

**CITY OF OJAI
ORDINANCE NO. 969**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OJAI ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, CALIFORNIA CODE OF REGULATIONS – TITLE 24, THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING (1) CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, 2025 EDITION; WITH APPENDICES I AND J; (2) CALIFORNIA ELECTRICAL CODE, 2025 EDITION; (3) CALIFORNIA PLUMBING CODE, 2025 EDITION, WITH APPENDICES H AND L; (4) CALIFORNIA MECHANICAL CODE, 2025 EDITION; (5) CALIFORNIA ADMINISTRATIVE CODE, 2025 EDITION; (6) CALIFORNIA ENERGY CODE, 2025 EDITION; (7) CALIFORNIA REFERENCE STANDARDS, 2025 EDITION; (8) CALIFORNIA EXISTING BUILDING CODE, 2022 EDITION; (9) CALIFORNIA RESIDENTIAL CODE, 2022 EDITION, WITH APPENDIX AH; (10) CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; (11) CALIFORNIA FIRE CODE, 2025 EDITION; (12) CALIFORNIA WILD LAND INTERFACE CODE 2025 AND ADOPTING LOCAL AMENDMENTS THERETO IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 17922, 17958, 17958.5, 17958.7, AND 18941.5 AND FINDING THAT THE ADOPTION OF THIS AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City Council of the City of Ojai does hereby find that there is a need to enforce the 2025 edition of the California Building Standards Code (“CBSC”), (1) California Building Code, Volumes 1 & 2, 2025 Edition; with Appendices I and J; (2) California Electrical Code, 2025 Edition; (3) California Plumbing Code, 2025 Edition, with Appendices H and L; (4) California Mechanical Code, 2025 Edition; (5) California Administrative Code, 2025 Edition; (6) California Energy Code, 2025 Edition; (7) California Reference Standards, 2025 Edition; (8) California Existing Building Code, 2025 Edition; (9) California Residential Code, 2025 Edition, with Appendix AH; (10) California Green Building Standards Code, 2025 Edition; (11) California Fire Code, 2025 Edition; Wild Land Urban Interface Code, 2025 Edition; with local amendments thereof, as recited herein for regulating and controlling the design, erection, construction, conversion, height and area, location and maintenance, and quality of materials of all buildings and structures and plumbing, mechanical, electrical and fire suppression systems and certain equipment within the City; and

WHEREAS, pursuant to sections 17922, 17958, 17958.5, 17958.7 and 18941.5 of the California Health & Safety Code, the City may adopt the provisions of the California Building, Plumbing, Mechanical, and Electrical Codes, with certain amendments to the provisions to the

codes, which are reasonably necessary to protect the health and welfare of the citizens of Ojai because of local climatic, geological, or topographical conditions; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the 2025 California Building Standards Code; and

WHEREAS, the 2025 California Energy Code is Part 6 of the 2025 California Building Standards Code which implements minimum energy efficiency standards in buildings through mandatory requirements, prescriptive standards, and performance standards; and

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5 provide that the City of Ojai may make changes or modifications to the building standards contained in the 2025 California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions and such changes support the City of Ojai's General Plan; and

WHEREAS, local governments may adopt energy conservation or energy insulation standards that differ from the California Energy Code with California Energy Commission approval, provided that local governments demonstrate, pursuant to Public Resources Code section 25402.1 (h)(2) that the requirements of their proposed standards are cost effective and do not result in buildings that consume more energy than is permitted by Title 24; and

WHEREAS, the proposed local amendments to the 2025 California Energy Code are necessary to implement a local code amendment that is adopted to align with the City of Ojai's General Plan, permit mixed-fuel residential construction consistent with federal law, and incentivize all-electric construction as part of an adopted greenhouse gas emissions reduction strategy; and

WHEREAS, greenhouse gas accumulation in the atmosphere as the result of human activity is the primary cause of the global climate crisis; and

WHEREAS, in California alone, the initial impacts of climate change have resulted in unprecedented disasters with tremendous human, economic, and environmental costs; and

WHEREAS, the Intergovernmental Panel on Climate Change estimates that global emissions need to be reduced by 45 percent from 2010 levels by 2030, and 100 percent by 2050 to prevent global catastrophe; and

WHEREAS, the State of California enacted Assembly Bill (AB) 1279 to require statewide carbon neutrality "as soon as possible," but no later than 2045; and

WHEREAS, residents and businesses have repeatedly identified climate action as a top community priority; and

WHEREAS, the City of Ojai strives to be a leader in combatting climate change, and committed to support the principles the Paris Climate agreement and supports a transition to 100% clean energy; and

WHEREAS, Resolution No. 19-30 directed the City to initiate a just global emergency mobilization effort to reverse global warming by reducing greenhouse gas emissions and safely draw down carbon from the atmosphere as quickly as possible; and

WHEREAS, the City formed a Climate Emergency Mobilization Committee which identified energy efficiency measures and electrification as key ways to reduce fossil fuel emissions in Ojai; and

WHEREAS, the inventoried greenhouse gas emissions in the City come primarily from energy use in buildings and transportation; and

WHEREAS, in order to achieve carbon neutrality, existing sources of greenhouse gas emissions need to be substantially reduced or eliminated; and

WHEREAS, the energy efficiency requirements established in this ordinance-including air sealing, duct sealing, window upgrades, R-15 wall insulation, R-19 floor insulation, and R-30 wall/ceiling insulation-provide direct fire hardening benefits by creating thermal barriers that slow fire spread, preventing ember intrusion through building envelope penetrations, reducing pathways for fire and smoke propagation through HVAC and structural systems, enhance window resistance to thermal shock and radiant heat exposure, and improve overall building compartmentalization that extends egress time and reduces structural fire damage; and

WHEREAS, these improvements create multiple layers of fire protection, improve community wildfire resilience, and support broader public safety goals while providing cost-effective dual benefits for both energy performance and fire resistance; and

WHEREAS, Public Resources Code Section 25402.1 (h)(2) and Section 10-106 of the 2025 California Administration Code establish a process which allows local agencies to adopt local amendments that are cost-effective and that require greater energy reduction/conservation than the California Energy Code provided that a determination that the standards are cost effective is adopted at a public meeting and subsequently filed with the California Energy Commission, and

WHEREAS, the California Energy Codes and Standards Statewide Utility Program, has determined specific modifications to the 2025 State Energy Code for each climate zone that are cost-effective; and that such modifications will result in designs that consume less energy than they would under the 2025 State Energy Code; and

WHEREAS, staff has reviewed the "2022 Existing Building Cost-Effectiveness Study" and associated data, and "Application of 2022 Studies to 2025 Energy Code: Existing Single

Family Building Upgrades” memo and find them sufficient to illustrate compliance with the requirements set forth under California Administrative Code Chapter 10-106; and

WHEREAS, based on these studies, the City finds the proposed local amendments to the 2025 California Energy Code to be cost-effective and buildings will be designed to consume less energy than permitted by Title 24, Part 6; and

WHEREAS, the 2025 California Energy Code offers compliance options that were established through the public rulemaking process of the code update; and

WHEREAS, the Council expressly declares that the proposed amendments to the Energy Code are reasonably necessary because of local climatic, topological, and geological conditions; and

WHEREAS, Government Code Section 36937 requires an ordinance to take effect 30 days after its passage; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments meet the following conditions to demonstrate local amendments are necessary: the changes are substantially equivalent to 2022 code amendment changes, and the changes are necessary to implement the standards contained in this ordinance; and

