

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, AMENDING TITLE 15 OF THE MONROVIA MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, KNOWN AS THE CALIFORNIA CODE OF REGULATIONS TITLE 24, WHICH INCLUDES THE 2025 CALIFORNIA BUILDING CODE VOLUMES I AND II (PART 2 OF TITLE 24); THE 2025 CALIFORNIA HISTORICAL BUILDING CODE (PART 8 OF TITLE 24), THE 2025 CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24), THE 2025 CALIFORNIA RESIDENTIAL CODE (PART 2.5 OF TITLE 24), THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 4 AND CHAPTER 5 OF MANDATORY MEASURES ONLY (CALGREEN) (PART 11 OF TITLE 24); THE 2025 CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24), THE 2025 CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24), THE 2025 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24), THE 2025 CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24), THE 2025 CALIFORNIA FIRE CODE (PART 9 OF TITLE 24), THE 2025 CALIFORNIA WILDLAND URBAN INTERFACE CODE (PART 7 OF TITLE 24); AND READOPTING THE 1997 EDITION OF THE UNIFORM HOUSING CODE, THE 1997 EDITION OF THE UNIFORM ADMINISTRATIVE CODE, THE 2024 UNIFORM SOLAR ENERGY AND HYDRONICS AND GEOTHERMAL CODE, THE 1997 EDITION OF THE BUILDING SECURITY CODE, THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, ADOPTING PENALTIES FOR VIOLATIONS THEREOF, AND ADOPTING CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS AND MAKING FINDINGS IN SUPPORT THEREOF

THE CITY COUNCIL OF THE CITY OF MONROVIA DOES ORDAIN AS FOLLOWS

SECTION 1. Except as specified herein, Ordinance Number 2022-09 is hereby repealed.

SECTION 2. The City Clerk, Building Official, Fire Chief and City Attorney are hereby authorized to make administrative changes to Chapters 15.04 and 15.20 of the Monrovia Municipal Code to facilitate the efficient codification of this Ordinance, without changing the substance of any provision adopted herein.

SECTION 3. Part I (Codes Adopted) of Chapter 15.04 of the Monrovia Municipal Code is hereby re-adopted and amended to read as follows (existing sections of the Chapter, adopted in Ordinance 2022-09 and predecessor ordinances, not specifically affected by this Ordinance shall remain in effect and all references to the 2022 edition of the Codes are hereby amended to reference the 2025 Codes. References to versions of the Codes other than 2022 shall remain unchanged. All of the changes and modifications are substantially equivalent to changes or modifications that were previously adopted and filed by the City and were in effect as of

September 30, 2025. No new technical code amendments are added or amended in this Ordinance):

"Chapter 15.04

CODES ADOPTED

§ 15.04.010 Adoption.

The following Codes (collectively "Technical Codes") are hereby adopted by reference, with the exception of the additions, deletions and amendments set forth in this chapter:

(A) Building Code Adopted. Except as hereinafter amended, the California Building Code, 2025 Edition (Cal. Code of Regulations Title 24, Part 2), is hereby adopted by reference as the Building Code of the City of Monrovia. A copy of the Building Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(B) Mechanical Code Adopted. Except as hereinafter amended, the California Mechanical Code, 2025 Edition (Cal. Code of Regulations Title 24, Part 4), is hereby adopted by reference as the Mechanical Code of the City of Monrovia. A copy of the Mechanical Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(C) Plumbing Code Adopted. Except as hereinafter amended, the California Plumbing Code, 2025 Edition (Cal. Code of Regulations, Title 24, Part 5), is hereby adopted by reference as the Plumbing Code of the city of Monrovia. A copy of the Plumbing Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(D) Electrical Code Adopted. Except as hereinafter amended, the 2025 California Electrical Code (Part 3, Title 24, Cal. Code of Regulations) is hereby adopted by reference and incorporated herein as though set forth in full as the Electrical Code of the City of Monrovia. A copy of the Electrical Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(E) California Existing Building Code Adopted. Except as hereinafter amended, the California Existing Building Code, 2025 Edition (Cal. Code of Regulations Title 24, Part 10), is hereby adopted by reference as the California Existing Building Code of the City of Monrovia. A copy of the California Existing Building Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(F) Administrative Code Adopted. Except as hereinafter amended, the Uniform Administrative Code, 1997 Edition, is hereby adopted by reference as the Administrative Code of

