

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

ORDINANCE NO. 4686

An Ordinance Amending Chapter 1 Of Division 1 of Title 8 of the Ordinance Code of San Joaquin County Regarding the Adoption of the 2025 California Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Green Building Standards Code and the Wildland Urban Interface Code.

The Board of Supervisors of the County of San Joaquin ordains as follows:

SECTION 1. Commencing with Chapter 1 General Regulations, Division 1 Building Standards, Title 8 Building Regulations, the Ordinance Code of San Joaquin County, is hereby amended to read as follows:

Title 8 – BUILDING REGULATIONS DIVISION 1. BUILDING STANDARDS CHAPTER 1.

GENERAL REGULATIONS

SECTIONS:

- 8-1000 ADOPTION OF THE CALIFORNIA BUILDING CODE
- 8-1001 SCOPE AND GENERAL REQUIREMENTS
- 8-1002 CODE COMPLIANCE AGENCY
- 8-1003 DUTIES AND POWERS OF THE BUILDING OFFICIAL.
- 8-1004 PERMITS
- 8-1005 CONSTRUCTION DOCUMENTS
- 8-1006 TEMPORARY STRUCTURES AND USES
- 8-1007 FEES
- 8-1008 INSPECTIONS.
- 8-1009 CERTIFICATE OF OCCUPANCY
- 8-1010 UNSAFE STRUCTURES AND EQUIPMENT
- 8-1011 BUILDING BOARD OF APPEALS
- 8-1012 ADOPTION OF CALIFORNIA RESIDENTIAL CODE.
- 8-1013 ADOPTION OF CALIFORNIA ELECTRICAL CODE.
- 8-1014 ADOPTION OF CALIFORNIA MECHANICAL CODE.
- 8-1015 ADOPTION OF CALIFORNIA PLUMBING CODE.
- 8-1016 ADOPTION OF CALIFORNIA GREEN BUILDING STANDARDS CODE.
- 8-1017 ADOPTION OF CALIFORNIA WILDLAND URBAN INTERFACE CODE
- 8-1018 INTENT

SECTION 8-1000. ADOPTION OF THE CALIFORNIA BUILDING CODE.

That certain document in book form entitled “2022 2025 California Building Code” including Chapter 1, Division II and Appendix Chapters C, I, ~~and~~ J and Q published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 1 and Q30, Sacramento, California 95833-2936, and incorporates by adoption the ~~2022~~ 2024 Edition of the International Building Code of the International Code Council, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as the Building Code of the County of San Joaquin except those portions of the ~~2022~~ 2025 California Building Code which are not adopted or which are amended specifically hereinafter.

Section 8-1000.1 - ADOPTION OF APPENDIX C OF THE 2025 CALIFORNIA BUILDING CODE.

That certain document in book form entitled Appendix C of the 2025 California Building Code published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as part of the Building Code of the County of San Joaquin.

Appendix C - Group U - Agricultural Buildings provides special consideration for the construction of agricultural buildings reflective of their specific usage and limited occupant load. The provisions of this appendix allow reasonable heights and areas commensurate with the risk of agricultural buildings.

Section 8-1000.2 - ADOPTION OF APPENDIX I OF THE 2025 CALIFORNIA BUILDING CODE.

That certain document in book form entitled Appendix I of the 2025 California Building Code published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as part of the Building Code of the County of San Joaquin.

Appendix I - Patio Covers provides standards applicable to the construction and use of patio covers. It is limited in application to patio covers accessory to dwelling units. Covers of patios and other outdoor areas associated with restaurants, mercantile buildings, offices, nursing homes or other non-dwelling occupancies would be subject to standards in the main code and not this appendix.

Section 8-1000.3 - ADOPTION OF APPENDIX J OF THE 2025 CALIFORNIA BUILDING CODE.

That certain document in book form entitled Appendix J of the 2025 California Building Code published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as part of the Building Code of the County of San Joaquin.