WHEREAS, on August 26, 2025, the Ojai City Council found and determined that amendments to the 2022 Energy Code were cost effective, would result in buildings designed to consume less energy than permitted by previous editions of the Energy Code, and were necessary because of local climatic, geological, or topographical conditions, and Ojai’s City Council finds and determines the conditions persist and it is necessary to adopt substantially equivalent amendments to the 2025 Energy Code with no material change in regulatory effect to the existing standards; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments meet the following conditions to demonstrate local amendments are necessary: the changes are necessary to align local building codes with General Plan and greenhouse gas emissions reduction strategy goals while permitting mixed-fuel residential construction and incentivizing electric construction, and the changes are necessary to implement the standards contained in this ordinance; and

WHEREAS, in 1997, the Ojai City Council adopted the City of Ojai’s General Plan which includes Air Quality Goals set to reduce energy consumption and promote energy efficiency programs, educational strategies set to provide citizen awareness and participation in efforts to reduce air pollution and greenhouse gas emissions and encourage the incorporation of energy conservation features in the design of new construction and the installation of conservation devices in existing development that aligns with the emissions reduction goals in the proposed amendments; and

WHEREAS, in 1997, the Ojai City Council adopted the General Plan which includes Air Quality goals intended to reduce pollutant emissions through trip reductions goals, traffic flow improvements, particulate and building emissions, energy conservation, and community education that aligns with the emissions reduction goals in the proposed amendments; and

WHEREAS, in alignment with the General Plan's Air Quality Element's goals and objectives, policies and implementing programs, the local amendments to the 2025 California Energy Code establish requirements which will reduce demands for local energy resources, reduce regional pollution, and promote a lower contribution to greenhouse gas emissions; and

WHEREAS, the requirements specified in this Ordinance were reviewed via public comment and through a publicly noticed public hearing process; and

WHEREAS, the California Air Resource Board has determined Ventura County to be a non-attainment area for air quality, and the City of Ojai is located within Ventura County; and, the Green Building Standards can potentially reduce greenhouse gas emissions and VOC emissions from new construction projects as well as redevelopment and renovation projects in the City; and

WHEREAS, given the City borders the Los Padres National Forest and most of its territory has been designed a very high fire hazard severity zone; and, given fire retardant construction can help limit the negative impact of forest fires on commercial and residential structures in the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OJAI DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The above set forth recitals and findings are true and correct and incorporated herein by reference, as if set forth herein in full.

SECTION 2. Findings.

1. The City Council finds that each of the changes or modifications to measures referred to therein are reasonably necessary because of local climatic, geological, or topographical conditions in the area encompassed by the boundaries of the City, and the City Council adopts the following findings in support of local necessity for the changes or modifications:
 - a. Ojai is situated along a wildland-urban interface, which is an area where urban development meets undeveloped lands at risk of wildfires and where residences and other structures are adjacent to or intermixed with open space and wildland vegetation. Ojai has been identified as a Community at Risk from wildfire and is extremely vulnerable to wildfires and firestorms. Human activities releasing greenhouse gasses into the atmosphere cause increases in worldwide average temperature, drought conditions, vegetative fuel, and length of fire seasons that contribute to the likelihood and consequences of fire.

- b. Seasonal climatic conditions during the late summer and fall create numerous serious difficulties in the control and protection against fire situations in the City. The hot, dry weather in combination with the Santa Ana winds frequently results in wildfires in the vegetation-covered slopes surrounding the Ojai Valley. When a fire occurs in said areas, like the 2017 Thomas Fire that surrounded the Ojai Valley, resulted in all Ojai Valley residents being under mandatory or voluntary evacuation orders, and entered the City and damaged property, most, if not all, local fire department personnel are required to control, monitor, fight, and protect against such fire situations in an effort to protect life and preserve property and watershed land. The same conditions may result in the concurrent occurrence of one or more fires in the more populated areas of the City without adequate fire department personnel to protect against and control such a situation. Accordingly, the above-described findings support the imposition of measures to increase the efficiency of existing buildings in the City to reduce greenhouse gas emissions.
 - c. The city of Ojai is at risk of/experiencing the effects of higher intensity storms, which put at risk the jurisdiction's homes, businesses, public facilities, roads, and highways.
 - d. Failure to address and substantially reduce greenhouse gas emissions creates an increased risk to the health, safety, and welfare of City residents.
 - e. The standards imposed by this Ordinance are necessary because of local climatic, geological, or topographical conditions evidenced above and are cost-effective, as supported by the 2022 Single Family Cost Effectiveness Report prepared by the California Energy Codes and Standards Statewide Utility Program, including the study and associated cost-effectiveness data and memo applying 2022 measures to the 2025 Energy Code.
2. The City Council finds that each of the changes or modifications to measures referred to therein:
- a. Are substantially equivalent to changes or modifications that were previously passed by the Ojai City Council on August 26, 2025 and previously filed on August 26, 2025 and were in effect as of September 30, 2025 and will have no material change in regulatory effect.
 - b. Are necessary to implement a local code amendment that is adopted to align with the City of Ojai's General Plan, including, without limitation, the following aspects of the City of Ojai's General Plan:
 - i. The Housing Element, which provides that the City of Ojai strives to promote energy conservation through the use of building codes.
 - ii. The Air Quality Element, which sets forth the City of Ojai's adopted greenhouse gas emissions reduction strategy including, without limitation, the City of Ojai's goals to limit greenhouse gas emissions through the reduction of energy consumption, promotion of energy efficiency programs, and implementation of planning and building regulations that take advantage of solar heating and natural cooling and require weatherization.

- c. Permit mixed-fuel residential construction consistent with federal law, including, without limitation, the Energy Policy and Conservation Act ("EPCA").
- d. Incentivize all-electric construction as part of an adopted greenhouse gas emissions reduction strategy.

SECTION 3. 2025 California Building Standards Code Administrative Provisions

Adopted. The Administrative Provisions of the 2025 CBSC contained in Division II of Chapter I of Part 2, Title 24 California Code of Regulations are hereby adopted by reference pursuant to Government Code 50022.2 through 50022.10. All of the regulations, provisions, conditions, and terms of said division, together with their appendices, one copy of which will be on file and accessible to the public for inspection at the city clerk's office, are hereby referred to, adopted and made part of this chapter as if fully set forth in this chapter. To provide adequate protection under the local climatic, geological, and topographical conditions set forth above, the City of Ojai makes the following findings and determinations relative to the adoption of administrative amendments, and where appropriate, the adoption of more restrictive CBSC provisions:

1. Ventura County has been determined by the California Air Resources Board to be a non-attainment area for air quality, and the City of Ojai is located within Ventura County;
2. Green Building Standards can potentially reduce greenhouse gas emissions and VOC emissions from new construction projects as well as redevelopment and renovation projects in the City;
3. The City of Ojai borders the Los Padres National Forest and most of its territory has been designated very high fire hazard severity zone; and
4. Fire retardant construction can help limit the negative impact of forest fires on commercial and residential structures in the City.

SECTION 4. Amendment. Ojai Municipal Code Section 9-1.101 ("Adoption by reference") Article 3 ("State Building Standards Code") of Chapter 1 ("Uniform Codes") of Title 9 ("Building Regulations") is hereby added to read as follows, with the additions marked by underlined text and deletions marked by ~~struck through~~ text:

Sec. 9-1.101. Adoption by reference.