the City of Monrovia. A copy of the Administrative Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(G) Housing Code Adopted. Except as hereinafter amended, the Uniform Housing Code, 1997 Edition is hereby adopted by reference as the Housing Code of the City of Monrovia. A copy of the Housing Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(H) Building Security Code Adopted. Except as hereinafter amended, the Uniform Building Security Code, 1997 Edition, is hereby adopted by reference as the Building Security Code of the City of Monrovia. A copy of the Building Security Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(I) Solar Energy Code Adopted. Except as hereinafter amended, the Uniform Solar Energy and Hydronics Code, 2024 Edition, is hereby adopted by reference as the Solar Energy and Hydronics Code of the City of Monrovia. A copy of the Solar Energy and Hydronics Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(J) California Residential Code Adopted. Except as hereinafter amended, the California Residential Code, 2025 Edition (Cal. Code of Regulations Title 24, Part 2.5), is hereby adopted by reference as the California Residential Code of the City of Monrovia. A copy of the California Residential Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(K) California Green Building Standards Code Adopted. Except as hereinafter amended, the California Green Building Standards Code, 2025 Edition (Cal. Code of Regulations Title 24, Part 11), is hereby adopted by reference as the California Green Building Standards Code of the City of Monrovia. A copy of the California Green Building Standards Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(L) California Historical Building Code Adopted. Except as hereinafter amended, the California Historical Building Code, 2025 Edition (Cal. Code of Regulations Title 24, Part 8), is hereby adopted by reference as the California Historical Building Code of the City of Monrovia. A copy of the California Historical Building Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(M) California Energy Code Adopted. Except as hereinafter amended, the California Energy Code, 2025 Edition (Cal. Code of Regulations Title 24, Part 6) is hereby adopted by reference as the California Energy Code of the City of Monrovia. A copy of the California Energy Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(N) California Wildland Urban Interface Code Adopted. Except as hereinafter amended, the California Wildland Urban Interface Code, 2025 Edition (Cal. Code of Regulations Title 24, Part 7) is hereby adopted by reference as the California Wildland Urban Interface Code of the City of Monrovia. A copy of the California Wildland Urban Interface Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

(O) Abatement of Dangerous Buildings Code Adopted. Except as hereinafter amended, the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is hereby adopted by reference as the Abatement of Dangerous Buildings Code of the City of Monrovia. A copy of the Abatement of Dangerous Buildings Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

“§ 15.04.020 SUBSTITUTION OF TERMS.

The following word and phrase substitutions are made in all Codes adopted in § 15.04.010 wherever they appear:

<u>For the word or phrase:</u>	<u>Substitute:</u>
City of _____	City of Monrovia
governing body	City Council
jurisdiction	City of Monrovia

“15.04.025 VIOLATIONS AND PENALTIES.

(A) Unlawful acts. It shall be unlawful for any person (including but not limited to any individual, corporation, limited liability company, trust or other entity or responsible person) to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use or occupy or maintain any building, structure or building service equipment, or cause or permit same to be done in violation of this code and the Technical Codes.

(B) Occupancy or Use Violations. It shall be unlawful for any person to own, use, occupy, or allow, permit or suffer any use of a building, structure, or premises, or portion thereof in violation of any of the any of the Technical Codes. Whenever any structure or portion thereof or equipment therein is being used contrary to the provisions of these Codes, or other pertinent laws or ordinances, or whenever any structure or portion thereof which was built contrary to the provisions of this code or other pertinent laws or ordinances, is being used or occupied, the Building Official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within 10 days after receipt of such notice to make the structure, or portion thereof, comply with the

requirements of this Code. No person shall own, use, occupy or maintain any "Unpermitted Structure." For the purposes of this code, "Unpermitted Structure" shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished, or equipped, at any point in time, without the required permit(s) having first been obtained from the Building Official, or any work for which a permit has expired.

(C) Any person, entity, firm, or corporation violating any of the provisions of this chapter or any of the Codes adopted herein by reference shall be deemed guilty of a misdemeanor, unless prosecuted as an infraction in the discretion of the City Prosecutor or as an Administrative Citation as provided herein, and shall be punishable by a fine or by imprisonment not to exceed six calendar months in jail, or by both such fine and imprisonment. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter or the said Code is committed, continued or permitted.

