inspection by the Building Official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the Building Official. In addition, certain types of construction shall be subject to continuous inspections as specified in Section 15.04.320.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these Codes or of other ordinances of the City of Stockton. Inspections purporting to waive or authorize violation of any provisions of these Codes or of other ordinances of the City of Stockton shall be void.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City of Stockton shall be liable for any expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans.

- B. Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least twenty-four (24) hours before such inspection is scheduled. Such request may be online or by telephone at the option of the Building Official.

It shall be the duty of the person requesting any inspection required by these Codes to provide access to and means for proper inspection of such work.

- C. Permit Card. Work requiring a building permit shall not be commenced until the permit holder or their agent shall have posted the official permit record card in a conspicuous place on the front premises and in such a position as approved by the Building Official. This card shall be maintained in such position by the permit holder until final approval has been issued by the Building Official.
- D. Approvals Required; Conformity with Approved Plans. No work shall be done on any part of the building, structure, or private parking lot beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed or shall notify the permit holder or their agent wherein the same fails to comply with these Codes and the approved plans, specifications, and permit conditions. Any portions which do not comply shall be corrected and such portions shall not be covered or concealed until authorized by the Building Official. Such written approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in subsection E, below.

There shall be a final inspection and approval of all buildings and building service equipment when completed and ready for occupancy.

- E. Required Inspections. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the Building Official.

The Building Official shall make the following inspections upon notification by the permit holder or their agent providing all other requirements of this section have been met. The Building Official may require additional inspections other than those listed below at his/her discretion. The Building Official shall either approve that portion of the construction as completed or shall notify the permit holder or their agent wherein the same fails to comply with these Codes, the approved plans and specifications, or other permit conditions.

1. Foundation Inspection: To be made after trenches are excavated and forms erected and when all materials for the foundation are delivered on the job. Where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job.
2. Concrete Slab or Underfloor Inspection: To be made after all in-slab or underfloor reinforcing steel and building service equipment, conduit, piping accessories, and other auxiliary equipment items are in place, inspected, and approved but before any concrete is poured or floor sheathing installed, including the subfloor.
3. Lowest floor elevation: In flood hazard areas, upon forming of the lowest floor, including the basement, and prior to concrete pour or further vertical construction, the Building Official shall require an elevation certificate certifying the elevation of the lowest floor, including basement.
4. Frame Inspection: To be made after the roof, all framing, fire blocking, and bracing are

in place and all pipes, chimneys, and vents are complete and rough electrical, plumbing, heating wires, pipes, and ducts are approved.

5. Insulation Inspection: To be made after all insulation has been installed.
6. Fireplace Inspection: To be made when any masonry fireplace has been constructed to mantel height with reinforcing steel, combustion air openings, and dampers in place.
7. Hollow Concrete Block Masonry: To be made after first block courses are laid up with the first bond beam course steel in place and before bond beam blocks are grouted.
8. Lath and/or Wallboard Inspection: To be made after all lathing and/or wallboard, interior and exterior, is in place but before any plastering is applied or before wallboard joints and fasteners are taped and finished.
9. Weather-Exposed Balcony and Walking Surface Waterproofing Inspection: Where balconies or other elevated walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.
10. Fire and Smoke Resistant Penetrations Inspection: Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barrier and smoke partitions shall not be concealed until inspected and approved.
11. Final Inspection: To be made after all work required by the building permit is complete and the building is ready for occupancy, and public improvements have either been accepted by action of the City Council, or upon application of City Public Works, when the subdivision is otherwise in compliance with all pertinent regulations. If located in a flood hazard area, documentation of the elevation of the lowest floor or the elevation of dry floodproofing, if applicable, shall be submitted to the Building Official prior to final inspection.

F. Plumbing, Electrical, Mechanical, and Private Parking Lot Inspections.

1. General: All equipment, systems, or private parking lots for which a permit is required under these codes shall be inspected by the Building Official. No portion of any equipment, system, or private parking lot intended to be concealed by any permanent portion of the building or private parking lot shall be concealed until inspected and approved. When the installation of any equipment or system is complete, a second or final inspection shall be made. Equipment or systems regulated by these codes shall not be connected to the fuel or power supply until authorized by the Building Official.
2. Operation of Equipment: The requirements of this section shall not be considered to prohibit the operation of any equipment or systems installed to replace existing equipment or systems serving an occupied portion of the building if a request for inspection of such equipment or system has been filed with the Department not more than forty-eight (48) hours after such replacement work is completed and before any

portion of such equipment or system is concealed by any permanent portion of the building.

3. Final Inspection Revoked: A final inspection approval may, upon notice, be revoked by the Building Official if it is found that the equipment or system fails in any respect to comply with the requirements of these codes, plans, or specifications or that the installation is unsafe, dangerous, or a hazard to life or property.

- G. Other Inspections. In addition to the called inspections specified above, the Building Official may make or require other inspections of any construction work or of any existing building to ascertain compliance with the provisions of these codes and other laws which are enforced by the Building Official.

For the purpose of determining compliance with Section 15.04.040, the Building Official may cause any structure to be inspected.