Pursuant to Health and Safety Code Section 17958 and Government Code Section 50022.2, the State Building Standards Code (the "State Code") and other regulations adopted pursuant to Health and Safety Code Section 17922, including, but not limited to, the 2025 editions of the following:

- (a) The California Building Code (CBC), Volumes 1 & 2, and Appendices I and J;
- (b) The California Residential Code (CRC) and Appendix H;
- (c) The California Mechanical Code (CMC);
- (d) The California Existing Building Code (CEBC);

- (e) The California Administrative Code;
- (f) The California Electrical Code (CEC);
- (g) The California Plumbing Code (CPC) and Appendices H and L;
- (h) The California Fire Code;
- (i) The California Energy Code;
- (j) The California Green Buildings Standard Code (CGBSC);
- (k) The California Reference Standards.
- (l) The California Wild Land Interface Code

SECTION 5. Amendment. Ojai Municipal Code Section 9-1.301 (“Amendments”) Article 3 (“California Building Code and the California Residential Code”) of Chapter 1 (“Uniform Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined text and deletions marked by ~~struck through~~ text:

Sec. 9-1.301. Amendments.

The ~~2022-~~ 2025 California Building Code is hereby amended as follows:

- (a) CBC 105.3.2 Time Limitation of Application - An application for a permit for any proposed work will be deemed abandoned one hundred eighty (180) days after the date of filing, corrections issued or plan approval unless a permit has been issued; except that the Building Official is authorized to grant up to two extensions of time for additional periods not exceeding one hundred eighty (180) days each. The extension must be requested in writing. In order to renew action on an application after expiration, the applicant must resubmit plans and pay a new plan review fee.
- (b) CBC 105.5 Expiration - Every permit issued will become invalid, unless the work on the site authorized by such permit is commenced within three hundred sixty five (365) after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time of work is commenced. Before such work can be recommenced, a new permit must first be obtained to do so, and the applicable fee will be one half the amount required for a new permit for such work, provided no changes have been made, nor will be made, in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. If the suspension or abandonment has exceeded one year, the permit will be considered expired. In order to renew a permit after expiration, the permittee must pay a new full permit fee. The Building Official is authorized to grant, in writing, two extensions of time, for periods not more than one hundred eighty (180) days each. The extension must be requested in writing.
- (c) CBC 109.4 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 shall be subject to a fee equal to the permit fee, that shall be in addition to any required permit fees.
- (d) CBC 109.7 Reinspection Fees - A reinspection fee may be imposed for each inspection or reinspection, when such portion of work for which inspection is called is not complete, access

is denied, access is not available or when required corrections are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as a method of controlling the practice of calling inspections before the job is ready for such inspection or reinspection. Reinspection fees may be imposed when the approved plans are not readily available to the inspector; for failure to provide access on the date for which the inspection is requested; or for deviating from plans requiring the approval of the Building Official. In instances where reinspection fees have been assessed, the permit will not be finalized nor occupancy granted until the required fees have been paid. Reinspection fees are established by City Ordinance.

- (e) CBC 109.9 Refunds - The Building Official may authorize a refund of any fee that was erroneously paid or collected. The Building Official may authorize a refund of not more than eighty (80) percent of the applicable permit fee paid when no work has been done under the permit. The Building Official may authorize a refund of not more than eighty (80) percent of the plan review fee paid when an application for a permit is withdrawn or canceled before any examination time has been expended. The Building Official may not authorize a refund of any fee paid except upon written request, filed by the original permittee no later than one hundred eighty (180) days after date of fee payment.
- (f) CBC 117 All Electric Buildings – All new constructed buildings and structures shall not be supplied with natural gas for the purpose of water heating (including pools and spas), space-heating, space-cooling, cooking and clothes drying.
- (g) CBC 202 Definition. Barrier. A barrier is a fence, wall, building wall or any combination of these that completely surrounds the swimming pool and obstructs access to the swimming pool.
- (h) CBC 202 Definition. Swimming Pools. Any body of water created by artificial means which is designed, intended for use, or used for swimming or immersion purposes, which has a water depth exceeding 18 inches. The term, “pool,” includes swimming pools, spas, hot tubs, above-and below-ground, and vinyl-lined pools; pool does not include plumbing fixtures such as bathtubs nor does it apply to man-made lakes, reservoirs, farm ponds, or ponds used primarily for public park purposes, water conservation purposes, irrigation purposes or for the watering of livestock.
- (i) CBC 701A.1 Scope - This chapter applies to building materials, systems and or assemblies used in the exterior design and construction of new buildings and building alterations located within a Wild-land -Urban Interface Fire Area as defined in Section R337.2A.
- (j) CBC 701A.3 Application - New buildings and building alterations located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area Designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.
- (k) CBC 701A.3.1 Application date and where required - New buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Hazard Severity

Zone or Wildland Interface Fire Area shall comply with all sections of this chapter, including all of the following areas:

- (1) All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
 - 1.1. Moderate Fire Hazard Severity Zones
 - 1.2. High Fire Hazard Severity Zones
 - 1.3. Very-High Fire Hazard Severity Zones
- (2) Land designated as Very-High Fire Hazard Severity Zone, High Fire Hazard Severity Zone and Moderate Fire Hazard Severity Zone by cities and other local agencies.
- (3) Land designated as Wildland Interface Fire Area by cities and other local agencies.
- (l) CBC 703A.5.2 Weathering – Fire retardant-treated-wood shall meet the fire test performance requirements of this chapter after being subjected to the weathering conditions contained in the following standards, as applicable to the materials and conditions of use.
- (m) CBC 703A.5.2.2 Fire-retardant-treated wood shingles and shakes – This section is deleted in its entirety.

CBC 704A.4 Alternative methods for determining ignition-resistant materials. – This section is deleted in its entirety.
- (n) CBC Table 1505.1 Minimum Roof Covering Classification for Types of Construction – Change Table so Minimum Class A would be required for all construction types. Exception may be granted by the Building Official for City or County registered historic landmarks. The applicant shall submit evidence of historical registry and proposed materials.
- (o) CBC 1511.3 Roof replacement - Roof replacement shall include the removal of all existing layers of roof covering down to the roof deck. The entire roof covering of every existing structure where more than ten (10) percent of the total roof area is repaired or replaced within any one-year period, shall be a fire-retardant roof covering that is at least Class A. When a roof is being replaced the following must also be upgraded:
 - (1) Spark arrestors must be installed on any fireplace chimney. Manufactured fireplace must have a spark arrestor installed approved by the manufacturer.
- (p) CBC 1511.3.1.2 Roof recover upgrade entire roof – The entire roof covering of every existing structure where more than ten (10) percent of the total roof area is repaired or replaced within any one-year period, shall be a fire-retardant roof covering that is at least Class A.
- (q) CBC 1803.1 General - Geotechnical investigations shall be conducted in accordance with sections 1803.2 and reported in accordance with 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or

engineering calculations, such determination must be made by a California licensed engineer experienced in soil engineering. The Soil Expansion Index must be listed in all soils investigation reports.

- (r) CBC 3109.1 General. The design and construction of swimming pools, spas and hot tubs shall comply with this code.
- (s) CBC 3109.3 Residential swimming pools. Residential swimming pools shall be completely enclosed by a barrier complying with the requirements of SB 442.
- (t) CBC 3109.3.1 Barrier Height and Clearances. The top of the barrier must be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier must be two inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the maximum vertical clearance between the top of the pool structure and the bottom of the barrier must be four inches.
- (u) CBC 3109.3.1.1 Openings. Openings in the barrier must not allow passage of a 4-inch-diameter sphere.
- (v) CBC 3109.3.1.2 Solid Barrier Surfaces. Solid barrier surfaces which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
- (w) CBC 3109.3.1.3 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not be greater than 1 ¾ inches in width. Where there are decorative cutouts within vertical members, spacing with the cutouts shall not be greater than 1 ¾ inches in width.
- (x) CBC 3109.3.1.4 Widely spaced horizontal members. Where the barrier is composed of horizontal members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members must not be greater than 4 inches. Where there are decorative cutouts within vertical members, spacing must not be greater than 1 ¾ inches in width.
- (y) CBC 3109.3.1.5 Chain Link Dimensions. Mesh size for chain link fences must not be greater than 1 ¾ inches in width, unless the fence is provided with slats fastened at the top or bottom that reduce the openings to not more than 1 ¾ in width.
- (z) CBC 3109.3.1.6 Diagonal members. Where the barrier is composed of diagonal members shall not be greater than 1 ¾ inches.
- (aa) CBC 3109.3.1.7 Gates. Access gates must comply with the requirements of Sections 3109.3.1 through 3109.3.1.6 and must be equipped to accommodate a locking device. Pedestrian access

gates must open outward away from the pool and must be self-closing and have a self-latching device. Doors or gates other than pedestrian access gates must have a self-latching device and must be equipped with lockable hardware or padlocks and must remain locked at all times when not in use. Release mechanisms must comply with Sections 1010.1.9 and 1109.13. Where release mechanisms of the self-latching device are located less than 60 inches above grade measured on the side of the barrier that faces away from the swimming pool, the release mechanism must be located on the pool side of the gate at least three inches below the top of the gate and the gate barrier may have no opening greater than one-half inch within 18 inches of the release mechanism.