(D) Separately and distinctly, any violation of the provisions of this chapter or any of the Codes adopted herein by reference on any property in the City shall be deemed a public nuisance and may be abated by the City by civil process through the means of an injunction or restraining order, or pursuant to the provisions of this Code and other applicable law pertaining to the abatement of public nuisances.

(E) Any person, entity, firm, or corporation violating any of the provisions of this chapter or any of the Codes adopted herein by reference may be issued an Administrative Citation and fine pursuant to Chapter 1.17 of this Code, provided that no such person, entity, firm, or corporation may be both prosecuted pursuant to §15.04.025(C) and receive an Administrative Citation for the same violation."

PART I

ADMINISTRATIVE CODE AMENDMENTS TO THE
1997 EDITION OF THE UNIFORM ADMINISTRATIVE CODE

SUMMARY OF AMENDMENTS TO THE ADMINISTRATIVE CODE

SECTIONS	TITLE/DESCRIPTION
§ 15.04.030	Amend Section 102.4 of the Administrative Code
§ 15.04.030	Amend Section 103 of the Administrative Code

II. ADMINISTRATIVE CODE AMENDMENTS

§ 15.04.030: CHAPTER 1 AMENDED – TITLE, SCOPE, AND GENERAL.

Section 102.4 of the Administrative Code is hereby amended to read as follows:

102.4 Existing Occupancy. Buildings in existence at the time of the adoption of the Building Code may have their existing use or occupancy continued if the use or occupancy was legal at the time of the adoption of the Building Code, and provided continued use is not dangerous to life, health and safety.

A change in the use or occupancy of any existing building or structure shall comply with the provisions of Section 309 of this code and the current version of Chapter 10 of the California Existing Building Code.

Section 103 of the Administrative Code is hereby amended by revising a definition to read as follows:

BUILDING CODE is the current edition of the *California Building Code* promulgated by the International Code Council, as adopted by the city.

PART II

HOUSING CODE AMENDMENTS TO THE
1997 EDITION OF THE UNIFORM HOUSING CODE

SUMMARY OF AMENDMENTS TO THE HOUSING CODE

SECTIONS	TITLE/DESCRIPTION
§ 15.04.415	Amend Section 103 of the Housing Code
§ 15.04.415	Amend Section 104.1 of the Housing Code
§ 15.04.421	Amend Section 301 of the Housing Code
§ 15.04.421	Amend Section 302 of the Housing Code
§ 15.04.421	Amend Section 303 of the Housing Code
§ 15.04.422	Amend Section 401 of the Housing Code
§ 15.04.423	Amend Section 501 of the Housing Code
§ 15.04.423	Amend Section 504.4 of the Housing Code
§ 15.04.423	Amend Section 505.5 of the Housing Code
§ 15.04.424	Amend Section 701.1 of the Housing Code
§ 15.04.425	Amend Section 1001.1 of the Housing Code

VI. HOUSING CODE AMENDMENTS

§ 15.04.415: CHAPTER 1 AMENDED – TITLE AND SCOPE.

Section 103 of the Housing Code is hereby amended to read as follows:

SECTION 103 – SCOPE

The provisions of this code shall apply to all buildings or portions thereof used, or designed or intended to be used, for human habitation. Such occupancies in existing buildings may be continued as provided in ~~Section 3401~~ of the city's Building Code, except such structures as are found to be substandard as defined in this code.

Where any building or portion thereof is used or intended to be used as a combination apartment house-hotel, the provisions of this code shall apply to the separate portions as if they were separate buildings.

Rooming houses, congregate residences or lodging houses shall comply with all the requirements of this code for dwellings.

Section 104.1 of the Housing Code is hereby amended to read as follows:

104.1 Additions, Alterations or Repairs. For requirements for additions, alterations or repairs, see Section 102.2 of the Uniform Administrative Code.

§ 15.04.421: CHAPTER 3 AMENDED – PERMITS AND INSPECTIONS.

Section 301 of the Housing Code is hereby amended to read as follows:

SECTION 301 – GENERAL

No building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official in the manner and according to the applicable conditions prescribed in Section 301 of the Uniform Administrative Code.