- H. Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of these codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the permit card is not properly posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for the purpose, and pay the reinspection fee in accordance with Section 15.04.280.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

15.04.320 Special inspections.

In addition to the inspections to be made as specified in section 15.04.310, the owner or the engineer or architect acting as the owner's agent shall employ one or more approved special inspectors who shall provide the special inspections as follows:

- A. As specifically required by the Building Official.
- B. As required by Chapter 17 of the 2025 California Building Code.
- C. Electrical Special Inspection: In addition to the inspections required by the 2025 California Electrical Code (CEC), electrical special inspection shall be provided for the following items:

1. Installation or alteration of high voltage electrical systems and equipment which fall within the scope of CEC, Article 490.
2. Installation or alteration of that portion of a healthcare facilities electrical system which falls within the scope of CEC, Article 517, including such systems installed in facilities where outpatient surgical procedures are performed (OSH PD 3).
3. Installation or alteration of electrical systems within locations classified as hazardous by provisions of the CEC, except for gasoline dispensing installations and systems located within storage garages, repair garages or lubrication rooms.
4. Installation of Critical Operations Power Systems (COPS) which fall within the scope of CEC, Article 708.
5. Installation of Solar Photovoltaic Systems greater than 100 kW which fall within the scope of CEC, Article 690.
6. Installation of unlisted equipment.
7. Where required by the Registered Design Professional in responsible charge for the electrical design.

15.04.330 Certificate of occupancy.

Sections 111.1 and 111.2 Chapter 1 of the California Building Code, and Sections R110.1 and R110.2 Chapter 1 of the California Residential Code, 2025 Edition, are hereby amended to read.

- A. Change in Occupancy. Changes in the character of use of a building shall not be made except as specified in Section 506 of the California Existing Building Code. A building or structure undergoing a change of occupancy shall not be used or occupied in whole or in part, until the Building Official has issued a certificate of occupancy.
- B. Certificate Issued. After final inspection when it is found that the building or structure complies with the provisions of these codes, the Building Official shall issue a Certificate of Occupancy which shall contain the following.
 1. The building permit number.
 2. The address of the structure.
 3. The name and address of the owner.
 4. A description of that portion of the structure for which the certificate is issued.
 5. A statement that the described portion of the structure complies with the requirements of these codes for group and division of occupancy as classified.
 6. The name of the Building Official.
 7. The edition of the code under which the permit was issued.
 8. The use and occupancy, in accordance with the provisions of Chapter 3.
 9. The type of construction as defined in Chapter 6.
 10. The design occupant load.
 11. Where an automatic sprinkler system is provided, whether the sprinkler system is required.
 12. Any special stipulations and conditions of the building permit.
- C. Posting. The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

The following sections of Title 15, Chapter 15.08 of the Stockton Municipal Code are hereby amended to read as follows:

15.08.010 Adoption of California Building Code.

On January 1, 2026, there was filed in the Office of the City Clerk, one (1) copy of the California Building Code, 2025 Edition including appendices F, G, H, I, J, K, P, and Q, as published by the California Building Standards Commission and which incorporates by adoption the 2024 Edition of the International Building Code adopted by the International Code Council. Said code is hereby incorporated in this code by reference.

15.08.020 Effect of code provisions.

The provisions of this chapter are supplementary to the provisions of the California Building Code 2025 Edition as adopted in Section 15.08.010.

15.08.070 Fire protection systems.

Section 901.1.1 of the 2025 California Building Code is hereby added and shall read as follows.

Section 901.1.1 of the 2025 California Building Code.

- A. Automatic Fire Extinguishing Systems. An automatic sprinkler system shall be installed in all new construction, regardless of occupancy classification, where the total floor area is 6,000 square feet or more. Exception. Mini-storage facilities of any size shall be protected with an automatic sprinkler system designed per extra hazard and conforming to National Fire Protection Standard 13. This does not include occupancy classes of A-2/H, I, F-1 (Upholstered Furniture and Mattress Manufacturing and/or Wood Working Operations) and S-1 (Upholstered Furniture and Mattress Storage, Storage of Commercial Motor Vehicles, Repair Garages for Commercial Motor Vehicles). These occupancies shall be protected as per the California Building and Fire Codes.
- B. Basements. A fire protection system shall be required in basements, regardless of square footage, of all commercial buildings when the basement is used for any purpose other than service to the building. Service to the building includes utilities such as electricity, gas, telephone, cable TV, elevator equipment, HVAC equipment, and water heaters. In lieu of the requirements for basement sprinklers, alternative fire protection may be provided in existing buildings if approved by the Chief.
- C. NFPA 13R Sprinkler Systems. Wherever in the code an NFPA 13R sprinkler system is allowed, an NFPA 13 sprinkler system shall be used.
- D. NFPA 13D Sprinkler Systems. Automatic fire sprinkler systems installed in one- and two-family dwellings; Group R3; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, as amended in Chapter 80.

1. Pre-manufactured homes shall not apply.
2. Fire damage repair or other naturally caused damage to R3 occupancies shall not require an automatic fire sprinkler system unless the structure is to be demolished and rebuilt.
3. Residential additions that exceeds 50 percent (except additions specifically for the creation of an ADU) of the overall area of the existing structure shall require an automatic fire sprinkler system be installed throughout the building per NFPA 13D.
4. Attic spaces in Group R3 occupancies shall have pilot heads installed in each roof pitch of a compartmentalized attic in addition to the forced air unit (FAU).
5. Passive purge connection required in lieu of a backflow prevention device. CPVC piping shall be brought down to the toilet stub out.
6. Spare sprinkler head box shall be required with minimum three (3) spare sprinkler heads, and/or one (1) each per type of sprinkler head provided and a wrench.
7. An electric bell shall be installed on the exterior of the building and have a dedicated circuit with lockout on breaker.
8. Fire sprinkler heads shall be required under any stairwell where a compartment, room, and/or closet is located.
9. Newly constructed single-family homes: Covered and enclosed patios, California rooms and/or similar outdoor rooms or living spaces where a natural gas line for a fuel-fired appliance is permanently installed shall have fire sprinkler protection.