- (bb) CBC 3109.3.1.8 Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, two safety devices must be provided in accordance with Section 115922 of the California Health and Safety Code.
- (cc) CBC 3109.3.1.9 Pool structure as barrier. Where an above-ground pool structure, and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier that meets the requirements of Sections 3109.3.1.1 through 3109.3.1.8. Where the ladder or steps are secured, locked or removed, any opening shall not allow the passage of a 4-inch-diameter sphere.
- (dd) CBC 3109.3.2 Indoor swimming pools. Wall surrounding indoor swimming pools shall not be required to comply with Section 3109.3.1.8. through 3109.3.3.
- (ee) CBC 3109.3.3 Prohibited Locations. Barriers shall be located as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers. There shall be a clear zone of not less than 36" between the exterior of the enclosure and any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the enclosure.

The 2025 California Residential Code is hereby amended as follows:

- (a) CRC R105.3.2 Time Limitation of Application - An application for a permit for any proposed work will be deemed abandoned one hundred eighty (180) days after the date of filing, corrections issued or plan approval unless a permit has been issued; except that the Building Official is authorized to grant up to two extensions of time for additional periods not exceeding one hundred eighty (180) days each. The extension must be requested in writing. In order to renew action on an application after expiration, the applicant must resubmit plans and pay a new plan review fee.
- (b) CRC R105.5 Expiration - Every permit issued will become invalid, unless the work on the site authorized by such permit is commenced within three hundred sixty five (365) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time of work is commenced. Before such work can be recommenced, a new permit must first be obtained to do so, and the applicable fee will be one half the amount required for a new permit for such work, provided no changes have been

made, nor will be made, in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. If the suspension or abandonment has exceeded one year, the permit will be considered expired. In order to renew a permit after expiration, the permittee must pay a new full permit fee. The Building Official is authorized to grant, in writing, two extensions of time, for periods not more than one hundred eighty (180) days each. The extension must be requested in writing.

- (c) CRC R108.5 Refunds - The Building Official may authorize a refund of any fee that was erroneously paid or collected. The Building Official may authorize a refund of not more than eighty (80) percent of the applicable permit fee paid when no work has been done under the permit. The Building Official may authorize a refund of not more than eighty (80) percent of the plan review fee paid when an application for a permit is withdrawn or canceled before any examination time has been expended. The Building Official may not authorize a refund of any fee paid except upon written request, filed by the original permittee no later than one hundred eighty (180) days after date of fee payment.
- (d) CRC 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 shall be subject to a fee equal to the permit fee, that shall be in addition to any required permit fees.
- (e) CRC R108.7 Reinspection Fees - A reinspection fee may be imposed for each inspection or reinspection, when such portion of work for which inspection is called is not complete, access is denied, access is not available or when required corrections are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as a method of controlling the practice of calling inspections before the job is ready for such inspection or reinspection. Reinspection fees may be imposed when the approved plans are not readily available to the inspector; for failure to provide access on the date for which the inspection is requested; or for deviating from plans requiring the approval of the Building Official. In instances where reinspection fees have been assessed, the permit will not be finaled nor occupancy granted until the required fees have been paid. Reinspection fees are established by City Ordinance.
- (f) CRC R115 All Electric Buildings - All new constructed buildings and structures shall not be supplied with natural gas for the purpose of water heating (including pools and spas), space-heating, space-cooling, cooking and clothes drying.
- (g) CRC R314.9 Heat sensor detector.
- (h) CRC R314.9.1 General – Heat sensor shall comply with section 314.9.
- (i) CRC R314.9.1.1 Listings – Heat sensor detectors shall be listed by a listing agency approved by the Building Official.
- (j) CRC R314.9.2 Where required – Heat sensor detectors shall be installed within attached and unattached garages when any permit is issued with a valuation greater than \$500.

- (k) CRC 314.9.3 Power source – Heat sensor detectors shall be either hard wired or plugged in to an outlet receiving power from a commercial source and shall be equipped with a battery backup. Heat sensor detector shall emit a signal when the batteries are low.
- (l) CRC R337.1.1 Scope - This chapter applies to building materials, systems and or assemblies used in the exterior design and construction of new buildings and building alterations located within a Wild-land -Urban Interface Fire Area as defined in Section R337.2A.
- (m) CRC R337.1.3 Application - New buildings and building alterations located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area Designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.
- (n) CRC R337.1.3.1 Application date and where required - New buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Hazard Severity Zone or Wildland Interface Fire Area shall comply with all sections of this chapter, including all of the following areas:
 - (1) All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
 - 1.1. Moderate Fire Hazard Severity Zones
 - 1.2. High Fire Hazard Severity Zones
 - 1.3. Very-High Fire Hazard Severity Zones
 - (2) Land designated as Very-High Fire Hazard Severity Zone, High Fire Hazard Severity Zone and Moderate Fire Hazard Severity Zone by cities and other local agencies.
 - (3) Land designated as Wildland Interface Fire Area by cities and other local agencies.
- (o) CRC R337.3.5.2 Weathering – Fire retardant-treated-wood shall meet the fire test performance requirements of this chapter after being subjected to the weathering conditions contained in the following standards, as applicable to the materials and conditions of use.
- (p) CRC R337.3.5.2.2 Fire-retardant-treated wood shingles and shakes – This section is deleted in its entirety.
- (q) CRC R337.4.3 Fire-retardant-treated wood shingles and shakes – This section is deleted in its entirety.
- (r) CRC R337.3.5.2.2 Fire-retardant-treated wood shingles and shakes – This section is deleted in its entirety.

- (s) CRC R337.8.2.1 Exterior windows and exterior glazed doors assembly requirements – Exterior windows and exterior glazed doors assemblies shall comply with one of the following requirements:
- (1) Be constructed of multiplane glazing with a minimum of one tempered pane meeting the requirements of section R308 Safety Glazing, or
 - (2) Be constructed of block glass units, or
 - (3) Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
 - (4) Be tested to meet the performance requirements of SFM Standard 12-7A-2.
- (t) CRC R401.1 Application – The provisions of this chapter control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2(1) must meet the provisions of Section R322. Wood foundations must be designed and installed in accordance with AF&PA PWF (American Forest & Paper Association permanent wood foundation).
- Exception: The provisions of this chapter are permitted to be used for wood foundations only in the following situations:
1. In buildings that have no more than two floors and a roof.
 2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet.
 3. Wood foundations in Seismic Design Category D0, D1, D2, or E are not permitted.
- (u) CRC R403.1.2 Continuous footing in Seismic Design Categories D0, D1, D2 and E. Exterior walls of buildings located in Seismic Design Categories D0, D1, D2, and E, shall be supported by continuous solid or fully grouted masonry or concrete footings. Other footing materials or systems shall be designed in accordance with accepted engineering practice. The braced wall panels at exterior walls of buildings located in Seismic Design Categories D0, D1, D2 and E must be supported by continuous footings. All required interior braced wall panels in buildings must be supported by continuous footings. The exception is deleted in its entirety.
- (v) CRC R902.1 Roofing covering materials – Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roof shall be installed in all areas or where the edge of the roof is less than 3 feet from a lot line. Class A roofing shall be tested in accordance with UL 790 or ASTM E108.
- (w) CRC R902.1.1 Roof coverings within very-high fire hazard severity zones – The entire roof covering of every existing structure where more than ten (10) percent of the total roof area is repaired or replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in alteration, repair or replacement of the roof or every existing structure, shall be a fire-retardant roof covering that is at least Class A.