Appendix J - Grading provides standards for the grading of properties. This appendix also provides standards for administration and enforcement of a grading program including permit and inspection requirements.

Section 8-1000.5 - ADOPTION OF APPENDIX ~~P~~ Q OF THE 2025 CALIFORNIA BUILDING CODE.

That certain document in book form entitled Appendix ~~P~~ Q of the ~~2022~~ 2025 California Building Code published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as part of the Building Code of the County of San Joaquin except those portions of the Appendix which are amended specifically hereinafter;

Section ~~P~~ Q 101 GENERAL

~~P~~ Q 101.1 Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section ~~P~~ Q 102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for or on behalf of the County of San Joaquin on land owned or leased by the County of San Joaquin.

~~P~~ Q 101.2 Application. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.

SECTION ~~P Q~~ 111.1 ALTERNATIVES AND MODIFICATIONS

~~P Q~~ 111.1 Alternatives and modifications. Alternative compliance and/or modifications that are reasonably equivalent to the requirements in this appendix may be granted by the Authority having Jurisdiction in individual cases when dealing with building or structures used for emergency housing.

SECTION 8-1001. SCOPE AND GENERAL REQUIREMENTS. Section 101 of Chapter 1, Division II, of the ~~2022~~ 2025 California Building Code is hereby amended to read:

Section 101.1 Title. These regulations shall be known as the Building Code of The County of San Joaquin, and hereinafter referred to as “this code.”

Section 101.4.4 Property maintenance. The provisions of the Uniform Housing Code, Chapters 4, 5, 6 and Sections 701.2 and 701.3 shall apply to existing residential structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

SECTION 8-1002. CODE COMPLIANCE AGENCY.

Section 103 of Chapter 1, Division II, of the ~~2022~~ 2025 California Building Code is hereby amended to read:

Section 103.1 Creation of enforcement agency. The Community Development Department, Building Inspection Division, is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

SECTION 8-1003. DUTIES AND POWERS OF THE BUILDING OFFICIAL.

Section 104 of Chapter 1, Division II, of the ~~2022~~ 2025 California Building Code is hereby amended to read:

Section 104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, and fees collected. Such records shall be retained in the official records for the period required for retention of public records.

SECTION 8-1004. PERMITS. Section 105 of Chapter 1, Division II, of the ~~2022~~ 2025 California Building Code is hereby amended to read:

Section 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 for this code or any other laws or ordinances of this jurisdiction.

Permits shall not be required for the following:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar residential uses, and one-story detached agricultural buildings provided the gross floor area does not exceed 120 square feet (11.15 m²), the height does not exceed 12 feet (3.69 m), and the maximum roof projection does not exceed 24 inches (610 mm). Exemption from a building permit does not include electrical, plumbing or mechanical installation and does not authorize any work to be done in violation of laws or ordinances including but not limited to planning, zoning and setback requirements.
2. Fences not over 7 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) 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 IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools that are accessory to a Group R-3 occupancy that are not more than 18 inches (457 mm) deep and are not greater than 5,000 gallons (18 825 L).
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment that are accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.

13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section ~~R311.4~~ R328.4 of the ~~2022~~ 2025 California Residential Code.

Section 105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 12 months after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding ~~90~~ 180 days each. The extension may be requested verbally or in writing and justifiable cause demonstrated.

Section 105.5 Expiration. 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 12 months after the work is commenced. The building official is authorized to grant, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested verbally or in writing and justifiable cause demonstrated.

Work shall be considered suspended or abandoned if an inspection has not been recorded and approved within 12 months of the last recorded and approved inspection. Before such work can be ~~recommenced~~ resumed, a new permit shall be obtained. The fee shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made to the original plans and specifications and the suspension or abandonment has not exceeded one year. When plan review is not required by the building official the fee shall not include the plan review portion of the full permit fee.

