

ATTACHMENT A:

Chapter 10 Building Regulations Ordinance Amendment

ORDINANCE NO. 5270

AN ORDINANCE AMENDING CHAPTER 10, BUILDING REGULATIONS OF THE SANTA BARBARA COUNTY CODE, TO ADOPT THE 2025 CALIFORNIA BUILDING CODE STANDARDS WITH LOCAL AMENDMENTS.

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

Chapter 10, Building Regulations, of the Santa Barbara County Code, is hereby amended to add the 2025 California Building Code Standards to read as follows:

**CHAPTER 10
BUILDING REGULATIONS¹**

Article I. Administrative Organization and Enforcement

Sec. 10-1. Adopted.

Chapter 1, Division I and II of the 2025 California Building Code is adopted in its entirety except as amended herein as administrative provision of chapter 10 of Santa Barbara County Code and is applicable to all primary codes enlisted in the chapter 10 unless specifically modified and amended elsewhere in this chapter.

The applicable administrative provisions of Chapter 1, Division I, in the 2025 California Administrative Code, 2025 California Building Code, 2025 California Residential Code, 2025 California Electrical Code, 2025 California Plumbing Code, 2025 California Mechanical Code, 2025 California Energy Code, 2025 California Wild-Urban Interface Code, 2025 California Historical Building Code, 2025 California Fire Code, 2025 California Existing Building Code, 2025 California Green Building Standards Code, 2025 California Referenced Standards Code and in Article 89 of the 2025 California Electrical Code govern when in conflict with provisions of this article.

The 2024 edition of the International Property Maintenance Code is adopted in its entirety except as amended by Section 10-11.1. of this Chapter.

Sec. 10-1.1. Section 101.1 of the 2025 California Building Code—Replaced.

Section 101.1 of the 2025 California Building Code is replaced to read as follows:

101.1 Title. This Chapter shall be known as the County of Santa Barbara Building Code, and may be cited as such, and is referred to herein as "this Code." This chapter shall adopt certain State and model codes by reference, together with amendments thereto, as published herein. These referenced codes and amendments shall have the same force and effect as if fully set forth herein.

Section 101.1.1 Authority. This Code is adopted pursuant to the authority granted by Section 7 of Article XI of the State constitution to a County to make and enforce such local, police, sanitary and other regulations as are not in conflict with the general laws of the State. It is further adopted pursuant to the applicable provisions of the State Housing Laws (Health and Safety Code Section 17910 et seq., and particularly Sections 17922 and 17958 thereof) and applicable rules and regulations promulgated pursuant thereto as Title 24 and 25 of the California Code of Regulations.

Sec. 10-1.2. Section 101.2 of the 2025 California Building Code—Amended.

Section 101.2 of the 2025 California Building Code is amended by adding the following Exceptions:

Exception 1: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with California Residential Code.

Exception 2: Public projects located in a public way and not subject to County land use regulations; public utility towers and poles; mechanical equipment not specifically regulated in this Code; hydraulic flood control structures; and buildings and structures owned and constructed by a Federal, State, or other agency whose authority preempts that of County government.

Sec. 10-1.3. Sections 103.1 and 103.2 of the 2025 California Building Code—Replaced.

Section 103.1 of the 2025 California Building Code is replaced to read as follows:

Section 103.1 Creation of Division of Building and Safety. There is hereby contained within the County governmental structure the "Division of Building and Safety" of Planning and Development, herein referred to as the "Building Division" which shall be under the administrative jurisdiction of the Building Official as designated by the appointing authority.

Section 103.2 of the 2025 California Building Code is amended to read as follows:

103.2 Appointing Authority. The Director of Planning and Development of the County of Santa Barbara shall appoint the Building Official.

Sec. 10-1.4. Sections 105.1.1 and 105.1.2 the 2025 California Building Code—Replaced.

Sections 105.1.1 and 105.1.2 the 2025 California Building Code is replaced to read as follows:

105.1.1 Maintenance Permits. The Building Official may authorize the issuance of a maintenance permit on an annual basis to any qualified person, firm, or corporation regularly engaged in the repair, replacement of parts, or maintenance of existing electrical, plumbing, or mechanical systems regulated by this Code. Maintenance permits shall not be construed to permit the installation of new systems not previously authorized by a permit issued by the Building Official. Such maintenance permits shall be valid only for work which is performed on a single work site.

105.1.2 Maintenance permit records. The holder of a maintenance permit or contractor's maintenance and repair permit shall report all work performed under the permit to the Building Official on a monthly basis. All said work shall be inspected by the Building Official.

An annual issuance fee as specified in the current adopted fee schedule shall be collected by the Building Official at the time of issuance of a maintenance permit. The Building Official shall bill the permittee based on the written division policy for all inspection work performed under the maintenance permit at an hourly rate as designated by resolution of the Board of Supervisors.

Sec. 10-1.5. Section 105.1 the 2025 California Building Code—Amended.

Section 105.1 the 2025 California Building Code is amended by adding the following sections:

105.1.3 Building Permit Issuance. The Building Official may require approval by other governmental agencies prior to issuance of a building permit, including water and sewer districts.

105.1.4 Designated Special Problems Areas. Building or grading permits for buildings and structures proposed for construction in a designated Special Problems Area shall not be issued until the plans and specifications have been reviewed and approved by the Special Problems Committee pursuant to Article XI of this Code.

Sec. 10-1.6.1 Section 105.2 of the 2025 California Building Code—Replaced.

Section 105.2 of the 2025 California Building Code is replaced to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the codes, State laws, ordinances, or established policies of this jurisdiction. Except when otherwise subject to County review and approval or when otherwise required by State or local laws, regulations or standards, permits shall not be required for the following:

a. **Building:** A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, patio covers, playhouses, playground or athletic equipment and similar uses provided the floor area does not exceed 120 square feet and does not exceed 12 feet in height.
2. Wood fences not over 8 feet high and fences of other materials not over 6 feet high, measured from the lowest adjacent grade to the top of the fence on the side which yields the greatest height, unless supporting a surcharge or structural element.
3. Oil derricks.
4. Movable cases, counters, and partitions not over 5 feet 9 inches high.
5. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the tank capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
7. Platforms, walks and wood decks not more than 30 inches above grade at any point and not over any basement or story below, nor supporting any structure above, and not part of an accessible route.
8. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported completely by an exterior wall of Group R, Division 3, or Group U, Division 1 Occupancies when projecting not more than 54 inches nor encroaching into required yards.

11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy that are less than 24 inches deep, and the pool walls are entirely above the adjacent grade, and the capacity does not exceed 5,000 gallons (18,927 L).

12. Swings and other playground equipment accessory to detached one and two-family dwellings.

13. Readily removable plastic covered hoop structures without in ground footings or foundations that are not more than 20' in height.

14. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

15. Agricultural buildings not exceeding 3,000 square feet in floor area constructed and used to house farm implements, equipment, hay, grain, poultry, livestock or horticultural products. Such buildings shall not be a place of human habitation nor a place of employment, nor shall such buildings be used by the public, be used to store hazardous materials in violation of the Fire Code, nor contain plumbing, mechanical, electrical, structural or architectural features that may reclassify the occupancy or the character of the occupancy of said building as determined by the Building Official.

Agricultural buildings exempt from building permits shall be located on agriculturally or residential ranchette zoned land and receive a land use permit from the Planning and Development Department. A minimum 20-foot separation shall be maintained between such buildings and other buildings and property lines.

Exemption from building permits shall not further exempt such agricultural buildings from electrical, plumbing, or mechanical permits and their associated fees, or from the provisions of the Primary Electrical Code, Primary Plumbing Code, or Primary Mechanical Code.

16. Roofing repairs less than 100 square feet within a twelve-month period.

17. Temporary bolted petrochemical and industrial steel tanks not supported on a foundation.

b. Electrical: An electrical permit will not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this Code.

2. Repair or replacement of fixed motors, transformers or approved fixed appliances of same type and rating and in the same location.

3. Temporary decorative lighting energized by cord or cable having an attachment plug end to be connected to an approved receptacle.

4. Reinstallations of attachment plug receptacles but not the outlets therefore.

5. Replacement of an over current device of the same capacity and in the same location.

6. Repair or replacement of electrodes or transformers of the same size and capacity for approved signs or gas tube systems.

7. Removal of abandoned electrical wiring.

8. Electrical wiring, devices, appliance or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

9. Low-energy power, control and signal circuits of Class II and III as defined in this Code.

c. Plumbing: A plumbing permit will not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent piping, provided that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace all or part thereof with new material, the same shall be considered as new work, and a permit shall be obtained and inspections made, as provided in this Code.
 2. The clearing of stoppages, including the removal and reinstallation of water closets, or the repair of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures; nor for the removal and reinstallation of water closets, or the installation of new water closets.
- d. **Mechanical:** A Mechanical Permit shall not be required for the following:
1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
 2. A closed system of steam, hot or chilled water piping within heating or cooling equipment, regulated by this Code.
 3. Replacement of any component part or assembly of an appliance that does not alter its original approval and complies with other applicable requirements of this Code.
 4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this Code.
 5. A unit refrigerating system.

Sec 10-1.6.2 Section 105.2.1 of 2025 California Building Code – Replaced

Section 105.2.1 of the 2025 California Building Code is replaced in its entirety to read as follows:

105.2.1 Emergency Repairs and Permits.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

Where in an emergency situation a structure is determined to be unsafe and to be an immediate threat to life, health, and safety, the building official may authorize work to occur to secure the structure to ensure immediate health, life, and safety conditions are met. A permit application shall be submitted within the next working business day to the building official.