- (x) CRC R902.1.2 Roof coverings within state responsibility zones - The entire roof covering of every existing structure where more than ten (10) percent of the total roof area is repaired or 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.
- (y) CRC R902.1.2 Exception - The exception is deleted in its entirety.
- (z) CRC R903.1.3 Roof coverings in all other areas - The entire roof covering of every existing structure where more than ten (10) percent of the total roof area is repaired or 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.

SECTION 6. Amendment. Ojai Municipal Code Section 9-1.302 (“CBC Appendix and CRC Appendix”) of Chapter 1 (“Uniform Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined and deletions marked by ~~struck through~~ text:

Sec. 9-1.302. Amendments.

The ~~2022~~ 2025 California Building Code Appendices I and J are adopted as parts of this code.

The ~~2022~~ 2025 California Residential Code Appendix AH adopted as parts of this code.

SECTION 7. Amendment. Ojai Municipal Code Article 4 (“California Mechanical Code”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined and deletions marked by ~~struck through~~ text:

Sec. 9-1.401. Amendments.

The ~~2022~~ 2025 California Mechanical Code is hereby amended as follows:

- (a) CMC 104.5.3 Fee Refunds – The Authority Having Jurisdiction shall be permitted to authorize the refunding of a fee as follows:
 - (1) The amount paid hereunder that was erroneously paid or collected.
 - (2) The Building Official may authorize a refund of not more than eight (80) percent of the applicable permit fee paid when no work has been done under the permit. The Building Official may authorize a refund of not more than eighty (80) percent of the plan review fee paid when an application for a permit is withdrawn or canceled before any examination time has been expended.
- (b) CMC 105.2.6 Reinspection Fees – A reinspection fee may be imposed for each inspection or reinspection, when such portion of work for which inspection is called is not complete, access is denied, access is not available or when required corrections are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as a method of controlling the

practice of calling inspections before the job is ready for such inspection or reinspection. Reinspection fees may be imposed when the approved plans are not readily available to the inspector; for failure to provide access on the date for which the inspection is requested; or for deviating from plans requiring the approval of the Building Official. In instances where reinspection fees have been assessed, the permit will not be finalized nor occupancy granted until the required fees have been paid. Reinspection fees are established by City Ordinance.

SECTION 8. Amendment. Ojai Municipal Code Article 5 (“California Existing Building Code”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined and deletions marked by ~~struck through~~ text:

Sec. 9-1.501. Amendments.

That certain Code known as the “2022 The California Existing Building Code,” promulgated and published by the California Building Standards Commission, is hereby adopted and enacted as the primary Code governing the administration of this Code and is made a part of this Code by reference with the same force and effect as if fully set forth herein. Such Code will be referred to herein as the California Existing Building Code (“CEBC”).

SECTION 9. Amendment. Ojai Municipal Code Article 6 (“California Administrative Code”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined and deletions marked by ~~struck through~~ text:

Sec. 9-1.601. Amendments.

That certain Code known as the “2022 The California Administrative Code,” promulgated and published by the California Building Standards Commission, is hereby adopted and enacted as the primary Code governing the administration of this Code and is made a part of this Code by reference with the same force as if fully set forth herein. Such Code will be referred to herein as The California Administrative Code (CAC).

SECTION 10. Amendment. Ojai Municipal Code Article 7 (“California Electrical Code”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined text:

Sec. 9-1.701. Amendments.

The ~~2022~~ 2025 California Electrical Code is hereby amended as follows:

- (a) CEC Sec. 89.108.48. Permit Application. To obtain an electrical permit, an application shall be filed therefor and appropriate fees paid as set forth by resolution of the Council.
- (b) CEC Sec. 89.108.9.3. Authority to Disconnect. The Building Official is hereby authorized to order the discontinuance and/or disconnection of any electrical wiring, device, appliance, apparatus or equipment which is found to be hazardous to life, health or property.

- (1) It shall be unlawful for any person, firm, corporation or serving utility to make connections with a source of electrical energy or to supply electrical service to any electrical wiring, device, appliance, apparatus or equipment which has been disconnected or ordered disconnected by the Building Official until approval has been granted for reconnection of such equipment.
- (c) CEC Sec. 89.108.9.4. Connection to Electrical Installations. Except where work is done under an annual electrical maintenance permit, it shall be unlawful for any person, firm or corporation to make connection from a source of electrical wiring, device, appliance or equipment which requires a permit for installation unless such person, firm or corporation shall have obtained evidence from the Building Inspector that such equipment is authorized to be energized.
- (d) CEC Sec. 89.108.9.5. Authority to Abate. Any portion of an electrical system found by the Building Official to be unsafe as defined in this Code or which the Building Official finds is manifestly unsafe is hereby declared to be a nuisance.
 - (1) Where a nuisance exists or an electrical system is maintained in violation of this Code or any notice issued pursuant to this Section, the Building Official shall require the nuisance or violation to be abated and, where necessary, shall seek such abatement in the manner provided by law.
- (e) CEC Sec. 110.5. Conductors. Conductors normally used to carry current shall be of copper unless otherwise provided in this Code. Where the conductor material is not specified, the sizes given in this Code shall apply to copper conductors. Where other materials are used, the size shall be changed accordingly.
 - (1) For aluminum and copper-clad aluminum conductors, see Tables 310-16 through 310-19 of the NEC. Aluminum wire used under the provisions of this Code shall be a minimum of #6 A.W.G. stranded conductor.
- (f) CEC Sec. 110.8. Wiring Methods. Only wiring methods recognized as suitable are included in this Code. The recognized methods of wiring shall be permitted to be installed in any type of building or occupancy, except as otherwise provided in this Code.
 - (1) Wiring installations and equipment in existence at the time of passage of this Code may have their existing use continued if such use was legal at the time of passage and provided such continued use is not unsafe.

SECTION 11. Amendment. Ojai Municipal Code Article 8 (“California Plumbing Code”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with deletions with ~~strike-through~~, the additions marked by underlined text:

Sec. 9-1.801. Amendments.

The ~~2022~~ 2025 California Plumbing Code is hereby amended as follows:

- (a) CPC 104.5.3 Fee Refunds – The Authority Having Jurisdiction shall be permitted to authorize the refunding of a fee as follows:
 1. The amount paid hereunder that was erroneously paid or collected.

2. The Building Official may authorize a refund of not more than eighty (80) percent of the applicable permit fee paid when no work has been done under the permit. The Building Official may authorize a refund of not more than eighty (80) percent of the plan review fee paid when an application for a permit is withdrawn or canceled before any examination time has been expended.
- (b) CPC 105.2.6 Reinspection Fees – A reinspection fee may be imposed for each inspection or reinspection, when such portion of work for which inspection is called is not complete, access is denied, access is not available or when required corrections are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as a method of controlling the practice of calling inspections before the job is ready for such inspection or reinspection. Reinspection fees may be imposed when the approved plans are not readily available to the inspector; for failure to provide access on the date for which the inspection is requested; or for deviating from plans requiring the approval of the Building Official. In instances where reinspection fees have been assessed, the permit will not be finalized nor occupancy granted until the required fees have been paid. Reinspection fees are established by City Ordinance.