In order to renew a permit suspended or abandoned for more than one year, the permittee shall pay a new full permit fee unless the project has had an approved rough frame, rough electrical, rough mechanical and rough plumbing inspection. In this case the building official may, on a case-by-case basis, waive the requirement for plans and the renewal fees shall be twenty-five percent (25%) of the full permit fee. When plan review is not required by the building official the fee shall not include the plan review portion of the full permit fee.

A notice of code violation may be recorded when a building permit is expired.

SECTION 8-1005. -CONSTRUCTION DOCUMENTS. Section 107 of

Chapter 1, Division II, of the ~~2022~~ 2025 California Building Code is hereby amended to read:

Section 107.2.6.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Title 9 of the Development Title of San Joaquin County.

Section 107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as “Approved.” One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

SECTION 8-1006. TEMPORARY STRUCTURES AND USES. Section 108 of Chapter 1, Division II of the ~~2022~~ 2025 California Building Code is hereby deleted and not adopted in the Building Code of the County of San Joaquin.

SECTION 8-1007. FEES. Section 109 of Chapter 1, Division II of the ~~2022~~ 2025 California Building Code is hereby amended to read:

Section 109.2 Schedule of permit fees. Where a permit is required for buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations to the aforementioned, a fee for each permit shall be paid in accordance with the fee schedule as established by the resolution adopted by the San Joaquin County Board of Supervisors.

Section 109.3 Permit valuations. The determination of value or valuation under any of the provisions of this code shall be made by the building official and shall be based on valuation data supplied periodically by the International Code Council or market value based on local assessment ratios or any other data as may be available to the building official for review. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.

EXCEPTION: The building official shall determine the valuation when no applicable data is available.

Section 109.4 Work commencing before permit issuance. Any person who commences any work for which a permit is required before obtaining the necessary permits shall be subject to an investigation fee. The investigation fee shall be in addition and equal to the amount of the permit fee required by this code. The fees shall not be less than the minimum fee set forth by the resolution adopted Board of Supervisors of the County of San Joaquin. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law

Section 109.6 Refunds. The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected. The building official may also authorize refunding of not more than 80 percent of the permit fee, excluding any plan review fees paid when no work has been done under a permit issued in accordance with this code. No refunds will be processed for permits more than 365 days from the date of expiration of the issued permit.

SECTION 8-1008. INSPECTIONS. Section 110 of Chapter 1, Division II of the ~~2022~~ 2025 California Building Code is hereby amended to read:

Section 110.3.12.1 Flood hazard documentation. If located in a flood hazard area, documentation of the elevation of the lowest floor as required in Title 9 of the Development Title of San Joaquin County shall be submitted to the flood plain administrator prior to the final inspection.

Section 110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing, by telephone or by requesting online at <https://www.sjgov.org/>.

SECTION 8-1009. CERTIFICATE OF OCCUPANCY. Section 111 of Chapter 1, Division II of the ~~2022~~ 2025 California Building Code is hereby amended to read:

Section 111.1 Change of occupancy. A building or structure shall not be used or occupied in whole or in part, and a change of occupancy of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2.
2. For one- and two- family dwellings and their accessory structures, a building permit with an approved final inspection shall be considered the certificate of occupancy.

Section 111.2 Certificate issued. Prior to requesting a final inspection, it shall be the duty of the holder of the building permit or their duly authorized agent to obtain approvals from all agencies identified on the certificate of occupancy routing form. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the ~~department~~ Community Development Department, Building Inspection Division, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. Where an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

SECTION 8-1010. UNSAFE STRUCTURES AND EQUIPMENT. Section 116 of Chapter 1, Division II of the ~~2022~~ 2025 California Building Code is hereby deleted and replaced by Title 8, Division 5, Housing and Nuisance Abatement Code of the Ordinance Code of San Joaquin County.