Sec. 10-1.7. Section 105.3.2 of 2025 California Building Code—Replaced.

Section 105.3.2 of 2025 California Building Code is replaced in its entirety to read as follows:

105.3.2 Expiration of Plan Review. An application for a permit for any proposed work shall be deemed to have expired 365 days after the date of filing. Upon written request by the applicant, a plan review application may be extended one or more time up to 180 days under each extension, provided that California Building Standards Code has not changed within 365 days of the initial permit application submittal date.

Sec. 10-1.8. Section 105.5 of 2025 California Building Code—Amended.

Section 105.5 of 2025 California Building Code, first sentence, is replaced to read as follows, the rest of section 105.5 remains unchanged:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months 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 the work is commenced.

Sec. 10-1.9. Section 105 of the 2025 California Building Code—Amended.

Section 105 of the 2025 California Building Code is amended by adding the following subsection 105.8:

105.8 Permits transferable. Permits required by this Code may be transferred from the original permittee to second parties when legal requirements have been satisfied, when approved by the Building Official, and when applicable fees have been paid.

(Ord. No. 5171, 12-6-2022)

Sec. 10-1.10. Section 108.3 of the 2025 California Building Code—Amended.

Section 108.3 of the 2025 California Building Code is amended by adding a second paragraph to read as follows:

The approval of temporary power is intended for the purpose of facilitating construction activities and/or temporary occupancy not to exceed 365 days. The Building Official is authorized to terminate such permit for temporary power and to order the temporary power supply to be discontinued.

Sec. 10-1.11. Section 109.2 of the 2025 California Building Code—Replaced.

Section 109.2 of the 2025 California Building Code is replaced to read as follows:

Permit Fees: Permit Fees shall be established through an ordinance adopted by the Board of Supervisors as may be necessary from time to time.

Sec. 10-1.12. Section 113 of the 2025 California Building Code—Replaced.

Section 113 of the 2025 California Building Code is replaced in its entirety to read as follows:

Section 113.1 Appeals: Appeals from decisions, interpretations, or acts of the Building Official, or of the Special Problems Committee pursuant to this Code, shall be filed in writing with the Board of Building Appeals or the Board of Disabled Access Appeals as applicable. Such appeals shall be filed within 15 days of the act by the Building Official or Special Problems Committee as applicable. Such Board of Building Appeals or Board of Disabled Access Appeals is hereby expressly declared to be the Local Appeals Board referred to in Sections 17920.5 and 17925 of the Health and Safety Code. Such Board of Building Appeals or Board of Disabled Access Appeals is hereby authorized to hear appeals regarding the building requirements of the County and shall have all of the power and authority conferred on a Local Appeals Board under the said sections of the Health and Safety Code.

Section 113.2 Appeals Boards:

A. Board of Building Appeals. General: In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be appointed by the Building Official and shall hold office at its pleasure. The Board of Appeal shall have three members. The Board shall adopt rules of procedure for conducting its business.

B. Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The Board shall have no authority to waive requirements of this code.

C. Qualifications. The Board of Appeal shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the County. The members of the Board of Appeal must be a California licensed Architect, Civil or structural Engineer or Building Contractor.

D. Board of Disabled Access Appeals. The Board of Disabled Access Appeals shall consist of three members of the disabled community appointed by the Building Official to such terms of office as determined by the Building Official. The Building Official or his/her representative shall be an ex-officio member without voting rights. The Board of Disabled Access Appeals shall appoint a chairperson and shall adopt reasonable rules and regulations governing the conduct of its business.

Section 113.3 Appeals Hearing Fee: Fees as specified in the current adopted fee schedule shall be paid to the Building Official at the time of application for a hearing before the Board of Building Appeals or Board of Disabled Access Appeals.

Sec. 10-1.13. Section 114.1 of the 2025 California Building Code—Replaced.

Section 114.1 of the 2025 California Building Code is replaced to read as follows:

Section 114.1 Unlawful acts. It shall be unlawful, for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structure in the County of Santa Barbara, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code and Chapter 14, Grading Code of the Santa Barbara County Code, the Uniform Housing Code, the California Building Code, any of the other codes adopted by this Code, the State Housing Law, any order of the Building Official, or of the conditions of any permit issued hereunder.

Sec. 10-1.14. Section 114.2 of the 2025 California Building Code—Replaced.

Section 114.2 of the 2025 California Building Code is replaced to read as follows:

Section 114.2 Notice of Violations. When any structure or site is being used or constructed in violation of this Code or Chapter 14 of the Santa Barbara County Code, or any of the codes adopted by reference herein, the Building Official may order such use or construction discontinued and the structure or portions thereof vacated by a written notice served on any person or persons causing such use if such violation renders the structure or site substandard. Such person or persons shall discontinue the use within the specified time as indicated on the notice. After receipt of such notice, such person or persons shall abate the violations or cause the building or structure to be demolished or removed.

Sec. 10-1.15. Section 114.4 of the 2025 California Building Code—Replaced.

Section 114.4 of the 2025 California Building Code is replaced to read as follows:

Section 114.4 Violations penalties. Whenever work for which a building permit is required by this code and has commenced without first obtaining said permit, an additional penalty fee may be assessed. The payment of such fees shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Sec. 10-1.16. Section 116 of the 2025 California Building Code—Replaced.

Section 116 of the 2025 California Building Code is replaced in its entirety to read as follows:

Section 116.1 Abatement Procedures for Dangerous Buildings and Excavations.

- A. The Building Official shall inspect or cause to be inspected a building, structure or excavation where reasonable suspicion exists that said building, structure or excavation may be substandard, unsafe, or used in violation of this Code, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, or any of the codes adopted by reference herewith.
- B. If, after inspecting the building, structure, or excavation, the Building Official determines that said building, structure, or excavation is unsafe, substandard, or used in violation of this Code or any of the codes adopted by reference herein, the Building Official shall give a written Notice and Order to the owner and, tenant/user of the building or property pursuant to the provisions of the Uniform Code for the Abatement of Dangerous Buildings or the Uniform Housing Code. If the Building Official finds that certain electrical, plumbing, mechanical, excavation or structural systems pose an immediate hazard to life and property, the Building Official may order such systems disconnected, removed, or abated immediately.
- C. If a Notice and Order must be served upon the owner, tenant, or user of the building or structure, the Building Official shall assess the owner, tenant, or user of the building or structure all applicable fees required to cover expenses by the County in the processing of the Notice and Order to abate. Such processing fee shall be calculated at a rate as designated by resolution of the Board of Supervisors.
- D. Buildings damaged by fire or by natural disasters where the extent of damage to the building exceeds 75 percent of the valuation of the building prior to the disaster shall comply with the requirements of this Code.

Section 116.2 Costs of Abatement or Compliance; Tax Lien.

- A. Any person, whether as principal, agent, employee, or otherwise, who maintains any premises in violation of any provision of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, any of the adopted California Codes, or the State Housing Law shall be liable for and obligated to pay to the County all costs incurred by the County in obtaining abatement or compliance which is attributable to or associated with the enforcement or abatement action, whether such action is administrative, injunctive, or legal, and for all damages suffered by the County, its agents, officers, and employees as a result of such violation or efforts to abate the violation.

Periodically, and at the conclusion of the enforcement action, the Director of Planning and Development shall send a summary of costs/billing statement associated with enforcement to the owner of the subject property and/or responsible party by certified mail, or other service methods in accordance with California Code of Civil Procedure Section 415.20, as amended.

Any owner of the property who receives a summary of costs/billing statement shall have the right to a hearing before the Director of Planning and Development on their objections to the costs. The request for hearing shall be filed in writing within ten (10) working days of personal service or the date of mailing of the billing statement. The director shall hold a hearing on the objections within 30 days of the request for a hearing.

In determining the validity of costs assessed, the Director shall consider whether total costs are reasonable in the circumstances of the case. Factors to be considered shall include, but are not limited to, whether the present owner created the violation; whether there is a present ability to correct the

violation; whether the owner moved promptly to correct the violation; the degree of cooperation or lack thereof provided by the owner; and whether reasonable minds can differ as to whether a violation exists.

In the event that no request for a hearing has been filed, or after a hearing, the Director determines the validity of the costs, the billing statement shall be a final order and the owner shall be liable to the County in the amount stated in the billing statement or as determined by the Director in the hearing.

B. If the final order on a summary of costs has not been paid within 45 days of notice thereof, these costs shall be recoverable in a civil action in the name of the County, in any court of competent jurisdiction within the County, or by recording a lien against the property that is the subject of the enforcement activity pursuant to California Government Code section 54988 et seq.

Section 116.3 Notice of Noncompliance.

Whenever the Building Official determines that work has been done without the required permits, or has not been completed in accordance with the requirements of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, the State Housing Laws, or any other code adopted herein, the Building Official may cause a Notice of Noncompliance to be recorded with the County Recorder and shall notify the owner of the property of such action. The Notice of Noncompliance shall describe the property, shall set forth the non-complying conditions, and shall state that the owner of such property has been duly notified. The Building Official shall record a notice of release of the Notice of Noncompliance with the County Recorder when it has been determined by the Building Official that the non-complying conditions have been corrected.

Section 116.4 Method of Service.

Such notice shall be deemed property served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered to the owner personally.
2. A copy is sent by certified mail or registered mail addressed to the owner at the last known address with the return receipt requested.
3. A copy is delivered in any other manner prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section 116.5 Public Nuisance.