Section 302 of the Housing Code is hereby amended to read as follows:

SECTION 302 – FEES

When a building permit is required by Section 301 of this code, the appropriate fees shall be paid as specified in Section 304 of the Uniform Administrative Code.

Section 303 of the Housing Code is hereby amended to read as follows:

SECTION 303 – INSPECTION

Buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by this code and Sections 305 and 306 of the Uniform Administrative Code.

§ 15.04.422: CHAPTER 4 AMENDED – DEFINITIONS.

Section 401 of the Housing Code is hereby amended by revising a definition to read as follows:

BUILDING CODE is the current edition of the *California Building Code* promulgated by the International Code Council, as adopted by the City.

§ 15.04.423: CHAPTER 5 AMENDED – SPACE AND OCCUPANCY STANDARDS.

Section 501 of the Housing Code is hereby amended to read as follows:

SECTION 501 – LOCATION ON PROPERTY

All buildings shall be located with respect to property lines and to other buildings on the same property as required by Section 503 and Chapter 6 of the Building Code.

Section 504.4 of the Housing Code is hereby amended to read as follows:

504.4 Hallways. All public hallways, stairs and other exitways shall be adequately lighted at all times in accordance with Chapter 10 of the Building Code.

Section 505.5 of the Housing Code is hereby amended to read as follows:

505.5 Water Closet Compartments. Walls and floors of water closet compartments, except in dwellings, shall be finished in accordance with Chapter 12 of the Building Code.

§ 15.04.424: CHAPTER 7 AMENDED – MECHANICAL REQUIREMENTS.

Section 701.1 of the Housing Code is hereby amended to read as follows:

SECTION 701 – HEATING AND VENTILATION

701.1 Heating. Dwelling units, guest rooms and congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with Section 1203 of the Building Code, the Mechanical Code and all other applicable laws. Unvented fuel-burning heaters are not permitted. All heating devices or appliances shall be of an approved type.

§ 15.04.425: CHAPTER 10 AMENDED – SUBSTANDARD BUILDINGS.

Section 1001.1 of the Housing Code is hereby amended to read as follows:

1001.1 General. Any building or portion thereof that is determined to be an unsafe building in accordance with Section 203 of the Uniform Administrative Code, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard buildings.

PART III

**ADOPTION OF THE ABATEMENT OF DANGEROUS
BUILDINGS CODE AND AMENDMENTS TO THE
1997 EDITION OF THE UNIFORM CODE FOR THE
ABATEMENT OF DANGEROUS BUILDINGS**

SUMMARY OF AMENDMENTS TO THE ABATEMENT OF DANGEROUS BUILDINGS CODE

SECTIONS	TITLE/DESCRIPTION
§ 15.04.500	Amend Section 103 of the Abatement of Dangerous Buildings Code
§ 15.04.510	Amend Section 204 of the Abatement of Dangerous Buildings Code
§ 15.04.520	Amend Section 301 of the Abatement of Dangerous Buildings Code

X. ABATEMENT OF DANGEROUS BUILDINGS CODE AMENDMENTS

§ 15.04.500: CHAPTER 1 AMENDED – TITLE AND SCOPE.

Section 103 of the Abatement of Dangerous Buildings Code is hereby amended to read as follows:

SECTION 103 – ALTERATIONS, ADDITIONS AND REPAIRS

All buildings or structures which are required to be repaired under the provisions of this code shall be subject to the provisions of 102.2 of the Uniform Administrative Code.

§ 15.04.510: CHAPTER 2 AMENDED – ENFORCEMENT.

Section 204 of the Abatement of Dangerous Buildings Code is hereby amended to read as follows:

SECTION 204 – INSPECTION OF WORK

All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by this code and Sections 305 and 306 of the Uniform Administrative Code.

§ 15.04.520: CHAPTER 3 AMENDED – DEFINITIONS.

Section 301 of the Abatement of Dangerous Buildings Code is hereby amended by revising a definition to read as follows:

BUILDING CODE is the current edition of the *California Building Code* promulgated by the International Code Council, as adopted by the City.