SECTION 8-1011. BUILDING BOARD OF APPEALS. Section 113 of Chapter 1, Division II of the ~~2022~~ 2025 California Building Code is hereby deleted and replaced with the following:

Section 8-1011.1. Building Board of Appeals. The Building Board of Appeals is created in order to hear appeals by persons aggrieved due to decisions in the application of the

California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Green Building Standards Code, California Wildland Urban Interface Code and the California Fire Code or regulations adopted thereto of the county.

Section 8-1011.2. Definitions. The definitions are to read as follows:

- a) "Board" means the Building Board of Appeals.
- b) "Member" means a member of the Building Board of Appeals.
- c) "Building Official" means the officer responsible for the administration and enforcement of this title designated by the Director of the Department of Planning and Building Inspection.

Section 8-1011.3. Organization and Membership. The organization and membership will read as follows:

- a) The Board shall be comprised of three (3) members and one (1) alternate member appointed by the Board of Supervisors. The Building Official shall be ex officio Secretary of the Board but shall not vote.
 - 1. One (1) member shall be a licensed general contractor.
 - 2. One (1) member shall be a licensed architect.
 - 3. (3) One (1) member shall be a licensed engineer.
 - 4. One (1) member shall be an alternate and shall be a licensed general contractor, a licensed architect or a licensed engineer. This member shall attend only when there is a conflict of interest or in the absence of one of the above-listed members.
- b) The members of the Board serve for four (4) year terms at the pleasure of the Board of Supervisors. The ~~first~~ appointed members serve for the following terms: one (1) for a term of one (1) year, one (1) for a term of two (2) years, one (1) for a term of three (3) years and one (1) for a term of four (4) years. The members first appointed shall, at their first meeting, decide by lot which of them shall serve for terms of one (1), two (2) and three (3) years, respectively. Thereafter, members shall be appointed for terms of four (4) years, except that in the event of a vacancy in the office, the member appointed to fill the vacancy shall serve for the unexpired term to which he is appointed.
- c) The members of the Board shall receive twenty-five dollars (\$25.00) compensation for each meeting of the Board for which they are present and

shall, in addition thereto, receive their actual and necessary expenses incurred in the performance of their duties, including, but not limited to, mileage to and from the meetings of the Board.

- d) The Board shall establish regular meeting dates and may, from time to time, call special meetings. The Board of Supervisors shall declare a vacancy in the office of any member who is absent from three (3) consecutive regular meetings of the Board without prior notification given to the Board Chairman.
- e) A member shall be a resident of San Joaquin County.
- f) A member shall be neither an elected officer or an employee of San Joaquin County, but he shall not be disqualified as a member by his membership on, or employment by, any other board, commission, agency or authority of, or created by or for, San Joaquin County.
- g) No member shall knowingly acquire any interest in any property which is the subject of an appeal before the Board. A member having any interest in such property shall make immediate disclosure of the fact of an interest to the Board, and he shall be disqualified from all deliberations by the Board relating to that property.
- h) The Board shall adopt by-laws to govern its function in accordance with the provisions in this chapter.
- i) The Board shall elect a chairperson and vice-chairperson from among its members. The term of office of the chairperson and vice-chairperson shall be for the calendar year or its balance should they be elected to fill a vacancy. The time, place and frequency of its meetings shall be fixed by the Board.

Section 8-1011.4 Powers and Duties. The powers and duties are to read as follows:

- (1) The Board's function is:
 - (a) To hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and California Fire Code, or regulations adopted thereto of the County.
- (2) Conduct of Appeals.
 - a) The Board shall exercise its powers in such manner that substantial justice is done most nearly in accord with the intent and purpose of this code.

- b) The Board shall adopt rules of procedure for the conduct of appeals, make provision for adequate notice of hearing to all parties, provide for a hearing open to the public of all appeals to be commenced not less than ten (10), nor more than sixty (60) days from the date of filing of the petition for appeal, record minutes of all its proceedings, and provide copies of such minutes for inspection as a public record.

(3) Procedure on Petition for Hearing of Appeal.