Buildings or structures, or portions thereof, regulated by this Code which are unsafe, or not provided with adequate egress, or which constitute a fire hazard, or which are determined substandard under the provisions of the Uniform Housing Code, the Uniform Code for the Abatement of Dangerous Buildings, or the State Housing Law, or which are otherwise dangerous to human life, or which constitute a hazard to health, safety or public welfare by reason of inadequate maintenance, dilapidation, damage, obsolescence, or abandonment as specified in this Code, or any other effective ordinance, shall be declared unsafe buildings and shall be declared public nuisances and shall be ordered abated by repair, rehabilitation, removal, or demolition pursuant to the provisions of this Code. Public nuisances, as determined by the provisions of this section, shall require abatement under the provisions of Section 116 of this Code.

Section 116.6 Actions, Violations and Penalties.

A. Any person, firm or corporation, whether as principal, agent, employee, or otherwise who violates any of the provisions of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, or any other code adopted by reference herein is guilty of a crime. The offense may be filed either as an infraction or a misdemeanor at the discretion of the District Attorney.

B. A person shall be guilty of a separate and distinct offense for each and every day, or portion thereof, during which any violation of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, or any of the codes adopted by reference herein is committed, continued, or permitted.

Section 116.7 Injunction.

A. When the Building Official determines that a person is engaged in, or is about to engage in any act or acts which constitute a violation of the provisions of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, the State Housing Law, any code hereby adopted, or any regulation, permit, covenant, standard, requirement, or other order issued, promulgated, or executed there under, the County District Attorney or County Counsel may make application to the Superior Court for an order enjoining such acts or practices, or for an order directing compliance, and, upon a showing that such person has engaged in or is about to engage in any such acts or practices, a temporary injunction, restraining order or other order may be granted.

Section 116.8 Civil Remedies and Penalties.

A. **General:** Any person, whether acting as a principal, agent, employee, or otherwise who willfully maintains a substandard, hazardous, or other nonconforming structure or use in violation of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, the State Housing Law, any code hereby adopted, or of any rule, regulation, order, or permit issued there under shall be liable for a civil penalty for each day the violation continues to exist.

B. **Remedies Not Exclusive:** The remedies or penalties provided by this Code are cumulative to each other and to other remedies or penalties available under all other laws of this State and shall not be construed to restrict any remedy provided by law.

C. **Administrative Fine:** Pursuant to Chapter 24A of the Santa Barbara County Code, an administrative fine may be imposed for any violation of this Chapter. The amount of said administrative fine and the procedures for the imposition of said fine shall be as specified in Chapter 24A.

Sec. 10-1.17. Chapter 1, Division II of the 2025 California Building Code—Amended.

Chapter 1, Division II of the 2025 California Building Code is amended by adding the following sections:

Section 117 Severability. If any section, subsection, sentence, clause, or phrase of this Code or the application thereof to any person or circumstance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Code or the application of such provisions to other persons or circumstances. The Board of Supervisors hereby declares that it would have approved this Code or any section, subsection, sentence, clause, or phrase hereto, irrespective of the fact that any one or more sections, subsection, sentences, clauses or phrases are declared to be unconstitutional.

Section 118 Liability.

A. It is the intent of the Board of Supervisors to establish minimum standards for the protection of the health, safety, and welfare of the public. This Code shall not be construed to establish standards of performance, strength, or durability other than those specified. This Code, nor any of the services rendered in connection with its terms by County officers, inspectors, agents, or employees is intended, nor shall be construed as the basis, for any expressed or implied warranties or guarantees to any person relative to, or concerning any structure or part, portion or appurtenances thereto or thereof constructed,

erected, altered, enlarged, repaired, moved, replaced or removed pursuant to this Code or any permits granted hereunder. No cause of action shall arise in favor of any person against the County or any of its officers, inspectors, agents, or employees because any structure or portion thereof erected, altered, enlarged, repaired, moved, replaced, or removed, or any appurtenance, system, wiring, plumbing, mechanical equipment, devices, or appliances installed, maintained, repaired, or replaced hereunder, do not meet the standards prescribed herein.

B. The Building Official, acting in good faith and without malice in the discharge of his/her duties, shall thereby not render him/herself personally liable for any damage that may occur to persons or property as a result of any act or by reason of any act or omission in the discharge of his/her duties. Any suit brought against the Building Official or employees of the Building Division because of any act or omission performed by such in the enforcement of the provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this Code, or enforced by the code enforcement agency, shall be defended by the County until final termination of such proceedings and any judgment resulting there from shall be assumed by the County.

Section 119 Limitations and Conflicts. The provisions of this Code shall not be construed to conflict with the provisions of the State Housing Law, nor any other provisions of State or Federal laws. The requirements of this Code or the codes adopted hereby which are more restrictive than applicable Federal or State laws shall be deemed supplementary and additional thereto.

Section 120 Cooperation of Other Officials. The Building Official may request and shall receive so far as may be necessary in the discharge of his/her duties the assistance and cooperation of other officials of the County

Article II. Primary Building and Residential Codes

Part 1. Primary Building Code

Sec. 10-2.1.1. Adoption.

The California Building Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2018 edition of the International Building Code, published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001 is hereby adopted and enacted as amended as the Primary Building Code of the county and made a part of this Code by reference.

Sec. 10.2.1.2. Amendments.

- A. Chapter 2 of the California Building Code (Definitions) is hereby amended by adding the following definition:

Greenhouse is a commercial or agricultural structure as defined in section 35.110 of the Santa Barbara County Land Use Development Code.

- B. Section 1609.1.1 of the 2025 California Building Code is hereby amended by adding the following paragraph to the end of the section.

The basic wind speed of 95 miles per hour (3 second gust) (ASD) shall be used in Special Wind Region of the County of Santa Barbara, defined herein. The Special Wind Region of the County is generally bounded as follows: on the east by a north-south line running through El Capitan Point, on the north by the ridge of the

Coast Range, on the west by the coast from the southerly boundary of Vandenberg Air Force Base south to Point Conception, and on the south by the coast line from Point Conception to El Capitan Point.

- C. Section 1705.3, exemption 1 of the 2025 California Building Code is hereby replaced to read as follows:

Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

- D. Section 3307 of the 2025 California Building Code; Protection of Adjoining Property, is hereby amended by adding the following to the end of the section.

3307.3 Protection of Nearby Property and Persons, and Obstruction of Streets, Sidewalks, and Driveways.

3307.3.1 Protection of Nearby Property and Persons, and Obstruction of Streets, Sidewalks, and Driveways. Adjoining and nearby public and private property and persons making lawful use of such property shall be protected from damage during construction, remodeling, demolition, or grading work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, walls, fences, walkways, patios, and public streets and sidewalks. Provisions shall be made to control water runoff and erosion during construction or demolition activities. Construction activities shall not obstruct access to public streets or sidewalks, nor obstruct access to private driveways and private property.

3307.3.2 Temporary Construction Fencing. When required by the Building Official, at the outset of new construction activities, remodeling, demolition, or grading projects, or at the otherwise earliest time it is feasible in the opinion of the Building Official, and notwithstanding the provisions of the Santa Barbara Code, Chapter 35, Land Use and Development Code, Montecito Land Use and Development Code, Article II Coastal Zoning Ordinance, a protective screen or fence no less than six (6) feet in height shall be erected to the satisfaction of the Building Official, between the construction, renovation, demolition, or grading site, and the public streets and public sidewalks and immediately adjoining properties.

3307.3.3 Stop Work Notice. The Building Official shall have the authority to stop the construction, renovation, demolition, or grading work at any time based on the Building Official's determination said construction, renovation, demolition, or grading work, or construction activities, has caused, or is causing, or is about to cause, damage to adjacent or nearby properties, or is obstructing access to public streets, sidewalks, or access to private property. Said work shall not recommence until the time that the necessary corrections have been made so that no further damage will occur to the damaged or potentially damaged properties, or there will be no further obstruction to access to public streets, sidewalks, or access to private property, and written approval is obtained from the Building Official that work may recommence.

3307.3.4 Suspension of Santa Barbara County Staff Inspections. If any construction, renovation, demolition, or grading work, or construction activities, has caused, or is causing, or is about to cause, damage to adjacent or nearby properties, or is obstructing access to public streets, sidewalks, or access to private property, Santa Barbara County staff shall suspend field inspections of the subject property, until the damage to the affected property has been repaired, or other arrangements satisfactory to the Building Official have been made, or until the obstruction to access to public streets, public sidewalks, or access to private property, has been remedied satisfactory to the Building Official.

- E. The Appendix C, Group U, Agricultural Buildings the 2025 California Building Code is adopted in its entirety and amended by adding a new section C105 to read as follows:

C105. Greenhouses: Greenhouses shall not be used for retail sales, offices, packing sheds, workshops, storage of processed products, processing of produce, or other similar purposes. The allowable area of a greenhouse shall not be limited provided that a minimum 20 foot wide level and clear buffer strip is maintained around the perimeter of the building, and the height of the building shall not exceed one story or 20 feet above surrounding grade. The structural system of a greenhouse may be of any material allowed by

the California Building Code. A greenhouse building, not meeting the above limitations, shall be assigned by the Building Official to the occupancy classification it most nearly resembles.

- F. Appendices G and I are hereby adopted in their entirety.
- G. The Appendix Chapter P, Emergency Housing of the 2025 California Building Code is adopted in its entirety. The County also determines that during the duration of the shelter crisis, fifty-three square feet is adequate space for single-occupancy sleeping unit.
- H. Chapter 17 of the California Building Code is hereby adopted in its entirety.
- I. Chapter 32 of the California Building Code is hereby adopted in its entirety.
- J. Chapter 33 of the California Building Code is hereby adopted in its entirety.