E. Quick-Response and Residential Sprinklers. Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in the following areas in accordance with Section 903.3.2 of the California Fire Code (2025 Edition) and their listings:

1. Throughout all spaces within a smoke compartment containing patient sleeping units in Group 1-2 in accordance with the California Building Code.
2. Throughout all spaces within a smoke compartment containing treatment rooms in ambulatory care facilities.
3. Dwelling units and sleeping units in Group R occupancies.
4. Light-hazard occupancies as defined in NFPA 13.

F. Existing Group R1 and R2 Buildings.

1. Upon an improvement requiring a building permit and the valuation exceeds 50 percent of the assessed property value, an automatic fire sprinkler system shall be installed in accordance with the most currently adopted edition of the National Fire Protection Association (NFPA) 13 "Standard for the Installation of Sprinkler Systems."

G. Commercial/Industrial Building Additions.

1. Any new addition to an existing building that places the building's total square footage above 6,000 square feet shall require an automatic fire sprinkler system. This does not include the occupancy classes of A-2, H, I, F-1 (Upholstered Furniture and Mattress Manufacturing and/or Wood Working Operations) and S-1 (Upholstered Furniture and

Mattress Storage, Storage of Commercial Motor Vehicles, Repair Garages for Commercial Motor Vehicles). Fire sprinklers will not be required for the existing building or the addition if a fire wall (generally four (4) hours) without openings is installed.

2. Change of Use. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed.
3. Valuation of Project. In existing buildings where the valuation of improvement is more than 50 percent of the assessed valuation of the property, an automatic fire sprinkler system shall be installed.

H. Fire Alarm Systems.

1. Where Required—New and Existing Buildings and Structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new and existing buildings and structures in accordance with Sections 907.2.1 through 907.2.29 of the California Fire Code (2025 Edition) and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.
 - a. All fire alarm and detection systems required by subsection (H)(1) above, shall require central station service monitoring as defined by and in accordance with the 2025 Edition of NFPA 72, Chapter 26. An Underwriters Laboratories (UL) Certificate or Factory Mutual (FM) Placard, in accordance with 2025 Edition of NFPA 72, Chapter 26, shall be issued by the UL Listed or FM Approved prime contractor for all newly installed fire alarm systems in commercial occupancies. This regulation shall apply to all fire alarm systems that are newly installed in commercial occupancies for which permits are required by the Stockton Fire Department, Fire Prevention Division, on or after, January 1, 2026.
 - b. Any existing fire alarm system in a commercial occupancy wherein the fire alarm control panel and alarm system components require replacement, shall be considered newly installed for the purposes of this section and shall require central station service in accordance with the 2025 Edition of NFPA 72, Chapter 26.
 - c. Any existing fire alarm system where four (4) or more “faulty” false alarms, determined to be from a system malfunction, occur in a one (1) month period shall be subject to the same certification requirement as a new fire alarm system or replacement of an existing alarm system—Central station service in accordance with the 2025 Edition of NFPA 72, Chapter 26.
 - d. Central Station service in full compliance with the 2025 Edition of NFPA 72, Chapter 26, shall be maintained at the protected property, so long as the requirement for the fire alarm system exists.
 - e. Exception. Supervisory service is not required for:
 - i. Single- and multiple-station smoke alarms required by California Fire Code Section 907.2.11.
 - ii. Smoke detectors in Group I-3 occupancies.
 - iii. Automatic sprinkler systems in one- and two-family dwellings.
 - f. Definitions.
 - i. A faulty false alarm is an alarm caused by a malfunction of a system or accidental setoff and such an alarm will be evaluated on a case-by-case

basis at the discretion of the Fire Marshal or designee.

- ii. Commercial occupancies are defined as those occupancies in use groups A (Assembly); B (Business); E (Educational); F (Factory); H (High Hazard); I (Institutional); R-1, R-2, R-4 (Residential).
 - iii. R-3 (Residential) is defined as one- and two-family dwellings.
- 2. In new and existing buildings, manual pull stations are required at every public-accessible door and every employee service door within a building to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or fire sprinkler water-flow detection devices.
 - 3. Groups A, B, E, F, M, and R occupancy exceptions that indicate omissions of manual fire alarm boxes shall not apply.
 - 4. Alarms. One exterior approved audible/visual device, located on the exterior of each building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall be required.
- I. Remote Test Switches. Where in-duct smoke detectors are installed in concealed locations more than 10 feet (3 m) above the finished floor or in arrangements where the detector's alarm indicator is not visible to responding personnel, the detectors shall be provided with remote alarm indicators and test switch plates. Remote alarm indicators and test switch plates shall be installed in an accessible location and shall be clearly labeled to indicate both their functions and the air-handling unit(s) associated with each detector and test switch plate (for example, In-duct Smoke Detector Alarm and test switch plate for In-duct Smoke Detector).
 - J. Private Fire Hydrants. All private fire hydrants shall be annually inspected, maintained, and tested in accordance with NFPA 25 and the 2025 California Fire Code Sections 507.5.2 and 507.5.3. Additionally, all private hydrants shall receive a five-year inspection and flow test. The inspection, maintenance, testing, and repair of all private fire hydrants shall be the sole responsibility of the owner of the property where the private fire hydrants are located