- a) The fees for an appeal shall be prescribed by the Board of Supervisors.
- b) Upon filing of the petition, the Secretary shall set the matter on the agenda for consideration by the Board.
- c) Notice in writing of not less than ten (10) calendar days shall be given the applicant or petitioner specifying the time and place of the hearing.
- d) At the hearing, the petitioner shall be given an opportunity to be heard and present any evidence to support his request.

(4) Decisions.

- a) No later than ten (10) calendar days after hearing, the Board shall formally report its findings of fact and, together with the reasons, its decisions in writing.
- b) The formal report shall order the petition or application granted, denied or modified and specify any conditions or limitations imposed.
- c) A copy of the findings and decisions shall be forwarded to the petitioner or his representative at the address shown upon the petition on file within ten (10) calendar days of the decision.

(5) A copy of the report shall be forwarded to the administrative office whose decision has been appealed.

(6) The Board shall file the original of its report in its permanent records.

(7) All decisions of the Board shall become final and effective ten (10) calendar days after notice of the results of a hearing before the Board is mailed to the appellants.

(8) The findings and decisions of the Board shall become final and effective ten (10) calendar days after notice of the results of a hearing before the Board is mailed to the appellants.

- (9) The findings and decisions of the Board shall be final and conclusive, but nothing in this code shall be construed to deprive any person of recourse to the courts as he may be entitled to under the law.

SECTION 8-1012. ADOPTION OF CALIFORNIA RESIDENTIAL CODE. That certain document in book form entitled the ~~2022~~ 2025 California Residential Code” including Appendix Chapters ~~AH~~ BF and CJ published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates by adoption the ~~2021~~— Edition of the International Residential Code of the International Code Council, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as the Residential Code of the County of San Joaquin except those portions of the ~~2022~~ 2025 California Residential Code which are not adopted or which are amended specifically hereinafter.

Section 8-1012.1. ADMINISTRATION. Chapter 1, Division II of the ~~2022~~ 2025 California Residential Code is not adopted. Chapter 1, Division II of the ~~2022~~ 2025 California Building Code as amended by this title shall be used to administer the Residential Code of the County of San Joaquin.

8-1012.2 - ADOPTION OF APPENDIX BF OF THE CALIFORNIA RESIDENTIAL CODE.

That certain document in book form entitled Appendix BF of the 2025 California Residential Code published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as part of the Residential Code of the County of San Joaquin.

Appendix BF Patio Covers.

Appendix BF sets forth the regulations and limitations for patio covers. The provisions address those uses permitted in patio cover structures, the minimum design loads to be assigned for structural purposes, and the effect of the patio cover on egress and emergency escape or rescue from sleeping rooms. This appendix also contains the special provisions for aluminum screen enclosures in hurricane-prone regions.

8-1012.5 - ADOPTION OF APPENDIX AZ CJ OF THE CALIFORNIA RESIDENTIAL CODE.

That certain document in book form entitled Appendix ~~AZ~~ CJ of the ~~2022~~ 2025 California Residential Code published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as part of the Residential

Code of the County of San Joaquin except those portions of the Appendix which are amended specifically hereinafter;

Section ~~AZ101~~ CJ101 GENERAL

~~AZ101.1~~ CJ101.1 Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section ~~P402~~. CJ102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for or on behalf of the County of San Joaquin on land owned or leased by the County of San Joaquin.

~~AZ~~ CJ101.2 Application. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.

Section ~~AZ~~ CJ111.1 ALTERNATIVES AND MODIFICATIONS

~~AZ~~ CJ111.1 Alternatives and modifications. Alternative compliance and/or modifications that are reasonably equivalent to the requirements in this appendix may be granted by the Authority having Jurisdiction in individual cases when dealing with building or structures used for emergency housing.

SECTION 8-1013. ADOPTION OF CALIFORNIA ELECTRICAL CODE. That certain document in book form entitled the “~~2022~~ 2025 California Electrical Code” published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates by adoption the ~~2020~~ 2023 Edition of the National Electrical Code of the National Fire Protection Association, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as the Electrical Code of the County of San Joaquin except those portions of the ~~2022~~ 2025 California Electrical Code which are not adopted or which are amended specifically hereinafter.