Part 2. Primary Residential Building Code

Sec. 10-2.2.1. Adoption.

The California Residential Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2018 edition of the International Residential Code, published by the International Code Council 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Residential Code of the county and made a part of this Code by reference.

Sec. 10-2.2.2. Amendments.

- A. The entire Chapter I, Division II, Scope and Administration of the 2025 California Residential Code is deleted and replaced with Article I of this chapter.
- B. Section R301.2.1 of the 2025 California Residential Building Code is hereby amended by adding the following paragraph to the end of the section.

The basic wind speed of 95 miles per hour (3 second gust) (ASD) shall be used in Special Wind Region of the County of Santa Barbara, defined herein. The Special Wind Region of the County is generally bounded as follows: on the east by a north-south line running through El Capitan Point, on the north by the ridge of the Coast Range, on the west by the coast from the southerly boundary of Vandenberg Air Force Base south to Point Conception, and on the south by the coast line from Point Conception to El Capitan Point.

- C. Section R309.2 of the 2025 California Residential Code is hereby replaced to read as follows, the exception remains unchanged:

R309.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings and manufactured housing not in a mobile home park.

- ..D. Section R403.1.3 of the 2025 California Residential Code is hereby amended by replacing the first paragraph to read as follows:

Concrete footings located in Seismic Design Categories D⁰, D¹ and D², as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

- E. Table R602.10.3(3) of the 2025 California Residential Code is hereby amended by replacing footnote "e" to read as follows:

e. In Seismic Design Categories D⁰, D¹, and D², Method GB and CS-SFB are not permitted and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

- F. Section R602.10.4 of the 2025 California Residential Code is hereby amended by adding a new subsection R602.10.4.5, to read as follows:

R602.10.4.5 Limits on methods GB and PCP. In Seismic Design Categories D⁰, D¹, and D², Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D⁰, D¹, and D², the use of Method PCP is limited to one-story single family dwellings and accessory structures.

- G. Figures R602.10.8.2(1) of the 2025 California Residential Code are hereby amended by adding the following notes to this figure:

The solid blocking must extend to roof sheathing and nailed to roof sheathing with roof boundary nailing. The gap shown in the detail is not permitted in seismic zone D⁰, D¹ and D² and the required ventilation may be provided by drilling equivalent opening at the center of the solid blockings.

- H. Figures R602.10.8.2(3) of the 2025 California Residential Code are hereby amended by adding the following notes to this figure:

The solid bracing must extend to roof sheathing and nailed to roof sheathing with boundary nailing, the gap shown in the detail is not permitted in seismic zone D⁰, D¹ and D² and the required ventilation may be provided by providing equivalent opening at the center of the bracings.

- I. 2025 California Residential Code Appendix Chapters AH, AK, AR, AS, and AU are hereby adopted in their entirety.

Article III. Primary Electrical Code

Sec. 10-3.1. Adoption.

The California Electrical Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2020 Edition of the National Electrical Code published by the National Fire Protection Association, 1 Battery March Park, Quincy, Massachusetts 02269, is hereby adopted and enacted as amended as the Primary Electrical Code of the county and made a part of this Code by reference.

Sec. 10-3.2. Amendments.

A new section 89.115 is added to include all provisions of Chapter 1, Division II, Scope and Administration of the 2025 California Building Code as amended in Article I of this chapter.

Article IV. Primary Plumbing Code

Sec. 10-4.1. Adoption.

The California Plumbing Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2021 edition of the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, 4755 East Philadelphia Street, Ontario, California, 91761-2816, is hereby adopted and enacted as the Primary Plumbing Code of the county and made a part of this Code by reference.

Sec. 10-4.2. Amendments.

- A. Sections 104 and subsections of the 2025 California Plumbing Code are deleted and replaced by sections 105 and subsections of the 2025 California Building Code as amended in Article 1 of this ordinance.
- B. Section 106 of the 2025 California Plumbing Code is deleted and replaced by sections 10.1.13 to 10.1.16 of Article 1 of this ordinance.
- C. Section 107 of the 2025 California Plumbing Code is deleted and replaced by sections 10.1.12 of Article 1 of this ordinance.
- D. Section 401.0 of the 2025 California Plumbing Code is hereby amended by adding a new subsection 401.4 as follows:

401.4 Commercial Car Washes. Commercial car wash facilities shall have water recycling systems approved by the Administrative Authority.
- E. Appendix D (Sizing Storm-water Drainage Systems) of the 2025 California Plumbing Code is hereby adopted in its entirety.
- F. Appendix H (Private Sewage Disposal Systems) of the 2025 California Plumbing Code is hereby adopted in its entirety until such time that it is replaced by the County of Santa Barbara individual sewage disposal system installation standards as adopted by, and amended from time to time by, the board of supervisors. It shall be the responsibility of the director of environmental health to enforce the provisions of this appendix as they pertain to private sewage disposal systems and liquid waste.

Article V. Primary Mechanical Code

Sec. 10-5.1. Adoption.

The California Mechanical Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2021 Edition of the Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, 4755 East Philadelphia Street, Ontario, California, 91761-2816, is hereby adopted and enacted as the Primary Mechanical Code of the county and made a part of this Code by reference.

Sec. 10-5.2. Amendments.

- A. Sections 104 of the 2025 California Mechanical Code is deleted and replaced by sections 105 of the 2025 California Building Code as amended in Article 1 of this ordinance.
- B. Section 106 of the 2025 California Mechanical Code is deleted and replaced by sections 10.1.13 to 10.1.16 of Article 1 of this ordinance.
- C. Section 107 of the 2025 California Mechanical Code is deleted and replaced by sections 10.1.12 of Article 1 of this ordinance.

Article VI. Primary Energy Code

Sec. 10-6.1. Adoption.

That certain building code known and designated as the California Energy Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Energy Code of the county and made a part of this Code by reference.

Article VII. Primary Historical Building Code

Sec. 10-7.1. Adoption.

That certain building code known and designated as the California Historical Building Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Historical Building Code of the county and made a part of this Code by reference.

Article VIII. Primary Existing Building Code

Sec. 10-8.1. Adoption.

That certain building code known and designated as the California Existing Building Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, is hereby adopted and enacted as the published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Existing Building Code of the county and made a part of this Code by reference.

Article IX. Primary Green Building Standards Code

Sec. 10-9.1. Adoption.

That certain building code known and designated as the California Green Building Standards Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5771, is hereby adopted and enacted as the Primary Green Building Standards Code of the county and made a part of this Code by reference.

Sec. 10-9.2. Amendments.

Subsections A4.106.8.1 and A4.106.8.1.1 of the 2025 California Green Building Standards Code are hereby adopted as part of Article IX of the Santa Barbara County Building Code.

Article X. California Administrative Code

Sec. 10-10.1. Adoption.

Articles 1 (Essential Services Buildings) and 3 (Local Buildings) of Chapter 4 (Administrative Regulations for the Division of the State Architect-Structural Safety (DSA-SS)) and Article 21 (Plan Review, Building Inspection and Certification of Surgical Clinics, Chronic Dialysis Clinics and Outpatient Services Clinics) of Chapter 7 (Safety Standards for Health Facilities) of the California Building Standards Administrative Code, California Code of Regulations, Title 24, Part 1, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, is hereby adopted and enacted as the additional Administrative Provisions applicable to permitting and inspection of occupancy type covered in Articles of 1 and 3 of Chapter 4 Article 21 of chapter and made part of this Code by reference.

Article XI. Primary Housing Code

Section 10-11.1 - Adoption

The 2024 International Property Maintenance Code is hereby adopted and enacted as the housing code for the County, with the amendments specified in Section 10-11.1 and incorporated into this Code by reference. The International Property Maintenance Code, 2024 Edition, is published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, Illinois 60478.

Section 10-11.1 - Amendments.

- A. Section 101.1 is amended to read as follows:
 - 101.1 Title. These regulations shall be known as the Property Maintenance Code of Santa Barbara County, hereinafter referred to as "this Code".
- B. Section 102.3 is amended to read as follows:
 - 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with procedures and provisions of the California Building Standards code and other applicable laws and ordinances.

C. Section 103.1 is amended to read as follows:

103.1 General. The Planning and Development Department shall be responsible for property maintenance inspection, and the Director shall be known as the code official.

D. Section 302.4 is amended to insert 4 inches.

E. Section 304.14 is amended to insert the following dates: April 1 to November 1.

F. Section 602.3 is amended to insert the following dates: October 1 to April 1.

G. Section 602.4 is amended to insert the following dates: October 1 to April 1.

Article XII. Primary Dangerous Buildings Code

Sec. 10-12.1. Adoption.

Section 12.1 - Adoption.

The 2024 International Property Maintenance Code is hereby adopted and enacted as amended in Section 10.-11.1 Amendments as the Primary Dangerous Buildings Code for the County for the abatement of unsafe and dangerous buildings and incorporated by reference into this Code. The International Property Maintenance Code, 2024 Edition, is published by the International Code Council, Inc. 4051 Flossmoor Road, Country Club Hills, Illinois 60478.

Article XIII. Relocated Building

Sec. 10-13.1. Permits required.

It shall be unlawful for any person, firm or corporation to move or cause to be moved any building or structure into or within the County of Santa Barbara without first obtaining a relocation permit from the building official. A relocation permit shall be valid for a period of one hundred eighty days from the date of issuance. Upon written request, an additional one hundred eighty-day extension to the permit may be granted by the building official.