15.08.090 Address identification.

Section 502.1 of the 2025 California Building Code is hereby amended and shall read as follows:

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Numbers shall be a minimum of four (4) inches high for single-family residential properties. Commercial and Industrial properties shall be a minimum of twelve (12) inches high on the building and six (6) inches high on the suite. Where required by the fire code official, address identification shall be provided in additional approved locations and/or required to be larger than 12-inches to

facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The following sections of Title 15, Chapter 15.10 of the Stockton Municipal Code, are hereby amended and added to read as follows:

15.10.010 Adoption of California Residential Code.

On January 1, 2026, there was filed in the Office of the City Clerk, one (1) copy of the California Residential Code, 2025 Edition including appendices BB, BF, BG, BH, BO, CI, CJ, and CK as published by the California Building Standards Commission and which incorporates by adoption the 2024 Edition of the International Residential Code adopted by the International Code Council. Said code is hereby incorporated in this code by reference.

15.10.030 Scope.

The 2025 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code sections 17922 and 18901 et. seq. (hereinafter referred to as the Residential Code), and any rules and regulations promulgated pursuant thereto and as defined in California Health and Safety Code section 18938.3, including Residential Code Appendix AH (Patio Covers), Appendix AJ (Existing Buildings and Structures), Appendix BB (Tiny Houses), BF (Patio Covers), BG (Sound Transmission), BH (Automatic Vehicular Gates), BO (Existing Buildings and Structures), CI (Swimming Pool Safety Act), CJ (Emergency Housing), and CK (Areas Protected by the Facilities of the Central Valley Flood Protection Plan) are hereby adopted and incorporated by reference herein. Except as otherwise provided by this Chapter and Chapters 15.04 and 15.08 of the Stockton Municipal Code, all construction, alteration, moving, demolition, repairs, and use of any building or structure within this jurisdiction shall be made in conformance with the Residential Code and any rules and regulations promulgated pursuant thereto.

15.10.040 Amendments.

Notwithstanding the provisions of Section 15.10.010, the California Residential Code is amended as follows:

- A. Section R313.2.1 of the 2025 California Residential Code is hereby amended and shall read as follows:

Automatic sprinkler systems shall be designed and installed in accordance with Section R313 or NFPA 13D. Automatic fire sprinkler systems installed in one- and two-family dwellings; Group R3; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, as amended in Chapter 80 of the California Fire Code.

1. Pre-manufactured homes shall not apply.
2. Fire damage repair or other naturally caused damage to R3 occupancies shall not

require an automatic fire sprinkler system unless the structure is to be demolished and rebuilt.

3. Residential additions that exceeds 50 percent (except additions specifically for the creation of an ADU) of the overall area of the existing structure shall require an automatic fire sprinkler system be installed throughout the building per NFPA 13D.
4. Attic spaces in Group R3 occupancies shall have pilot heads installed in each roof pitch of a compartmentalized attic in addition to the forced air unit (FAU).
5. Passive purge connection required in lieu of a backflow prevention device. CPVC piping shall be brought down to the toilet sub out.
6. Spare sprinkler head box shall be required with minimum three (3) spare sprinkler heads, and/or one (1) each per type of sprinkler head provided and a wrench.
7. An electric bell shall be installed on the exterior of the building and have a dedicated circuit with lockout on breaker.
8. Fire sprinkler heads shall be required under any stairwell where a compartment, room, and/or closet is located.
9. Newly constructed single-family homes: Covered and enclosed patios, California rooms and/or similar outdoor rooms or living spaces where a natural gas line for a fuel-fired appliance is permanently installed shall have fire sprinkler protection.

- B. Section R313.2.1.1 of the 2025 California Residential Code is hereby added and shall read as follows:

Quick-Response and Residential Sprinklers. Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in dwelling units and sleeping units in Group R occupancies in accordance with Section 903.3.2 of the California Fire Code (2025 Edition) and their listings.

The following sections of Title 15, Chapter 15.12 of the Stockton Municipal Code, are hereby amended to read as follows:

15.12.010 Adoption of California Fire Code.

On January 1, 2026, there was filed in the office of the City Clerk one (1) copy of the California Fire Code, 2025 Edition including Appendix A, B, BB, C, CC, D, E, F, G, H, I, J, K, L, M, N, O, P, and Q (see California Fire Code Section 101.2.1, 2025 Edition), as published by the International Code Council. Said code is hereby adopted and incorporated in this code by reference, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Fire Code on file in the office of the City of Stockton and hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes, if any, prescribed in this chapter.