SECTION 12. Amendment. Ojai Municipal Code Article 9 (“California Fire Code”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with deletions in ~~strike-through~~, and the additions marked by underlined text:
Sec. 9-1.901. Adoption.

That certain Code known as the “~~2022~~ 2025 California Fire Code, most recent edition, promulgated and published by the California Building Standards Commission, is hereby adopted and enacted as the primary Fire Code of the City and made a part of this chapter by reference with the same force and effect as if fully set forth in this chapter, subject to the amendments set forth in this article. Said Code shall be referred to in this article as the California Fire Code (CFC).

SECTION 13. Amendment. Ojai Municipal Code Article 10 (“California Energy Code”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined and deletions marked by ~~struck through~~ text:

Section 9-1.1001 -Adoption.

The City hereby adopts the “~~2022~~ 2025 California Energy Code” except as otherwise provided herein, or as later amended in Section 9-1.701 shall be as published in the California Energy Code, ~~2022~~ 2025 Edition, and as copyrighted by the California Building Standards Commission, California Code of Regulations, Title 24, Part 6, including all of its tables, indices, appendices, addenda and footnotes. Said California Energy Code is hereby referred to and by such reference is incorporated herein as if fully set forth.

Section 9-1.701(g) of the Ojai Municipal Code is hereby added to read as follows:

(g) *Energy Efficiency Code.*

It is the purpose and intent of this section to establish standards for residential retrofits including major additions and alterations that exceed minimum ~~2022~~ 2025 California Code of Regulations Title 24 Part 6 requirements. In furtherance of this purpose, these changes shall be made to the ~~2022~~ 2025 California Energy Code and shall apply to building permit applications submitted to the City of Ojai on or after January 31, 2026:

- (1) Add the following definitions to Subchapter 1, Section 100.1(b):

MAJOR ADDITION is any change to an existing building that increases conditioned floor area by 300 or more square feet in a one-year period.

MAJOR ALTERATION is any construction or renovation to an existing structure other than a repair whose altered components cover 300 or more square feet in a one-year period. A project that consists only of roof and/or window replacement is not considered a major alteration.

- (2) Amend Section 150.0 SINGLE-FAMILY RESIDENTIAL BUILDINGS – MANDATORY FEATURES AND DEVICES to read as follows:

Single-family residential buildings shall comply with the applicable requirements of Sections 150.0(a) through 150.0(w).

- (3) Add new Section 150(w) to read as follows:

(w) Mandatory Requirements for Existing Building Additions and Alterations. Existing Building Additions and Alterations shall meet the requirements of Items 1 through 3 below, as applicable:

1. Major addition. Any Major Addition shall install a set of measures from the Measure Menu Table, Table 150.0-I to achieve a total score that is equal to or greater than 8. Any Major Addition 1,000 square feet or greater must achieve a total score that is equal to or greater than 19. In addition, all mandatory measures listed in Table 150.0-I shall be installed. Measure verification shall be explicitly included as an addendum to the Title 24 Part 6 Certificate of Compliance to be filed pursuant to ~~2022~~ 2025 Title 24 Section 10-103. Installed measures shall meet the specifications in Table 150.0-J.
2. Major alteration. Any Major Alteration shall install a set of measures from the Measure Menu Table, Table 150.0-I to achieve a total score that is equal to or greater than 8. Any Major Alteration 1,000 square feet or greater must achieve a total score that is equal to or greater than 19. In addition, all mandatory measures listed in Table 150.0-I shall be installed. Measure verification shall be explicitly included as an addendum to the Certificate of Compliance to be filed pursuant to ~~2022~~ 2025 Title 24 Section 10-103. Installed measures shall meet the specifications in Table 150.0-J.
3. Combination alterations and additions. Any project that includes an addition and alteration whose altered components cover equal to or greater than 300

square feet shall install a set of measures from the Measure Menu Table, Table 150.0-I to achieve a total score that is equal to or greater than 8. Any project that includes an addition and alteration whose altered components cover equal to or greater than 1,000 square feet shall achieve a total score that is equal to or greater than 19. In addition, all mandatory measures listed in Table 150.0-I shall be installed. Measure verification shall be explicitly included as an addendum to the Certificate of Compliance to be filed pursuant to ~~2022~~ 2025 Title 24 Section 10-103. Installed measures shall meet the specifications in Table 150.0-J.

Exception 1 to Section 150.0(w): The project is the result of a repair as defined by Title 24 Part 2 Section 202.

Exception 2 to Section 150.0(w): If compliance costs exceed 20% of total project valuation or due to conditions specific to the project, it is technically infeasible to achieve compliance through any available set of measures, the applicant may request an exemption as set forth below. In applying for an exemption, the burden is on the applicant to allow hardship or infeasibility.

- (1) Application. Based on the following, the applicant shall identify in writing the specific requirements of the standards for compliance that the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. The applicant may not petition for relief from any requirement of the ~~2022~~ 2025 California Energy Code (Title 24, Part 6) and referenced standards, or the ~~2022~~ 2025 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code. Circumstances that constitute hardship or infeasibility shall include one of the following:
 - i. That the cost of achieving compliance is disproportionate to the overall cost of the project;
 - ii. That it is technically infeasible to achieve compliance through all packages due to conditions specific to the project; That strict compliance with these standards would create or maintain a hazardous condition(s) and present a life safety risk to the occupants.

(2) Granting of exemption. If the chief building official, in consultation with the Director of Community Development, determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the ~~2022~~ 2025 California Energy Code (Title 24, Part 6) and referenced standards, or the ~~2022~~ 2025 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code, the chief building official, in consultation with the Director of Community Development, shall determine the minimum feasible threshold of compliance reasonably achievable for the project. If an exemption is

granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the chief building official, in consultation with the Director of Community Development.

(3) Denial of exemption. If the chief building official, in consultation with the Director of Community Development, determines that it is reasonably possible for the applicant to fully meet the requirements of this chapter, the request shall be denied, and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.

(4) Appeal. Any aggrieved applicant or person may appeal, at no fee, the determination of the chief building official, in consultation with the Director of Community Development, regarding the granting or denial of an exemption or compliance with any other provision of this chapter. An appeal of a determination of the chief building official shall be filed in writing with the Building Appeals Board.

Exception 3 to Section 150.0(w): If the dwelling unit has previously installed measures from the Measure Menu, Table 150.0-I, and compliance can be demonstrated to the chief building official, in consultation with the Director of Community Development, then these measures shall not be required to be newly installed, and appropriate credit shall be included in the applicable compliance calculations.

Exception 4 to Section 150.0(w): The applicant for alterations or additions to a City landmark or contributing structure to a City-designated historic district may request an exemption to any requirements of this chapter which would impair the any City landmark or contributing structure to a City-designated historic district shall be exempt from the requirements of this section/chapter if the energy efficiency improvements would impair any character-defining element of the landmark or historic district, as determined by the Director of Community Development and as regulated by the California Historic Building Code (Title 24, Part 8). In making a determination of exemption, the Director of Community Development, or their designee, may require the submittal of an evaluation by an architectural historian or similar expert.

Exception 5 to Section 150.0(w): An alteration that consists solely of seismic and fire hardening improvements.

Exception 6 to Section 150.0(w): Buildings which are temporary (such as construction trailers).

Exception 7 to Section 150.0(w): An alteration that consists solely of roof and/or window projects.