Exception: A relocation permit shall not be required for temporary tool sheds, construction shacks, or similar structures associated with a construction site where a valid permit issued by the county is in force, or for manufactured buildings used in accordance with their listings.

Sec. 10-13.2. Applications.

An application for relocation of a building or structure shall be filed with the building division. Prior to the building official accepting the application, the applicant shall obtain a land use clearance from the zoning division of planning and development department and submit it along with plans and specifications for review by the building official.

Sec. 10-13.3. Investigation fee.

An investigation fee as specified in the current adopted fee schedule shall be paid to the building official upon submittal of the application for a relocation permit. This fee shall not be refundable after the investigation has been completed by the building division. If the building or structure proposed to be relocated is situated outside the County of Santa Barbara, the applicant shall pay an hourly rate as specified in the adopted fee schedule plus mileage from portal to portal for building division staff to perform the necessary relocation investigation.

Sec. 10-13.4. Authorization to proceed and posting of notices.

Upon receipt of application for a relocation permit and payment of the appropriate fees, the building official shall inspect the building or structure to be moved and provide a written investigation report to the applicant which shall contain notice of approval or disapproval of the relocation permit. The investigation report shall also contain any conditions and requirements necessary to make the building conform to the requirements adopted herein for new buildings.

If the permit is thereby denied, the report shall contain reasons for denial of said permit. If a relocation permit has been issued and the building has not been relocated within said period, the building official shall require a new relocation investigation report and payment of appropriate fees. Prior to the issuance of a relocation permit, the building official shall post on the building to be relocated and at the proposed new site a moving notice for ten consecutive days. A relocation permit shall not be issued prior to the expiration of ten days from the date of posting of a moving notice.

Sec. 10-13.5. Reasons for denial of relocation permit.

Except as otherwise provided in this Code, the building official shall not issue a relocation permit for a building or structure which is so constructed or in such condition as to pose a hazard to the life, safety and welfare of the public if the building is moved, or if the building is not compatible or consistent with the surrounding properties within a radius of five hundred feet, or if infested with pests or unsanitary, or if to be used as a dwelling, unfit for human habitation.

Sec. 10-13.6. Performance security.

- A. The applicant shall sign a written agreement guaranteeing that all the work necessary to complete the relocation and installation of the building or structure at its new site will be completed within one year from the date of issuance of the relocation permit. The applicant shall also post with the building official performance security in the form of a negotiable instrument of credit approved by county counsel, bond, or cash deposit in an amount determined by the building official to be sufficient to complete the required work indicated in the relocation investigation report plus a fifteen percent contingency cost.
- B. Upon satisfactory completion of the work, the building official shall return the performance security deposited within thirty days from the date of completion.
- C. In the event of a default in the performance of any of the terms of the agreement or the conditions of approval. The building official shall have the right to retain the security deposit and use its proceeds to either complete the work or abate the substandard position of the building.
- D. All work performed pursuant to a relocation permit shall be performed according to the provisions of this Code.

Sec. 10-13.7. Protest against issuance of a relocation permit.

A protest against the issuance of a relocation permit must be filed in writing with the building official no later than ten days from the posting of the moving notice.

The building official shall cause the protest to be brought before the board of supervisors, or before a review committee designated by the board of supervisors, no later than the first scheduled meeting following the expiration of the ten-day posting period. The board of supervisors or review committee shall at said meeting set a

date for a public hearing to be held to hear the protest and render a determination. A filing fee as specified in the current adopted fee schedule shall be collected by the building official for all protest hearings.

(Ord. No. 5171, 12-6-2022)

Article XIV. Geologic Hazards

Sec. 10-14.1. General provisions.

- A. Where the general condition of the soil or underlying rock of a building site is such that it may present a potential for failure, or a hazard to the health, safety and welfare of the public, the building official may require any additional information as necessary to ascertain the safety and stability of the site and any building or structures constructed or to be constructed on said site.
- B. When determined by the building official that the soil or underlying rock on a given site has the potential for failure, slippage, subsidence, or other movement, the building official may require that the plans for a proposed building or structure on said site be prepared by a licensed engineer and approved by a licensed engineering geologist and the building official.

Sec. 10-14.2. Isla Vista Bluffs.

- A. It shall be unlawful for any building or structure in the Isla Vista bluffs area, as identified in the Local Coastal Plan, to be constructed or located in violation of the provisions of Policy 3-4 of the Local Coastal Plan and subsequent revisions of the policy.

Exceptions:

- 1. Structures or improvements specifically designed to protect existing buildings or structures from damage caused by soil erosion or subsidence of the bluff and consistent with Policy 3-4 of the Local Coastal Plan.
 - 2. Structures or improvements specifically designed to protect the bluff against further subsidence and erosion consistent with Policy 3-4 of the Local Coastal Plan.
- B. Buildings constructed in the Isla Vista bluffs area shall have roof, ground surface, and subsurface drainage designs approved by the building official.
- C. Except for the required safety fence five feet to the top of the bluff and in compliance with the required setback of the section 1808.7 of 2019 California Building Code. For setbacks of buildings, see section 35-67 of the Coastal Zoning Ordinance.
- D. It shall be unlawful for any improved property adjacent to the Isla Vista Bluffs to fail to have in place, within five feet of the bluff face or at such other location as is approved by the building official, a safety fence at least six feet in height and compliant with the safety and structural provisions of the guardrail requirements of the current adopted version of the California Building Code.
 - 1. Owners of such properties shall make application for installation of such fencing within sixty days of the effective date of the ordinance codified in this chapter and shall have the required fencing in place with one hundred eighty days of the effective date of the ordinance.
 - 2. Should soil or other conditions make it unsafe to place the safety fence within five feet of the bluff face, the building official may authorize alternative placement (i.e. balcony or patio railings).

3. Should further recession of the bluff face so require, the owner shall move the safety fence as may be necessary.
4. Any such fence shall be marked at least each fifty feet or once per lot, whichever is greater, with a warning sign approved by the building official for this purpose.
5. The provisions of this section shall not apply to the property commonly identified in the county records as assessor parcel number 075-181-035.

Sec. 10-14.3. Naples Bluffs.

It shall be unlawful for any building or structure in the Naples bluffs area, as identified in the Local Coastal Plan, to be constructed or located in violation of Policy 3-4 of the Local Coastal Plan. All such buildings and structures shall have a roof, ground surface, and subsurface drainage designs approved by the building official.

Sec. 10-14.4. Designated soil contamination areas.

New buildings constructed within soil contaminated areas, as determined by the building official and the director of environmental health shall meet the requirements of the County of Santa Barbara Hazardous Material Recovery and Soil Remediation Program.

Article XV. Special Problems Areas

Sec. 10-15.1. General.

- A. Plans and specifications for the proposed grading, construction, addition to, or change in use of buildings and structures in a special problems area as defined in this article shall be submitted to the special problems committee, herein referred to as such, or as "the committee."
- B. The directors or managers of the planning and development department, environmental health division of the public health department, fire department, and public works department shall designate representatives to serve as members of the committee.

Sec. 10-15.2. Definitions.

For the purpose of this article, certain terms are defined as follows:

"Special problems areas" are areas of the County of Santa Barbara designated by resolution of the board of supervisors as having existing or anticipated special and unique problems pertaining to flooding, drainage, soils, geology, access, sewage disposal, water supply, location, or elevation which impact the health, safety and welfare of the public. The following locations are designated as special problems areas:

South County: Hollister Avenue at Modoc Road, Mission Canyon, Naples, Shepard Mesa, Summerland.

North County: Ballard, Janin Acres, Los Alamos, Los Olivos, Sweeney Road.

"Special problems committee" is a committee composed of representatives of the following departments or divisions: planning and development, environmental health, fire, and public works.

Sec. 10-15.3. Powers and duties of the special problems committee.

- A. The special problems committee shall review plans and specifications of buildings and structures (including the components of wastewater disposal systems) proposed for construction in a special problems area. Individual members of the committee may recommend to the county decision-makers any and all reasonable conditions of approval considered necessary to mitigate present or anticipated problems within the scope of the committee's charge, or to prevent damage to public or private property, risk of injury to persons, or creation of a public nuisance. Where an individual member or members are unable to identify feasible mitigation of such problems, damage, or risk, each may recommend denial of the permit that would authorize the construction of the proposed buildings or structures.
- B. Upon completion of the committee's review of the plans and specifications, the recommendations of each individual committee member shall be documented in written form signed by the chairperson of the committee.

Sec. 10-15.4. Fees.

A fee as specified in the current adopted fee schedule shall be paid to the building division at the time of application for the processing of plans and specifications for buildings and structures proposed for construction in a special problems area. Such fee, or portion thereof, may be waived at the discretion of the building official based on the extent of work performed by building division staff.

Article XVI. Expedited Permitting Procedures for Small Residential Rooftop Solar Systems

Sec. 10-16.1. Definitions.

The following words and phrases as used in this section are defined as follows:

"Electronic submittal" means the utilization of one or more of the following:

- 1. E-mail.
- 2. The internet.
- 3. Facsimile.

"Small residential rooftop solar energy system" means all of the following:

- 1. A solar energy system that is no larger than ten kilowatts alternating current nameplate rating or thirty kilowatts thermal.
- 2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the county and Paragraph (iii) of Subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or re-designated from time to time.
- 3. A solar energy system that is installed on a single or duplex family dwelling.
- 4. A solar panel or module array that does not exceed the maximum legal building height as prescribed in chapter 10 of County Code.