15.12.020 Scope and administration.

- A. Title. These regulations shall be known as the Fire Code of the City of Stockton, hereinafter referred to as “this code.”
- B. Additional Permits. In addition to the permits required by Section 105.5, the following permits shall be obtained from the Stockton Fire Department, Fire Prevention Bureau prior to engaging in the following activities, operations, practices, or functions:
1. Medical Gas Systems. An operational fire permit is required for any medical gas system installed in a commercial building.
 2. Christmas Tree Lot. An operational fire permit is required to operate a seasonal outdoor Christmas tree lot and/or conduct Christmas tree sales at any site.
 3. Multi-Family Dwelling. An operational fire permit is required to operate a multi-family dwelling of three (3) units or more.
 4. Hood & Duct. An operational fire permit is required for a hood & duct fire extinguishing system in a building.
 5. Rubber Tire Storage. An operational fire permit is required for the storage of tires indoors/outdoors more than 1,000 cubic feet.
 6. Monitored Fire Sprinkled Buildings. An operational fire permit is required for buildings that have an automatic fire sprinkler system and no other operational fire permits.
 7. General Cannabis (Retail Sales). An operational fire permit is required for businesses conducting retail sales of cannabis products.
 8. Electric Fences. An operational fire permit is required for any business and/or property that has an electrified fence installed.
 9. Self-Storage/Mini-Storage Facilities. An operational fire permit is required for any self-storage or mini-storage facility.
 10. Private Fire Hydrants. An operational fire permit is required for any fire hydrant located on private property or supplied by a private water main.
 11. Carbon Dioxide Systems for Beverage Dispensing. An operational fire permit is required for carbon dioxide systems for beverage dispensing with more than 100 lbs. of carbon dioxide inside and/or outside of a building.
 12. Pallet Yards (Wood/Plastic). An operational fire permit is required for any commercial pallet yard that stores, manufacturers and refurbishes or otherwise handles combustible plastic or wood pallets in an outdoor yard.
- C. Bundled Permits. For specific businesses requiring multiple permits, Operational Fire Permits are allowed to be combined as one permit:
1. Auto Wrecking Yard/Junk Yard—Cutting/Welding/ Hot Works/Flammable and Combustible Liquid Storage.
 2. Auto Body Shop—Cutting/Welding/Hot Works/Flammable and Combustible Liquid Storage/Spray Painting.
 3. Repair Garage/Service Garage—Cutting/ Welding/Hot Works/Flammable and Combustible Liquid Storage.
 4. Food Service (B Occupancy)—Hood and Duct Fire Extinguishing System/Carbon Dioxide Beverage Dispensing System.
 5. Place of Assembly (A Occupancy)—Assembly/ Hood and Duct Fire Extinguishing System/Carbon Dioxide Beverage Dispensing System.
 6. Self-Service Motor Fuel Dispensing Facility with Convenience Store—Motor Fuel

Dispensing/Carbon Dioxide Beverage Dispensing System/LP-Gas Storage/Hood and Duct Fire Extinguishing System.

7. High Pile Storage with Idle Wood/Plastic Pallets (Indoors).
8. Miscellaneous Combustible Storage with Idle Wood/Plastic Pallets (Indoors).
9. Cutting and/or Welding with Compressed Gases.

D. Violation Penalties. Persons who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than fines based on the current fee schedule or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense (excludes weekends and holidays).

E. False Alarms.

1. It is unlawful for any property owner, licensed contractor, or other responsible party to fail to notify the Fire Department Emergency Communications Division prior to any test, installation, repair, modification, addition, or maintenance of any fire alarm or fire extinguishing system which could result in the transmission of a false alarm.
2. The Fire Department may charge fees that reasonably constitute the cost of response to false alarms when it is determined that the reported alarm is: (a) malicious; or (b) results from failure to maintain the alarm system; or (c) failure to properly notify the Fire Department that the system is being tested or worked on. The Fire Department will bill the property owner, licensed contractor, or other responsible party for the third and any subsequent false alarm responses in a calendar year.

F. Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not more than fines based on the current fee schedule.

15.12.030 Fire service features.

A. Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Numbers shall be a minimum of four (4) inches high for single-family residential properties. Commercial and Industrial properties shall be a minimum of twelve (12) inches high on the building and six (6) inches high on the suite. Where required by the fire code official, address identification shall be provided in additional approved locations and/or required to be larger than 12-inches to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

- B. Electric (Automated) Gates. Newly installed electric (automated) gates as of the inception date of the ordinance codified in this chapter shall be equipped with battery back-up.

15.12.040 Fire protection systems.

- A. Automatic Fire Extinguishing Systems. An automatic sprinkler system shall be installed in all new construction, regardless of occupancy classification, where the total floor area is 6,000 square feet or more. Exception. Mini-storage facilities of any size shall be protected with an automatic sprinkler system designed per extra hazard and conforming to National Fire Protection Standard 13. This does not include occupancy classes of A-2/H, I, F-1 (Upholstered Furniture and Mattress Manufacturing and/or Wood Working Operations) and S-1 (Upholstered Furniture and Mattress Storage, Storage of Commercial Motor Vehicles, Repair Garages for Commercial Motor Vehicles). These occupancies shall be protected as per the California Building and Fire Codes.
- B. Basements. A fire protection system shall be required in basements, regardless of square footage, of all buildings when the basement is used for any purpose other than service to the building. Service to the building includes utilities such as electricity, gas, telephone, cable TV, elevator equipment, HVAC equipment, and water heaters. In lieu of the requirements for basement sprinklers, alternative fire protection may be provided in existing buildings if approved by the Chief.
- C. NFPA 13R Sprinkler Systems. Wherever in the code an NFPA 13R sprinkler system is allowed, an NFPA 13 sprinkler system shall be used.
- D. NFPA 13D Sprinkler Systems. Automatic fire sprinkler systems installed in one- and two-family dwellings; Group R3; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, as amended in Chapter 80.
1. Pre-manufactured homes shall not apply.
 2. Fire damage repair or other naturally caused damage to R3 occupancies shall not require an automatic fire sprinkler system unless the structure is to be demolished and rebuilt.
 3. Residential additions that exceeds 50 percent of the overall area of the existing structure shall require an automatic fire sprinkler system be installed throughout the building per NFPA 13D.
 4. Attic spaces in Group R3 occupancies shall have pilot heads installed in each roof pitch of a compartmentalized attic in addition to the forced air unit (FAU).
 5. Passive purge connection required in lieu of a backflow prevention device. CPVC piping shall be brought down to the toilet stub out.
 6. Spare sprinkler head box shall be required with minimum three (3) spare sprinkler heads, and/or one (1) each per type of sprinkler head provided and a wrench.
 7. An electric bell shall be installed on the exterior of the building and have a dedicated circuit with lockout on breaker.
 8. Fire sprinkler heads shall be required under any stairwell where a compartment, room, and/or closet is located.
 9. Newly constructed single-family homes: Covered and enclosed patios, California rooms and/or similar outdoor rooms or living spaces where a natural gas line for a fuel-