Exception 8 to Section 150.0(w): Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with Section 17000 of the Health and Safety Code).

Exception 9 to Section 150.0(w): Properties located outside of climate zone 9.

Exception 10 to Section 150.0(w): Any accessory dwelling unit or junior accessory dwelling unit allowed per state law, and/or tiny house permitted per Section 10-2.1712 of this Code.

Exception 11 to Section 150.0(w): Where the project includes an accessory dwelling unit or junior accessory dwelling unit that is attached to the primary dwelling unit, either as a new addition or converted from within the space of the primary dwelling unit, and there is not an additional combination alteration/addition to the primary dwelling unit of at least 300 square feet, then the primary dwelling unit is exempt from the requirements.

Exception 12 to Section 150.0(w): Nothing in this ordinance shall be construed so as to prohibit any one appliance covered by the Energy Policy and Conservation Act (EPCA) (42 U.S.C. § 6292). Should an applicant establish that this ordinance, as applied, prohibits a covered appliance in applicant's project, the chief building official, in consultation with the Director of Community Development, shall waive that portion of the ordinance causing such prohibition.

Exception 13 to Section 150.0(w): If the applicant demonstrates, using Commission-certified compliance software as specified by Section 10-109(c) and Section 10-116, that the Energy Budget of the Proposed Building Design would be less than or equal to the Energy Budget of the building under the project if it included any set of measures that would achieve compliance under this Section 150.0(w).

Exception 14 to Section 150.0(w): Single-family homes built after December 31, 1991.

(4) Add new Section 150(x) to read as follows:

150.0(x) Electric vehicle (EV) Charging for additions and alterations. Parking additions or electrical panel upgrades must have reserved breaker spaces and electrical capacity to accommodate one Level 2 EV Charging Receptacle in one parking space as defined in the California Green Building Standards Code Section 202. If a second parking space is provided, it shall be provided with a Level 1 EV Charging Receptacle as defined in the California Green Building Standards Code Section 202.

Exception to 150.0(x): Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities and without electrical panel upgrade or new panel installation. Detached ADUs, attached ADUs, and JADUs without additional parking but with electrical panel upgrades or new panels must have reserved breakers and electrical capacity according to the requirements of Section 4.106.4.1 in the California Green Building Standards Code.

(5) Add new Table 150.0-I to read as follows:

Table 150.0-I: Measure Menu

Climate Zone 9		
Measures	Table 150.0-J ID	Points
Water Heating Package	E1	2
Induction Cooktop	E2	1
Heat Pump Clothes Dryer	E3	1
 Air Sealing	E4	1
 Duct Sealing	E5	3
R-49 Attic Insulation	E6	5
 Windows	E7	5
 R-15 Wall Insulation	E8	3
New Ducts + Duct Sealing	E9	7
 R-19 Floor Insulation	E10	1
 R-30 Floor Insulation	E11	2
Heat Pump Water Heater (HPWH) replacing gas	E12	12
Heat Pump Water Heater (HPWH) replacing electric	E13	5
Solar PV + Electric Ready Pre-Wire	E14	17
Heat Pump Space Heater	E15	7
Utility Room, Kitchen & Laundry-Related Electric Ready Pre-Wire	M1	Mandatory
Panel-Related Electric Ready Pre-Wire	M2	Mandatory
Lighting Measures	M3	Mandatory
Note 1: the measures in the Measure Menu table shall conform to the specifications in Table 150.0-J		

Note 2:  in addition to energy efficiency, these strategies provide direct fire hardening benefits

(1) Add new Table 150.0-J to read as follows:

Table 150.0-J: Measure Specifications

ID	Measure Specification
General Measures	
E1	Water Heating Package: Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2025 California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements.
E2	Induction Cooktop: Replace existing gas and electric resistance stove top with inductive stove top and cap the gas line.
E3	Heat Pump Clothes Dryer: Replace all existing gas and electric clothes dryers with heat pump clothes dryers.
E4	Air Sealing: Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted by a certified ECC Rater that either: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten for Pre-1978 vintage buildings, seven for 1978 to 1991 vintage buildings and five for 1992-2010 vintage buildings. Compliance can also be demonstrated with blower door testing conducted by a certified ECC Rater no more than three years prior to the permit application date showing compliance with condition (a) or (b). If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a professional certified by the Building Performance Institute in accordance with the ANSI/BPI-1200-S-2017 Standard Practice for Basic Analysis of Buildings, the Whole House Combustion Appliance Safety Test Procedure for the Comfortable Home Rebates Program 2020 or the California Community Services and Development Combustion Appliance Safety Testing Protocol.

	Reducing the air leakage of a building can reduce the building's drying potential. When improving the air sealing of a building, consider if there is a need to add continuous ventilation to the building (if not already present).
E5	Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2022 <u>2025</u> Title 24 Section 150.2(b)1E. The duct system must be tested by a ECC Rater no more than three years prior to the alteration or addition permit application date to verify the duct sealing and confirm that the requirements have been met. This measure may not be combined with the New Ducts and Duct Sealing measure in this Table. Buildings without ductwork or where the ducts are in conditioned space may not take credit for this measure.
E6	R-49 Attic Insulation: Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.020 or insulation installed at the ceiling level shall have a thermal resistance of R-49 or greater for the insulation alone. Recessed downlight luminaires in the ceiling shall be covered with insulation to the same depth as the rest of the ceiling. Luminaires not rated for insulation contact must be replaced or fitted with a fire-proof cover that allows for insulation to be installed directly over the cover. Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires.
E7	Windows: Replace at least 50% of existing windows with high performance windows with an area-weighted average U-factor no greater than 0.27.
E8	R-15 Wall Insulation: Install wall insulation in all exterior walls to achieve a weighted U-factor of 0.095 or install wall insulation in all exterior wall cavities that shall result in an installed thermal resistance of R-15 or greater for the insulation alone.
E9	New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2022 <u>2025</u> Title 24 Section 150.0(m)11. This measure may not be combined with the Duct Sealing measure in this Table. To qualify, a preexisting measure must have been installed no more than three years before the alteration or addition permit application date.
E10	R-19 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.037, or shall be insulated between wood framing with insulation having an R-value equal to or greater than R-19. This measure cannot be combined with measure R-30 Floor insulation.
E11	R-30 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.028, or shall be insulated between wood framing with insulation having an R-value equal to or

	greater than R-30. This measure cannot be combined with measure R-19 Floor insulation.
E12	Heat Pump Water Heater (HPWH) replacing gas: Replace existing natural gas storage water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.
E13	Heat Pump Water Heater (HPWH) replacing electric: Replace existing electric resistance storage water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.
E14	PV and Electric Ready Pre-Wire: Install a solar PV system that meets the requirements of 2022 <u>2025</u> Title 24 Section 150.1(c)14. In addition to the solar PV system, comply with the electric readiness components per Section 150.0(n)1 and 150.0(t) and one of: A. Energy Storage Systems (ESS) Ready, as specified in Section 150.0(s), or B. EV Charger Ready as specified in the California Green Building Code, Title 24, Part 11, Section A4.106.8.1, which otherwise applies to new construction. Exception 1: In buildings where the designated space requirement specified in Section 150.0(n)1 can be demonstrated to the chief building official, in consultation with the Director of Community Development, as infeasible, the electric readiness components per Section 150.0(n)1 are not required.
E15	Heat Pump Space Heater: Replace all existing gas and electric resistance primary space heating systems with a heat pump system that meets the requirements of Sections 110.3, 150.2(b)1.C, 150.2 (b)1.E, 150.2(b)1.F, 150.2(b)1.G.
Mandatory Measures	
M1	Utility Room, Kitchen & Laundry-Related Electric Ready Pre-Wire: If the project includes a kitchen remodel, comply with the Electric Cooktop Ready requirement, as specified in Section 150.0(u). If the project includes a laundry room remodel, comply with the Electric Clothes Dryer Ready requirement, as specified in Section 150.0(v). If the project includes a utility room remodel, comply with the electric readiness components per Section 150.0(n)1 and 150.0(t): Exception 1: If an electrical permit is not otherwise required for the project other than compliance with this measure. Exception 2: If a utility service upgrade is not otherwise required for the project other than compliance with this measure. Exception 3: In buildings where the designated space requirement specified in Section 150.0(n)1 can be demonstrated to the chief building official, in consultation with the Director of Community Development, as infeasible, the electric readiness components per Section 150.0(n)1 are not required.
M2	Panel-Related Electric Ready Pre-Wire: If the project includes a new electrical panel and electrical service upgrade to 200A or more, comply with the Water Heating Ready requirements, as specified in Section 150.0(n)1 and the Space Heating Ready Requirement 150.0(t).