"Solar energy system" has the same meaning set forth in Paragraphs (1) and (2) of Subdivision (a) of Section 801.5 of the Civil Code, as such section or subdivision may be amended, renumbered, or re-designated from time to time.

Sec. 10-16.2. Permitting.

The forms, applications, and checklist are available from the planning and development website <http://sbcountyp planning.org/> and from planning and development county offices:

1. Applicant shall submit a completed eligibility checklist to verify that project qualifies for expedited permitting under this section.
2. All design documents outlined in the document titled "Submittal Requirements Bulletin" and checklist forms must be submitted either electronically or in hard copies to planning and development county offices.
3. The building official shall review application, checklist, and other submitted documents to ensure completeness and compliance with all applicable health and safety requirements of local, state, and federal law. An application that satisfies the information required in the checklist shall be deemed complete. Upon receipt of an incomplete application, the building official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance. If denied, building official shall notify the applicant in writing within forty-five days of receipt of the application. Upon confirmation that the application and supporting documents are complete, meet requirements of the checklist, and are consistent with this chapter, the building official shall approve the application and issue all required permits or authorizations.
4. Permit issuance does not authorize an applicant to connect the small residential rooftop solar energy system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

Sec. 10-16.3. Inspection.

For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required. The inspection shall be conducted in a timely manner and may include a consolidated inspection by the building official and fire chief. A separate fire safety inspection may be performed by the applicable fire protection agency. If a small residential rooftop solar energy system fails inspection, subsequent inspection(s) are authorized.

Sec. 10-16.4. Appeal.

The decision of the building official to approve or deny a permit for a small residential rooftop solar energy system may be appealed pursuant to Section 10-1.12 of this Chapter.

Article XVII. Expedited Permitting Procedures for Electric Vehicle Charging Station Review

Sec. 10-17.1. Purpose.

The purpose of this chapter is to establish an expedited permitting procedure for electric vehicle charging station systems to assist with timely and cost-effective installations.

Sec. 10-17.2. Definitions.

The following definitions shall govern all terms of this chapter and shall supersede any term otherwise defined in this chapter:

"Electronic submittal" means the utilization of one or more of the following:

1. Electronic mail or email;
2. The internet;
3. Facsimile.

"Electric vehicle charging station or charging station" means any level of vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electric Code, as it reads on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

Sec. 10-17.3. Duties of the building safety division and building official.

- A. All documents required for the submission of an expedited electric vehicle charging station application shall be made available on the county's internet website.
- B. Electronic submittal of the required permit application and documents by email shall be made available to all electric vehicle charging station permit applicants.
- C. The electronic signature of an applicant, engineer, architect, or contractor shall be accepted on all forms, applications, and other documents in lieu of a wet signature.
- D. The building safety division shall publish a checklist, adopted by the board of supervisors, with all requirements that electric vehicle charging stations must comply with to be eligible for expedited review.

Sec. 10-17.4. Application, permit, and inspection requirements.

- A. Applicant shall verify the electric vehicle charging station meets all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the public utilities commission regarding safety and reliability.
- B. For projects that comply with the electric vehicle charging station checklist, the applicant may submit the permit application and associated documentation to the county's building safety division by personal, mailed, or electronic submittal.
- C. An application that satisfies the information requirements in the checklist, as determined by the building official, shall be deemed complete. Upon receipt of an incomplete application, the building official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

- D. Upon confirmation by the building official of the application and supporting documentation being complete and meeting the requirement of the checklist, the building official shall administratively approve the application and issue all required permits or authorizations.

Sec. 10-17.5. Appeal.

The decision of the building official to approve or deny a permit for an electric vehicle charging station may be appealed pursuant to Section 10-1.12 of this Chapter.

Article XVIII. Isla Vista Rental Housing Inspection Pilot Program

Sec. 10-18.1. Purpose and intent.

- A. Purpose. The purpose of this section is to establish the Isla Vista Rental Housing Inspection Pilot Program in the unincorporated area of the County of Santa Barbara known as the community of Isla Vista. This section implements a proactive rental housing inspection program to protect the public health, safety, and welfare through the identification, prevention, and correction of substandard housing conditions that adversely affect the quality of life for residents living in the community and around the rental properties.

The County of Santa Barbara finds that there exists, within the unincorporated area of the Community of Isla Vista, substandard, overcrowded, and/or unsanitary residential rental buildings and units where the physical and habitable conditions violate state and local housing and building codes and standards which results in making them unfit or unsafe for human occupancy or habitation. These residential rental buildings and units are detrimental to and/or jeopardize the health, safety, and welfare of their occupants and the public and severely impact the quality of the community.

The results of this pilot program will be reported to the board of supervisors after its first year of implementation. The board will determine to extend, modify, or repeal this section.

- B. Intent. The intent of this section is to address the conditions identified above, and to proactively identify such substandard and unsafe residential rental buildings and units and ensure the rehabilitation or elimination of those buildings and dwelling units that do not meet minimum housing and building codes. It is also intended that the rental structures will be required to be maintained in a safe and sanitary condition at a level consistent with state and local housing and building codes. In addition, it is intended that this Section will preserve and enhance the quality of life for the residents living in the residential rental buildings and units within the community of Isla Vista.

Sec. 10-18.2. Applicability and scope.

- A. The provisions of this section shall apply to all residential rental housing units in the unincorporated community of Isla Vista.
- B. For purposes of the provisions of this section, the unincorporated community of Isla Vista is that area south of El Colegio Road, east of Camino Majorca and W. Campus Point Lane, west of Ocean Road and the UCSB Campus, and north of the beach along the Pacific Ocean.
- C. Provisions of the Section shall be supplementary and complementary to all of the provisions of this Code, and any applicable local, state, or federal law. Nothing herein shall be construed or interpreted to limit any existing right or power of the County to abate and prosecute any and all nuisances or to enforce any other conditions in violation of state or local laws, including but not limited to any building, housing, zoning, property maintenance, and public nuisance laws.

Sec. 10-18.3. Authority.

The Santa Barbara County Planning and Development Department is hereby authorized and directed to administer and enforce this section.

Sec. 10-18.4. Definitions.

For purposes of this section, the following terms are defined and used as described below:

"Building official" shall refer to the building official of the County of Santa Barbara as designated by the planning and development director, or his or her designee.

"Code enforcement" shall refer to the code enforcement program in the energy, minerals, and enforcement division in the county planning and development department.

"County" shall mean the County of Santa Barbara and/or any agent hired to implement this section.

"Director" shall refer to the director or designee of the planning and development department.

"Health and safety standards" shall refer to chapter 10 of the County Code—Building regulations, California Health and Safety Code Sections 17910—17998.3, 2024 International Property Maintenance Code, as amended by county or state, and any other similar regulations adopted by the county.

"Newly constructed building" shall refer to a building that has a certificate of occupancy issued in the last three years.

"Residential rental property" or "property" means any lot or parcel of land containing one or more residential rental housing units, and all improvements thereon, including common areas.

"Owner" or "owners" means any person who owns one or more residential rental housing units. In addition, it also means the person, persons, or entity identified and listed as having title to one or more residential rental housing unit(s) by the latest property tax assessment roll maintained by the county tax assessor.

"Person" means and includes any individual, partnership of any kind, corporation, limited liability company, association, joint venture, or other organization or entity, however formed, as well as trustees, heirs, executors, administrators, or assigns, or any combination of such persons. The terms "person", "owner", "operator", and "landlord" may be used interchangeably.

"Residential rental housing unit" means any structure or part of a structure that is used or may be used by one or more persons as a home, residence, dwelling, or sleeping place for longer than thirty days, including single family dwellings, accessory dwelling units and junior accessory dwelling units, duplexes, triplexes, or multi-family (four units or more) residential buildings, which is not an owner-occupied unit, including rooming houses, boarding houses, apartment units, condominium units, non-transient hotel and motel units, and single room occupancies, but excluding: (1) mobile home parks; (2) hotels, motels, and bed and breakfasts used only for transient lodging; (4) any rental units in a state licensed hospital, hospice, community care facility, intermediate care facility, or nursing home.

Sec. 10-18.5. Residential rental housing unit inspection program registration.

Registration. All residential rental housing units in the unincorporated community of Isla Vista shall register in compliance with this Isla Vista rental housing inspection pilot program.

- A. Existing Rental Housing Unit. Each owner or operator, on behalf of the owner, shall register their rental housing unit for the Isla Vista rental housing inspection pilot program on a form provided by the

county's planning and development department. Registration of a residential rental housing unit subject to this section shall be submitted within forty-five days of the adoption of this section.

- B. Newly Converted or Acquired Residential Rental Housing Unit. Registration of a residential housing unit(s) shall be submitted within forty-five days of the date it was acquired or converted into a residential rental housing unit or within thirty days after receiving written notification requiring the unit(s) to be registered as a residential rental housing unit.
- C. All registrations shall be subject to verification by the director. All information on said registrations shall be submitted under the penalty of perjury. Any person who makes a false statement in the registration or submits false information in connection with a registration shall be in violation of this section.
- D. If the owner of a residential rental housing unit fails to register such units in compliance with this section, the owner shall be subject to penalties as provided in section 10-18.9 and the director may register said units in the name of the owner and set a date and time for an inspection of said units, and shall send a written notification to the owner that the property has been registered and advising of the date and time set for inspection.

Sec. 10-18.6. Inspections.