fired appliance is permanently installed shall have fire sprinkler protection.

- E. Quick-Response and Residential Sprinklers. Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in the following areas in accordance with Section 903.3.2 of the California Fire Code (2025 Edition) and their listings:
 - 1. Throughout all spaces within a smoke compartment containing patient sleeping units in Group 1-2 in accordance with the California Building Code.
 - 2. Throughout all spaces within a smoke compartment containing treatment rooms in ambulatory care facilities.
 - 3. Dwelling units and sleeping units in Group R occupancies.
 - 4. Light-hazard occupancies as defined in NFPA 13.
- F. Existing Group R1 and R2 Buildings.
 - 1. Upon an improvement requiring a building permit and the valuation exceeds 50 percent of the assessed property value, an automatic fire sprinkler system shall be installed in accordance with the most currently adopted edition of the National Fire Protection Association (NFPA) 13 "Standard for the Installation of Sprinkler Systems."
- G. Commercial/Industrial Building Additions.
 - 1. Any new addition to an existing building that places the building's total square footage above 6,000 square feet shall require an automatic fire sprinkler system. This does not include the occupancy classes of A-2, H, I, F-1 (Upholstered Furniture and Mattress Manufacturing and/or Wood Working Operations) and S-1 (Upholstered Furniture and Mattress Storage, Storage of Commercial Motor Vehicles, Repair Garages for Commercial Motor Vehicles). Fire sprinklers will not be required for the existing building or the addition if a fire wall (generally four (4) hours) without openings is installed.
 - 2. Change of Use. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed.
 - 3. Valuation of Project. In existing buildings where the valuation of improvement is more than 50 percent of the assessed valuation of the property, an automatic fire sprinkler system shall be installed.
- H. Fire Alarm Systems.
 - 1. Where Required—New and Existing Buildings and Structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new and existing buildings and structures in accordance with Sections 907.2.1 through 907.2.29 of the California Fire Code (2025 Edition) and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.
 - a. All fire alarm and detection systems required by subsection (H)(1) above, shall require central station service monitoring as defined by and in accordance with

the 2025 Edition of NFPA 72, Chapter 26. An Underwriters Laboratories (UL) Certificate or Factory Mutual (FM) Placard, in accordance with 2025 Edition of NFPA 72, Chapter 26, shall be issued by the UL Listed or FM Approved prime contractor for all newly installed fire alarm systems in commercial occupancies. This regulation shall apply to all fire alarm systems that are newly installed in commercial occupancies for which permits are required by the Stockton Fire Department, Fire Prevention Division, on or after, January 1, 2026.

- b. Any existing fire alarm system in a commercial occupancy wherein the fire alarm control panel and alarm system components require replacement, shall be considered newly installed for the purposes of this section and shall require central station service in accordance with the 2025 Edition of NFPA 72, Chapter 26.
 - c. Any existing fire alarm system where four (4) or more “faulty” false alarms, determined to be from a system malfunction, occur in a one (1) month period shall be subject to the same certification requirement as a new fire alarm system or replacement of an existing alarm system—Central station service in accordance with the 2025 Edition of NFPA 72, Chapter 26.
 - d. Central Station service in full compliance with the 2025 Edition of NFPA 72, Chapter 26, shall be maintained at the protected property, so long as the requirement for the fire alarm system exists.
 - e. Exception. Supervisory service is not required for:
 - i. Single- and multiple-station smoke alarms required by California Fire Code Section 907.2.11.
 - ii. Smoke detectors in Group I-3 occupancies.
 - iii. Automatic sprinkler systems in one- and two-family dwellings.
 - f. Definitions.
 - i. A faulty false alarm is an alarm caused by a malfunction of a system or accidental setoff and such an alarm will be evaluated on a case-by-case basis at the discretion of the Fire Marshal or designee.
 - ii. Commercial occupancies are defined as those occupancies in use groups A (Assembly); B (Business); E (Educational); F (Factory); H (High Hazard); I (Institutional); R-1, R-2, R-4 (Residential).
 - iii. R-3 (Residential) is defined as one- and two-family dwellings.
- 2. In new and existing buildings, manual pull stations are required at every public-accessible door and every employee service door within a building to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or fire sprinkler water-flow detection devices.
 - 3. Groups A, B, E, F, M, and R occupancy exceptions that indicate omissions of manual fire alarm boxes shall not apply.
 - 4. In new and existing buildings, one exterior approved audible/visual device, located on the exterior of each building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall be required.