PART IV

**ADOPTION OF FIRE CODE AND FIRE DEPARTMENT
RECOMMENDED CHANGES
(FINDINGS AND RATIONALE NOT TO BE CODIFIED)**

SECTION 4. Chapter 15.20 of the Monrovia Municipal Code, as adopted in Ordinance 2022-09 (including local findings) is hereby re-adopted and with the local amendments reflected and references to the 2022 edition of the California Fire Code changed to reflect the 2025 California Fire Code as follows:

(Revise) 15.20.040 Section 104.8 of Chapter 1 amended—non-liability of city or official.

(Revise) 15.20.050 Section 112.1 of Chapter 1 amended—appeals to Board of Appeals.

(Remains) 15.20.060 Section 104.1 of Chapter 1 amended—prosecution of arson statute.

(Remains) 15.20.070 Section 103.3 of Chapter 1 amended—personnel powers.

(Revise) 15.20.080 Section 105.5.30 amended—LP-gas.

(Remains) 15.20.090 Section 307.1.1 amended—prohibited open burning.

(Remains) 15.20.100 Chapter 5 Section 503.2.1 amended—Dimensions.

Chapter 5 503.2.4 amended - Turning Radius

(Remains) 15.20.110 Section 503.3 amended—fire lane marking/signage.

(Remains) 15.20.120 Section 903.2 amended—automatic sprinkler system.

(Remains) 15.20.130 Section 903.2.18 amended—automatic sprinkler system.

(Remains) 15.20.140 Section 903.3.1.2 amended—NFPA 13R sprinkler system.

(Remains) 15.20.150 Section 903.3.1.3 amended—NFPA 13D sprinkler system.

(Remains) 15.20.160 Section 1103.5 amended—automatic sprinkler systems in existing buildings.

(Revise) 15.20.170 Section 605.7 amended—incinerators and open burning.

(Remains) 15.20.180 Section 806.1.5 added—Christmas tree lots.

(Remains) 15.20.190 Section 2306.2.3 amended—protected aboveground tanks.

(Remains) 15.20.200 Section 5601.1 amended—locations where storage of explosives and blasting agents are prohibited.

(Remains) 15.20.210 Section 5601.1.3 amended—seizure of fireworks.

(Remains) 15.20.220 Section 5704.2.9.6.1 amended—establishment of locations in which aboveground storage of flammable liquids and bulk plants and terminals may be permitted.

(Remains) 15.20.230 Section 5706.4 amended—bulk plants or terminals.

(Remains) 15.20.240 Section 6104.2 amended—establishment of locations in which storage of liquefied petroleum gases may be permitted.

(Remains) 15.20.250 Section 6112 added—Use of LP-gas for emergency power generation in Group R-3 occupancies in the Wildland-Urban Interface Area.

(Remains) 15.20.260 Section 313.3 added—responsibility for fire.

(Relocate to CWUIC) 15.20.270 Section 4907 amended—defensible space.

(Relocate to CWUIC) 15.20.280 Section 4911 added—access.

(Remains) 15.20.290 Section 104.12 amended—authority at fires and other emergencies.

(Remains) 15.20.300 Section 104.13 added—financial responsibility.

(Remains) 15.20.310 Appendix D amended—Fire apparatus access roads.

(Remains) 15.20.320 Section 1103.2 amended—emergency responder radio coverage in existing buildings.

(Revise) 15.20.330 Appendix O P amended—Permits.

(Remains) 15.20.340 Violations.

(Remains) 15.20.350 Responsibility.

§ 15.20.270 SECTION 604 AMENDED—DEFENSIBLE SPACE.

Section 604 of the California Wildland-Urban Interface Code 2025 Edition is hereby amended to read as follows:

604.1 Objective. Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space within the Moderate, High, and Very High Fire Hazard Severity Zones.

Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.

Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

604.2 Application. Buildings and structures located 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 Moderate, High, or Very High Fire Hazard Severity Zone by the City or other local agency with jurisdiction.
3. Land designated in this code or resolution of the City Council as a wildland-urban interface (WUI) area.

4907.1.4 604.3 Fuel modification. Fuel modification shall be provided within a distance from buildings or structures as specified in Table 604. Distances specified in Table 604 shall be measured along the grade from the perimeter or projection of the building or structure. Persons owning, leasing, controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-smart vegetation.

Ornamental vegetative fuel or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designated defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided that the distances between crowns and crowns from adjacent trees, structures or unmodified fuel is are not less than 15 feet (4572 mm). Trees shall be maintained by the property owner free of dead wood and litter.