Section 8-1013.1. ADMINISTRATION. Chapter 1, Division II of the ~~2022~~ 2025 California Building Code as amended by this title shall be used to administer the Electrical Code of the County of San Joaquin.

SECTION 8-1014. ADOPTION OF CALIFORNIA MECHANICAL CODE. That certain document in book form entitled the “~~2022~~ 2025 California Mechanical Code” excluding Appendix Chapters A through G published by the California Building Standards Commission,

2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates by adoption the ~~2021~~ 2024 Edition of the Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as the Mechanical Code of the County of San Joaquin except those portions of the ~~2022~~ 2025 California Mechanical Code which are not adopted or which are amended specifically hereinafter.

Section 8-1014.1. ADMINISTRATION. Chapter 1, Division II, of the ~~2022~~ 2025 California Mechanical Code, Sections 101.0-102.8, 105.0-105.2.2, 105.3-105.4, in addition to Chapter 1, Division II of the ~~2022~~ 2025 California Building Code as amended by this title shall be used to administer the Mechanical Code of the County of San Joaquin.

SECTION 8-1015. ADOPTION OF CALIFORNIA PLUMBING CODE. That certain document in book form entitled the “~~2022~~ 2025 California Plumbing Code” excluding Appendix Chapter E published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates by adoption the ~~2021~~ 2024 Edition of the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as the Plumbing Code of the County of San Joaquin except those portions of the ~~2022~~ 2025 California Plumbing Code which are not adopted or which are amended specifically hereinafter.

Section 8-1015.1. ADMINISTRATION. Chapter 1, Division II, of the ~~2022~~ 2025 California Plumbing Code, Sections 101.0-102.8, 104.1-104.2, 105.2-105.2.2, 105.3-105.4, in addition to Chapter 1, Division II of the ~~2022~~ 2025 California Building Code as amended by this title shall be used to administer the Plumbing Code of the County of San Joaquin.

SECTION 8-1016. ADOPTION OF CALIFORNIA GREEN BUILDING STANDARDS CODE. That certain document in book form entitled the “~~2022~~ 2025 California Green Building Standards Code” excluding Appendix A4, A5 and A6.1 published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as the Green Building Standards Code of the County of San Joaquin except those portions of the ~~2022~~ 2025 California Green Building Standards Code which are not adopted or which are amended specifically hereinafter.

SECTION 8-1017 ADOPTION OF CALIFORNIA WILDLAND URBAN INTERFACE CODE That certain document in book form entitled the 2025 California Wildland Urban Interface Code” published by the California Building Standards Commission, 2525 Natomas

Park Drive, Suite 130, Sacramento, California 95833-2936, one (1) copy of which is available at the Community Development Department, 1810 East Hazelton Ave for examination and use by the public, is hereby adopted and enacted by the Board of Supervisors as the California Wildland Urban Interface Code Standards Code of the County of San Joaquin except those portions of the 2025 California Wildland Urban Interface Code Standards Code which are not adopted or which are amended specifically hereinafter.

SECTION ~~8-1017~~ 8-1018 INTENT.

It is the intent of this division to specify enforcement procedures for violations of Title 8, Division 1 of the Ordinance Code of San Joaquin County be performed in compliance with Title 8, Division 7. (Ord. 3464)

This Ordinance shall take effect 30 days after the date of its adoption but no sooner than January 1, 2026 as specified in Health and Safety Code Section 18941.5 (a) (1).

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this 13th of January 2026 to wit:

AYES: **Gardea, Canepa, Dhaliwal, Ding, Rickman**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Sukhminder S. Dhaliwal

SUKHMINDER S. DHALIWAL
Chair, Board of Supervisors
County of San Joaquin
State of California

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California



By: **Rachél DeBord**