- I. Remote Test Switches. Where in-duct smoke detectors are installed in concealed locations

more than 10 feet (3 m) above the finished floor or in arrangements where the detector's alarm indicator is not visible to responding personnel, the detectors shall be provided with remote alarm indicators and test switch plates. Remote alarm indicators and test switch plates shall be installed in an accessible location and shall be clearly labeled to indicate both their functions and the air-handling unit(s) associated with each detector and test switch plate (for example, In-duct Smoke Detector Alarm and test switch plate for In-duct Smoke Detector).

- J. Private Fire Hydrants. All private fire hydrants shall be annually inspected, maintained, and tested in accordance with NFPA 25 and the 2025 California Fire Code Sections 507.5.2 and 507.5.3. Additionally, all private hydrants shall receive a five-year inspection and flow test. The inspection, maintenance, testing, and repair of all private fire hydrants shall be the sole responsibility of the owner of the property where the private fire hydrants are located.

The following sections of Title 15, Chapter 15.16 of the Stockton Municipal Code, are hereby amended to read as follows:

15.16.010 Adoption of California Plumbing Code.

On January 1, 2026, there was filed in the office of the City Clerk one (1) copy of the California Plumbing Code, 2025 Edition, including appendices A, B, C, D, E, F, G, H, I, J, K, M, N, O, Q, R, S, and all installation standards adopted by the International Association of Plumbing and Mechanical Officials. Said code is hereby incorporated in this code by reference.

15.16.020 Amendments.

Notwithstanding the provisions of Section 15.16.010, the California Plumbing Code is amended as follows:

- A. Chapter 1, Division II, Section 104.5 "Fees" is not adopted.
- B. Chapter 2, Section 218.0 definition "Private Sewage Disposal System" is amended as follows:

A septic tank with the effluent discharging into a subsurface disposal field, into one or more seepage pits, or into a combination of subsurface disposal field and seepage pit or of such other facilities as may be permitted under the procedures set forth elsewhere in this code. The installation of private sewage disposal is under the jurisdiction of the San Joaquin County Environmental Health Department.

- C. Section 713.4 is amended as follows:

713.4 Public Sewer Availability. The public sewer may be considered as not being available when public sewer is not available within 200 feet of the property line.

- D. Section D 102, Appendix D, "Sizing by Flow Rate" is amended as follows:

Section D 102.1 General. Roof drainage, roof drains, and roofs shall be designed to carry away rainfall at the rate of at least 2 inches of rainfall per hour.

- E. The provisions of the California Plumbing Code in reference to Food Waste Disposal Sections 714.4 and 1014.1.3 shall be amended as per Stockton Municipal Code Section 13.40.070(B) prohibiting the installation of food grinder in a food service establishment.

The following sections of Title 15, Chapter 15.20 of the Stockton Municipal Code, are hereby amended to read as follows:

15.20.010 Adoption of California Mechanical Code.

On January 1, 2026, there was filed in the office of the City Clerk one (1) copy of the California Mechanical Code, 2025 Edition including appendices A, B, C, D, F, G, and I as jointly published by the International Association of Plumbing and Mechanical Officials. Said code is hereby incorporated in this code by reference.

15.20.020 Amendments.

Notwithstanding the provisions of Section 15.20.010, the California Mechanical Code is amended as follows:

- A. Chapter 1, Division II, Section 104.5 "Fees" is not adopted.

The following sections of Title 15, Chapter 15.36 of the Stockton Municipal Code, are hereby amended to read as follows:

15.36.010 Adoption of California Electrical Code.

On January 1, 2026, there was filed in the office of the City Clerk one (1) copy of the California Electrical Code, 2025 Edition, as adopted by the National Fire Protection Association. Said code is hereby incorporated in this code by reference.

15.36.020 Effect of code provisions.

The provisions of this chapter are supplementary to the provisions of the California Electrical Code, 2025 Edition, as adopted in Section 15.36.010. The provisions of this chapter control over the provisions of the California Electrical Code Article 90, to the extent that any conflict or contradiction exists.

15.36.030 Main disconnecting switches and meters.

- A. Main disconnecting switches must be placed in the immediate vicinity of meters in all cases. On all new buildings or major service changes of all types of work, the meters and main switches shall be located on the exterior of the building at an approved location.

B. Exceptions:

1. A shunt trip switch may be installed on the exterior of the building at an approved location.
2. Installation of an electrical service room with a door on the exterior wall of the building permanently labeled "Electrical Room" may be permitted.

C. Disconnecting means for Energy Storage Systems (ESS), as defined in the California Electrical Code, shall be located in the immediate vicinity of the main service disconnect. The location of the disconnecting means shall be field marked on or immediately adjacent to the ESS.

15.36.040 Conduits – Nonresidential building.

For the purposes of this Section, nonresidential shall mean any building type used for commercial purposes regardless of the occupancy classification assigned to the building in accordance with Chapter 3 of the California Building Code including, but not limited to, hotels, motels, assisted living facilities, and social rehabilitation facilities.

- A. In all new nonresidential types of buildings, the wiring method shall be wired in raceway approved for purpose and use. Nonmetallic-Sheathed Cable, as defined in the California Electrical Code, shall not be permitted.
- B. In existing residential or nonresidential types of building converting or changing to another use, the type of wiring method shall be approved by the Building Official.