- A. The director, or designee, is authorized to periodically or upon received complaints inspect all residential rental housing units within the unincorporated community of Isla Vista to determine compliance with all applicable health and safety standards as defined in this section.
- B. Compliance with Codes and Standards. When inspections are made under this section, residential rental housing units shall be required to be constructed in accordance with the code standard that was in effect at the time the residential rental housing unit was constructed, altered, remodeled, erected or converted pursuant to a validly issued permit. Unpermitted construction, additions and/or alterations must comply with current building and housing codes or ordinances, as amended or adopted by the county, unless otherwise provided by law, and obtain any permits that may be required.
- C. Notification of Inspection and Inspection Procedures.
 - 1. The director, or designee, shall send a notice via certified mail or personal service of a scheduled inspection to the owner of each residential rental housing unit to the address provided on the registration form.
 - 2. The owner, or any authorized agent or legal representative thereof, shall permit an inspection of each residential rental housing unit by the inspector upon fifteen business days' notice of the time and date of the scheduled inspection. An extension to a scheduled inspection may be granted by the director, or designee.
 - 3. It shall be the responsibility of the owner to provide actual notice to the individual tenants of the residential rental housing unit and to facilitate access to the units to be inspected.
 - 4. If an inspection is rescheduled by the inspector, the owner shall be given notice at least three business days prior to the scheduled inspection date.
 - 5. An inspection may be rescheduled one time by the owner without penalty upon written request three business days prior to the date of inspection. Within ten business days of the initial inspection date the owner shall schedule a new inspection.
 - 6. The owner or an authorized agent or legal representative of the owner shall be present during the inspection. In the event that the owner or an authorized agent is not present at the time of the

scheduled inspection, the inspection may proceed upon authorization of the tenant granting lawful entry.

7. The owner shall not be in violation of this section if the tenant or occupant refuses to allow the inspection by the county. The owner shall provide proof, under penalty of perjury, that a request to inspect the residential rental housing unit was served by the owner and inspection was not permitted by the tenant.

D. Failure or Refusal to Allow Inspections.

1. If an inspection is scheduled and entry is thereafter refused or cannot be obtained, the county inspector shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises, including, but not limited to, securing an inspection warrant pursuant to California Code of Civil Procedure Sections 1822.50 through 1822.57. Notwithstanding the foregoing, if the inspector has reasonable cause to believe that the residential rental housing unit is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the inspector shall have the right to immediately enter and inspect the premises and may use any reasonable means required to effect the entry and make an inspection.
2. If the property owner fails to grant access or refuses to schedule an inspection, the director, or designee, is authorized to contact the tenant to secure lawful entry. In addition, the director shall notify the tenant via personal service of the notice or posting on the residential rental housing unit a notice of inspection no later than twenty-four hours prior to the scheduled inspection.

E. Authority to Enter and Inspect.

1. The director, or designee, subject to the consent given by an occupant who reasonably appears to be at least eighteen years of age, has authority to enter and inspect any dwelling or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of this section and any regulation adopted pursuant to section 10-18.6 of this article. In the event consent of the occupant is not available, the director may obtain an inspection warrant pursuant to the provisions set forth in Code of Civil Procedure (commencing at Section 1822.50).
2. The owner, authorized agent of any owner, or any of the parties in interest of any dwelling, or portion thereof, may enter the dwelling, subject to the consent of the occupant, whenever necessary to carry out any instructions, or perform any work required to be done pursuant to this section and any regulation adopted pursuant to section 10-18.8 of this article.

Sec. 10-18.7. Inspection exemptions.

- A. An application for an exemption shall be submitted after a residential rental housing unit is registered in compliance with section 10-18.5 of this article. The following residential buildings shall be subject to registration under this section, but shall be exempt from a routine inspection:
 1. Newly constructed buildings; or
 2. Government regulated, subsidized residential rental housing units or those with government-sponsored financing. These properties are exempt because they are subject to routine inspections related to housing conditions or property maintenance by another government agency or rent subsidized program.
- B. Exemptions may be revoked due to complaints received regarding rental housing conditions and violations of health and safety standards.

Sec. 10-18.8. Enforcement and corrections.

- A. Violations to Health and Safety Standards.
1. In the event that violations to health and safety standards are determined to exist, the director, or designee, shall either issue a written correction notice or follow the enforcement procedures outlined in the health and safety standards.
 - a. If a correction notice is issued, pursuant to this section, it shall contain a description of the violation, the specific action required to correct the violation, and the time period for the violation(s) to be corrected.
 - b. The correction notice shall provide for a reasonable time for correction. The time shall depend on time it would take a reasonably diligent person to complete the required action; the potential harm to the public welfare, health, and safety; the harm to the tenant or nearby properties; and the extent of the corrections required. Certain imminently dangerous life-safety violations in occupied units shall require immediate action or correction pursuant to the provisions of the health and safety standards.
 - c. Failure to correct the violations in the correction notice, issued pursuant to this section, shall result in enforcement actions being taken in accordance with the procedures provided in the health and safety standards.
 2. If the owner fails to abate the violations, the department may proceed with all remedies available under law to compel compliance, including but not limited to issuing administrative fines and penalties, abatement proceedings, civil injunctions, and/or criminal prosecution, or any combination of remedies.
- B. Referrals. In the event that violations to building or zoning codes are observed during the inspections, a referral to the department's building and zoning code enforcement program may be made for separate investigation and enforcement to be conducted pursuant to applicable building and zoning codes or ordinances.

Sec. 10-18.9. Penalties and costs of enforcement.

- A. The remedies provided in this section are cumulative and shall be in addition to any other remedies provided by law.
- B. Any person violating this section may be charged with an infraction or misdemeanor offense, and/or administrative penalty as provided in chapter 24A, Administrative fines of the Santa Barabara County Code.
- C. The county may seek, in addition to all other remedies available at law, criminal sanctions, and other penalties provided for under Chapter 6, Division 1.5 of the California Health and Safety Code (commencing at Section 17995).
- D. Each person violating this section shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this section or a failure to comply with any regulation adopted pursuant to health and safety standards, as defined in this section, is committed, continued, or permitted by any such person. Any violation which persists for more than one day is deemed a continuing violation for the purpose of this section.
- E. In addition to any penalty, sanction, fine, or imprisonment, each person who violates the provisions of this section, or who is convicted of any violation of any provision of this section, or who fails to comply with any regulation adopted pursuant to health and safety standards, shall be required to pay any and all expenses of enforcement including those costs necessary to bring the dwelling, building, or portion thereof into

compliance with this section and any regulation adopted pursuant to health and safety standards. In addition to all remedies herein contained, the county may pursue all reasonable and legal means in collecting those sums authorized and due.

- F. In addition to those remedies in this section, and any other remedies provided by law, when a violation of this section occurs, the county may seek a court order appointing a receiver to do those tasks and have the powers set forth in the California Health and Safety Code Section 17980.7(c).
- G. In addition to those remedies in this section, and any other remedies provided by law, when a violation of this section occurs, the county may seek a court order requiring the owner to pay reasonable relocation benefits to each lawful tenant as set forth in Health and Safety Code Section 17980.7(d).

Sec. 10-18.10. Evictions—Retaliatory.

It shall be unlawful for a landlord to recover possession of a residential rental housing unit in retaliation against a tenant for exercising his or her right to file a complaint with the County of Santa Barbara advising that a building, housing or sanitation code or ordinance violation or permit violation may exist on the property.

Sec. 10-18.11. Appeals.

- A. Health and Safety Standards. Appeals of any determination of the director or building official of violations to health and safety standards shall follow the procedures set forth in County Code Chapter 10—Building Regulations, 2024 International Property Maintenance Code, or California Health and Safety Code as applicable.
- B. Violations of Chapter 10 Article XVIII. Appeals of any penalties assessed for violations of this Section shall follow the procedures set forth in chapter 24A, Administrative fines of the County of Santa Barbara Code.

Sec. 10-18.12. Effective date.

This section shall be in effect upon thirty days of approval by the board of supervisors and for twelve months following the effective date. The expiration of this section may be extended or revised by the board of supervisors by adoption. Unless otherwise extended or amended by the board, upon expiration, this section shall be repealed and shall be of no further force or effect.

Sec. 10-18.13. Pilot inspection program fees.

The fees associated with the first year of this pilot program will be waived by the director. If this program extends beyond the first year, the board will adopt a fee schedule for this section.

Article XIX Primary Wildland-Urban Interface Code

Section 19-1. - Adoption.

That certain building code known and designated as the California Wildland-Urban Interface Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Wildland-Urban Interface Code of the County and made a part of this Code by reference.

Section 19-2. - Amendments.

- A. Section 101.3.1 of the 2025 California Wildland-Urban Interface Code is hereby replaced in its entirety to read as follows:

101.3.1 Applications. New buildings, additions and alterations located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Areas designated by the enforcing agency constructed after the application date shall comply with the provisions of this Chapter. Only the altered area of existing building needs to comply with the provisions of this Chapter unless otherwise exempted herein.

Exceptions:

1. Alterations to the existing buildings where less than 50% of roof framing is modified or replaced.
2. Alterations to the existing buildings where less than 50% of exterior walls exterior finish material is modified or replaced.
3. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
4. Buildings of an accessory character classified as Group U occupancy of any size located at least 50 feet from an applicable building.
5. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this Code (see also Appendix C — Group U Agricultural Buildings), when located at least 50 feet from an applicable building.

- B. Section 202 of the 2025 California Wildland-Urban Interface Code is hereby amended by adding or amending the following:

BOARD. The Santa Barbara County Board of Supervisors.