	Exception 1: In buildings where the designated space requirement specified in Section 150.0(n)1 can be demonstrated to the chief building official, in consultation with the Director of Community Development, as infeasible, the electric readiness components per Section 150.0(n)1 are not required.
M3	Lighting Measures – Install lighting with an efficiency of 45 lumens per watt or greater in all interior and exterior screw-in fixtures. Install photocell, occupancy sensor or energy management system controls that meet the requirements of 150.0(k)3 in all outdoor lighting permanently mounted to a residential building or to other buildings on the same lot.

- (6) Modify Section 150.2(a) ENERGY EFFICIENCY STANDARDS FOR ADDITIONS AND ALTERATIONS TO EXISTING SINGLE FAMILY RESIDENTIAL BUILDINGS to read as follows:

Additions. Additions to existing single-family residential buildings shall meet the requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (n), (p), (q), (w) and either Section 150.2(a)1 or 2.

- (7) Modify Section 150.2(b) ENERGY EFFICIENCY STANDARDS FOR ADDITIONS AND ALTERATIONS TO EXISTING SINGLE FAMILY RESIDENTIAL BUILDINGS to read as follows:

Alterations. Alterations to existing single-family residential buildings or alterations in conjunction with a change in building occupancy to a single-family residential occupancy shall meet either Item 1 or 2 below.

1. Prescriptive approach. The altered component and any newly installed equipment serving the alteration shall meet the applicable requirements of Sections 110.0 through 110.9 and all applicable requirements of Sections 150.0(a) through (l), 150.0(m)1 through 150.0 (m)10, 150.0(p) through (q), and 150.0 (w); and
 - i. Performance approach. The altered component(s) and any newly installed equipment serving the alteration shall meet the applicable requirements of Subsections A, B, and C below.

A. The altered components shall meet the applicable requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (l), Sections 150.0(m)1 through 150.0 (m)10, Sections 150.0(p) through (q), and Section 150.0(w). Entirely new or complete replacement mechanical ventilation systems as these terms are used in Section 150.2(b)1L, shall comply with the requirements in Section 150.2(b)1L. Altered mechanical ventilation systems shall comply with the requirements of Section 150.2(b)1M. Entirely new or complete replacement space-conditioning systems, and entirely new or complete replacement duct systems, as these terms are used in Sections 150.2(b)1C and 150.2(b)1Diia, shall comply with the requirements of Sections 150.0(m)12 and 150.0(m)13.

SECTION 14. Amendment. Ojai Municipal Code Article 11 (“California Green Building Code”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined text and deletions marked by ~~struck through~~ text:

Sec. 9-1.1101. Adoption.

That certain Code known as the “~~2022~~ 2025 California Green Building Code,” most recent edition, promulgated and published by the California Building Standards Commission, is hereby adopted and enacted as the primary Code of the City and made a part of this chapter by reference with the same force and effect as if fully set forth in this chapter, subject to the amendments set forth in this article. Said Code shall be referred to in this article as the California Green Building Code (CGBC).

SECTION 15. Amendment. Ojai Municipal Code Article 12 (“California Reference Standard”) of Chapter 1 (“Building Codes”) of Title 9 (“Building Regulations”) is hereby added to read as follows, with the additions marked by underlined text and deletions marked by ~~struck through~~ text.

Sec. 9-1.1201. Adoption.

That certain Code known as the “~~2022~~ 2025 California Reference Standard,” most recent edition, promulgated and published by the California Building Standards Commission, is hereby adopted and enacted as the primary Code of the City and made a part of this chapter by reference with the same force and effect as if fully set forth in this chapter, subject to the amendments set forth in this article. Said Code shall be referred to in this article as the California Reference Standard (CRS).

SECTION 16. Building Standards Commission. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission, under Health and Safety Code section 17958.7.

SECTION 17. California Energy Commission. The City Clerk shall file a certified copy of this Ordinance with the California Energy Commission, in accordance with California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5, Public Resources Code Section 25402.1(h)(2), and California Code of Regulations, Title 24, Part 1, §10-106.

SECTION 18. Environmental Determination. The City Council determines that the following findings and conclusions reflect the independent judgement of the City Council. This ordinance is categorically exempt from the California Environmental Quality Act (CEQA) because it is an action taken by a regulatory agency for the purpose of protecting the environment, CEQA Guidelines Section 15308. The City Council finds that in accordance with section 15061(b)(3) of the California Code of Regulations, the adoption of these local amendments to the Ojai Municipal Code are exempt from the provisions of the California Environmental Quality Act because such actions are largely administrative in nature, are designed to improve and not degrade environmental quality, and the impacts of these local amendments to the building standards code

will not adversely affect the environment in any manner that could be significant. The following findings are made in support of these determinations:

1. The purpose of the implementation of a Reach Code is to reduce the amount of greenhouse gas emissions in the City that are produced from buildings.
2. The Reach Code approval process requires that the City determines that the local standards will require buildings to use no more energy than current statewide requirements. Furthermore, the California Energy Commission approval process requires that the City make the findings as part of its approval process. Therefore, the Reach Code standards can only go into effect if they protect the environment by making buildings more efficient.
3. The City recognizes that this ordinance shall not be enforced unless and until approved by the California Energy Commission.

SECTION 19. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clause, phrase or portions might be declared invalid or unconstitutional.

SECTION 20. Certification. The City Clerk shall cause this Ordinance to be published once, within fifteen (15) calendar days after passage, in the *Ojai Valley News*, a newspaper of general circulation, printed, published, and circulated in the City, and shall cause a copy of this Ordinance and its certification, together with proof of publication, to be entered in the Book of Ordinances of the City.

SECTION 21. Effective Date. This Ordinance shall take effect 30 days after adoption pursuant to California Government Code Section 36937, shall supersede any conflicting provision of any City of Ojai ordinance, and shall continue to be in effect until terminated by further action of the City Council in accord with the applicable law.

PASSED, APPROVED AND ADOPTED this 9th day of Dec, 2025.

CITY OF OJAI, CALIFORNIA

By 
Andy Gilman, Mayor

ATTEST:


Weston Montgomery, Chief Deputy City Clerk

APPROVED AS TO FORM:


Bethany A. Burgess, City Attorney

STATE OF CALIFORNIA)
COUNTY OF VENTURA)
CITY OF OJAI)

I, Weston Montgomery, Chief Deputy City Clerk of the City of Ojai do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Ojai held on 10/28/25 and adopted at a regular meeting held on 12/9/25 by the following vote:

AYES: **Rule, Mang, Lang, Gilman, Whitman**

NOES:

ABSTAIN:

ABSENT:


Weston Montgomery
Chief Deputy City Clerk for the City of Ojai