15.36.050 Photovoltaic systems.

- A. In addition to the labeling requirements of other applicable codes, whenever the main breaker is de-rated or otherwise must maintain a particular rating to comply with California Electrical Code Article 705.12(B), a permanent label in conformance with California Electrical Code Article 110.21(B) shall be located on the main service panel and shall include the following words:

"DO NOT UPSIZE MAIN BREAKER"; or

alternatively state the maximum rating allowed by the aforementioned code section with a label stating:

"MAXIMUM MAIN BREAKER ALLOWED IS ____A"

The following sections of Title 15, Chapter 15.40 of the Stockton Municipal Code, are hereby amended to read as follows:

15.40.010 Adoption of California Existing Building Code.

On January 1, 2026, there was filed in the office of the City Clerk one (1) copy of the California Existing Building Code, 2025 Edition, as published by the California Building Standards Commission and which incorporates by adoption the 2024 Edition of the International Existing Building Code adopted by the International Code Council. Said code is hereby incorporated in this code by reference.

The following sections of Title 15, Chapter 15.64 of the Stockton Municipal Code, is hereby amended to read as follows:

15.64.010 Adoption of the International Swimming Pool and Spa Code.

On January 1, 2026, there were filed in the office of the City Clerk, one (1), copy of the International Swimming Pool and Spa Code, 2024 Edition, as published by the International Code Council. Said code is hereby incorporated in this code by reference.

15.64.020 Amendments.

In accordance with California Health and Safety Code Section 115920 through 115929 the International Swimming Pool and Spa Code is amended as follows:

- A. Chapter 3, Section 305.2.1 Item 1 “Barrier height and clearances” is amended as follows:
 - 1. The top of the barrier shall be not less than 60 inches (1219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

15.64.030 Swimming Pools.

Pools wholly or partially below grade maintaining in excess of 24 inches depth of water shall for the purpose of the Building Code constitute a structure as defined by this code except for purposes of zoning as covered under Title 16 of this code. Construction and location requirements shall conform to applicable code requirements with the following exceptions:

- A. Pools shall be located to allow for adequate fencing and the location of such fencing or enclosure shall be indicated on drawing provided with each permit application.
- B. Poured concrete shall be minimum of 2,000 psi at 28 days and pneumatically placed concrete shall have a minimum compressive strength of 2,500 pounds based upon an approved design mix with special inspection waived. All pneumatically placed concrete work shall be done in a continuous operation.
- C. Provide drainage away from pool at ground level so as to flow away from pool, other structures, and adjacent properties as required by this code.
- D. All pools shall be provided with construction features such as underground drainage, surrounding expansion joints or collars, and any drywell systems engineered to overcome possible damage caused by expansive soil conditions.

- E. Construction shall generally conform to all code requirements for similar work including general construction, electrical and plumbing requirements as deemed applicable by the Department of Community Development.
- F. Pool equipment shall not be located in required front or side yards and shall be screened from view when viewed from off the property.

The following sections of Title 15, Chapter 15.72 of the Stockton Municipal Code, is hereby amended to read as follows:

15.72.020 Adoption of California Green Building Standards Code.

On January 1, 2026, there was filed in the office of the City Clerk one (1) copy of the California Green Building Standards Code, 2025 Edition, as published by the California Building Standards Commission. Said code is hereby incorporated in this code by reference.

15.72.030 General Provisions – Applicability.

- A. This chapter shall not in any manner affect the permissible use of property, density/intensity of development, design and improvement standards, design review and other applicable standards or requirements of this code, all of which shall be operative and remain in full force and effect without limitation.
- B. This title shall not in any manner preclude any applicant from implementing additional green strategies or to earn certification per the Leadership in Energy and Environmental Design (LEED), Green Point Rated, Living Building Challenge or other similar third-party verified green building rating systems, provided that these rating systems meet or exceed the requirements of the California Building Standards Code, Title 24, Part 4 (Energy Code) and Part 11 (CALGreen).
- C. All new construction, additions, alterations, and repairs shall demonstrate compliance with the applicable requirements of the 2025 California Energy Code, Title 24, Part 6 and the 2025 California Green Building Standards Code.

When conditions warrant the City Council may request that staff propose for adoption of an enhanced green building program (ordinance).

The following section of Title 15 of the Stockton Municipal Code, is hereby amended to read as follows:

Chapter 15.82 HISTORICAL CODE

15.82.010 Adoption of California Historical Building Code.

On January 1, 2026, there was filed in the office of the City Clerk one (1) copy of the California

Historical Building Code, 2025 Edition, as published by the California Building Standards Commission. Said code is hereby incorporated in this code by reference.

The following section of Title 15 of the Stockton Municipal Code, is hereby amended to read as follows:

Chapter 15.86 ENERGY CODE

15.86.010 Adoption of California Energy Code.

On January 1, 2026, there was filed in the office of the City Clerk one (1) copy of the California Energy Code, 2025 Edition, as published by the California Building Standards Commission. Said code is hereby incorporated in this code by reference.

SECTION III. SEVERABILITY.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of the act which can be given without the invalid provision or application, and to this end the provisions of this act are severable.

SECTION IV. EFFECTIVE DATE.

This ordinance shall take effect and be in full force on January 1, 2026, after its passage.

ADOPTED: _____

EFFECTIVE: _____

CHRISTINA FUGAZI,
Mayor of the City of Stockton

ATTEST:

KATHERINE ROLAND,
City Clerk of the City of Stockton