BUILDING AND STRUCTURES. Any structure intended for supporting or sheltering any occupancy. They are those buildings and structures, described within this Article VII, whether inhabited or not.

COMBUSTIBLE MATERIALS. Are weeds, stubble, brush, rubbish, litter, dry grass, dry leaves or other flammable materials that are readily ignitable and endanger the public safety.

PARCEL. Is a portion of land of any size, the area of which is determined by the assessor's maps and records and may be identified by an assessor's parcel number whether or not any buildings or structures are present.

ZONE 0. A five-foot ember-resistant area required around structures in high-fire-hazard zones to reduce home ignition from wind-blown embers during wildfires. Zone 0 regulations require the use of hardscaping like concrete or pavers, removal of dead plants and debris from roofs and gutters, clearing of combustible items from decks and porches, and the replacement of combustible fences attached to the home with non-combustible alternatives.

- C. Section 603.3.1 of the 2025 California Wildland-Urban Interface Code is hereby amended to read as follows:

1. Delineation of the 5-foot (1524 mm), 30-foot (9144 mm) and 100-foot (30 488mm) fuel management zones from all structures.

5. Identification of ground coverings within the 5-foot (1524 mm) to 30-foot (9144 mm) zone, with adherence to PRC 4291 within the ember resistant zone (Zone 0) from 0-foot (0 mm) to 5-foot (1524 mm) from all structures.

D. Section 604.2 of the 2025 California Wildland-Urban Interface Code is hereby amended to read as follows:

Buildings and structure locations in the following areas shall maintain the required hazardous vegetation and fuel management:

1. All unincorporated lands designated as a State Responsibility Area (SRA).
2. Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.
3. Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.

E. Section 613 is added to the 2025 California Wildland-Urban Interface Code to read as follows:

SANTA BARBARA COUNTY FIRE HAZARD ABATEMENT

613.1 Applicability. The provisions of Section 613 shall be applicable to all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the County, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this Chapter, and those areas in independent fire districts having governing bodies other than the Santa Barbara County Board of Supervisors that choose to enforce this Section. If any part of this Article is in conflict with any other part, the more restrictive provisions shall be controlling.

613.2 Prohibited disposal of combustible material. No person shall place, deposit or dump combustible material, which in the opinion of the Code Official constitutes a fire hazard, on a parcel, whether or not he owns such parcel, or whether or not he so places, deposits or dumps on such parcel with the consent of the owner thereof.

613.3 Clearance of Brush, Vegetative Growth and Combustible Material from Parcels. All parcels declared a fire hazard shall be cleared of combustible material to the satisfaction of the fire code official.

613.4 Clearance of brush or vegetative growth from roadways. The fire code official is authorized to require areas within 10 feet on each side of portions of Fire Apparatus Access Roads and driveways to be cleared of non-fire-resistive vegetation growth.

Exception: Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

613.5 Clearance of fire protection equipment, ground-mounted photovoltaic panel systems and utilities is amended to read as follows:

A minimum of 30 feet of defensible space shall be maintained around communication towers, non fire-resistive water tanks, water supply pumps, pump houses, generators and ground-mounted photovoltaic panel systems which are 1,500 square feet or greater in combined panel area.

613.6 Prosecution. The Fire Chief shall serve a written order upon the owner or possessor of a parcel, when, in his or her opinion, a fire hazard exists upon a parcel. The order shall identify the fire hazard and direct such owner or possessor to remove or abate the fire hazard within a specified period of time, but not less than ten days, after such order is given. Every owner or possessor who fails or refuses to abate said fire hazard from such parcel within the time specified after being served with such order is guilty of an infraction as described in Santa Barbara County Code, Chapter 15, Article VI. Evidence that the current assessment roll of the County shows real property assessed to a person shall constitute prima facie evidence that such person is the owner of such property.

613.7 Order to abate fire hazard—Notice. The Fire Chief shall send, by certified mail, a copy of the written order providing information specified in Section 613.6, and shall include an assessor's parcel number of the parcel set forth on the county assessment roll, to the last assessee of the parcel at the address given on such roll. In addition, the order shall provide the specific date, time and location of when the Board of Supervisors of the County of Santa Barbara will meet to hear the report of the Fire Chief regarding the alleged fire hazard, and include the following:

"WARNING: The Fire Chief has determined that a fire hazard exists on this parcel. If not abated, the Fire Chief or his designee, shall enter and remove or abate the fire hazard by cutting, burning or removing the flammable material. THE COST OF SUCH REMOVAL WILL BE COLLECTED BY ADDING IT ONTO THE TAXES ASSESSED AGAINST THIS Parcel. ANY OWNER OR POSSESSOR INTENDING TO ABATE THIS FIRE HAZARD AT HIS OWN EXPENSE SHOULD DO SO IMMEDIATELY."

The Fire Chief shall post each notice to abate, including the legal description in some conspicuous place in the office of the Clerk of the Board of Supervisors. It shall be the responsibility of the owner of record in the current assessment roll to notify any new owner or possessor of the parcel of the notice that was received and forward the notice to the new owner or possessor of the parcel. It shall also be the responsibility of the current owner of record to notify the fire department of this change in ownership.

613.8 Order to abate fire hazard—Posting Location. The Fire Chief may, in addition to mailing, have a written order posted in front of any parcel upon which a fire hazard exists, or, if such parcel does not front upon any street, highway or road, then either upon the portion of such parcel nearest to a street, highway or road or upon such portion that is likely to give actual notice to the owner or lawful possessor.

613.9 Order to abate fire hazard—Posting Time. The order provided for in Section 613.8 shall be posted at least ten days before the board meets to hear the report of the Fire Chief regarding the alleged fire hazard.

613.10 Hearing. At the time and place stated in the written orders, the Board shall meet to hear the report of the Fire Chief and any objections thereto. The Fire Chief or his designated representative shall attend, inform the Board as to the alleged fire hazard and supply the legal description of the parcel upon which it exists, the name and address of the last known assessee thereof and state what he has done in order to give notice of the hearing according to the provisions of this article. The Board may continue from time to time as it sees fit.

613.11 Board of Supervisors' direction to abate fire hazard. If, after a hearing, the Board finds that a fire hazard exists upon a parcel, it may direct the Fire Chief to abate the hazard. The Board shall maintain a record of its proceedings at such hearing and retain therewith the report of the Fire Chief, a legal description of such a lot or land and, where available, the name and address of its last known assessee.

613.12 Abatement procedure—Fire Chief authorized to expend funds, contract, etc. If the Board directs the Fire Chief to abate a fire hazard, he shall proceed to abate such hazard unless it has been abated, completely, before his agents arrive to begin such abatement. The Fire Chief may expend appropriated funds for such abatement and may contract with a person or persons for the performance of the work of such abatement.

613.13 Account of expenses—Report to be filed with the Board of Supervisors. The Fire Chief shall keep an account of his expenses when abating a fire hazard pursuant to the direction of the Board and file a report with the Board. The report shall include the assessor's tax area and parcel numbers according to the County assessment roll of the parcel upon which such fire hazard existed and, when available, the name and address of the last known assessee. The report shall include a reasonable administrative cost in an amount to be fixed by the Board from time to time, based on administrative costs of carrying out these regulations.

613.14 Account of expenses—Filing with Clerk—Confirmation hearing. The report of expenses referred to in Section 613.13 shall be maintained on file, open to public inspection, in the office of the Clerk of the Board for at least ten days before a hearing of the Board to confirm such report. If any person shall, before the expiration of such ten days, file a written request for notice of the hearing upon such confirmation, the Board shall mail such notice to the address supplied in any such written request. At the time fixed for such hearing, the Board shall meet to hear any objections to the report of expenses filed by the Fire Chief as required by this Section. At such hearing the Board may make any modifications in the amount it deems just, after which the report shall be confirmed.

613.15 Expenses constitute special assessment and lien. The amount of expenses incurred by the Fire Chief for abating a fire hazard shall constitute a special assessment and a lien against the parcel from which such hazard was removed.

613.16 Expense report to be transmitted to Auditor-Controller. The Board shall deliver a copy of the expense report, as confirmed, to the Auditor-Controller of the County.

613.17 Inclusion of assessment on property tax bill—Disposition of revenue. The County Auditor Controller shall enter the amount stated in the report as a special assessment against the parcel described in the report. The tax collector of the County shall include the amount of the assessment on the bill for taxes levied against the parcel. All laws applicable to the levy, collection and enforcement of County taxes are applicable to such special assessments. All special assessments collected as provided in this Article shall be accounted for as fire district revenue.

SECTION 2:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 3:

Except as amended by this Ordinance, Chapter 10, Building Regulations, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 4:

This ordinance shall take effect 30 days from the date of its passage and shall become operative January 1, 2026; and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the *Santa Barbara Independent*, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ~~18~~ day of ~~Nov~~ 2025, by the following vote:

AYES: Supervisors Lee, Capps, Hartmann, Nelson and Lavagnino

NOES: None

ABSTAINED: None

ABSENT: None

 _____

LAURA CAPPS, CHAIR

BOARD OF SUPERVISORS

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER

CLERK OF THE BOARD

By  _____

Deputy Clerk

2025 California Building Code Update

Board of Supervisors

Hearing Date: November 4, 2025

Attachment A – Chapter 10 Building Regulations Ordinance Amendments for adoption

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APPROVED AS TO FORM:

RACHEL VAN MULLEM

COUNTY COUNSEL

By Sean Stewart

Deputy County Counsel