TABLE 604

REQUIRED DEFENSIBLE SPACE

<i>Wildland-Urban Interface Fire Severity</i>	<i>Fuel Modification Distance (feet)</i>
Moderate hazard	30
High hazard	100
Very high hazard	200

The hazard rating shall be determined in accordance with city legislative action.

For SI: 1 foot = 305 mm

604.3.1 Fences. Fences in the Very High Fire Hazard Severity Zone that are located within 10 feet (3050 mm) of a structure - shall be constructed of noncombustible materials.

604.3.2 Outbuildings. Outbuildings shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Vegetation more than 10 feet (3048 mm) but less than 20 feet (6096 mm) from outbuildings shall be fire-smart vegetation.

604.4 Adjacent landowners. Persons owning, leasing, controlling, operating, or maintaining land within the defensible space surrounding buildings or structures as described in Table 604 shall modify or remove non-fire resistive vegetation from their land as necessary to provide the required fuel modification. Such persons may satisfy the requirements of this section by permitting access to their property to persons owning,

leasing, controlling, operating or maintaining the neighboring property that is improved with buildings or structures for the purpose of modifying or removing non-fire resistive vegetation to provide the appropriate fuel modification. If such access is provided, persons owning, leasing, controlling, operating or maintaining the neighboring property that is improved with buildings or structures shall bear the duty to comply with the requirements of this section.

605.5 Disposal of flammable vegetation and fuels. The disposal of flammable vegetation and fuels caused by site, road, and driveway maintenance or construction shall be in accordance with all applicable laws and regulations.

§ 15.20.280 SECTION 403 AMENDED—ACCESS.

Section 4944 403 of the California Fire Wildland-Urban Interface Code 2025 Edition is hereby amended to read as follows:

SECTION 403 ACCESS

403.1 Objective. The objective of this Section is to establish the minimum requirements for emergency vehicle access for buildings and structures located in the wildland-urban interface areas. Where there are conflicts with these provisions and CCR Title 14, Division 1.5, Chapter 7, Subchapter 2, the most restrictive shall govern.

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for concurrent safe access for emergency firefighting equipment and civilian evacuation, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with sections 403.2 to 403.11.

EXCEPTION:

When topography prevents appropriate fire apparatus access the Fire Chief may consider requiring that a property owner provide additional fire protection systems, built-in fire resistive construction, supplementary brush abatement measures, or all of the above, in lieu of the minimum standards established. The Fire Chief or their designee shall have discretion to impose acceptable requirements which shall not be subject to Planning Commission review.

403.2 Width.

- (a) All Roads shall be constructed to provide a minimum of two ten-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local law or policy, s or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code Section 35250.
- (b) All one-way roads shall be constructed to provide a minimum of one twelve-foot

traffic lane, not including shoulders. The City may approve One-way roads that comply with this code.

1. All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for not more than ten (10) Residential Units.
 2. In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.
- (c) Driveways shall be provided when access is not available at least within 150 feet (45720 mm) from any portion of an exterior wall on grade. All Driveways shall be constructed to provide a minimum of one (1) twelve-foot traffic lane, at least fourteen (14) feet of unobstructed horizontal clearance, and unobstructed vertical clearance of at least thirteen feet, six inches (13' 6").

403.3 Road surfaces.

- A) Roads shall be designed, constructed, and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
- B) Road and driveway structures shall be designed, constructed, and maintained to support at least 40,000 pounds.
- C) Project applicant shall provide engineering specifications to support design, if requested by the fire department.

403.4 Grades.

- A) At no point shall the grade for any road or driveway exceed 10 percent.
- B) The grade may exceed 10 percent, not to exceed 16 percent, with approval of the Fire Chief or their designee, and with mitigations imposed to provide for same practical effect.

403.5 Radius.

- A) No road or road structure shall have a minimum horizontal inside radius of curvature of fifty less than (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.
- B) The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

403.6 Turnarounds.

- A) Turnarounds are required on driveways and dead-end roads.

- B) The minimum turning radius for a turnaround shall be a minimum 38-foot (11590 mm) centerline radius [28-foot (8540 mm) inside radius, 48-foot (14640 mm) outside radius].
- C) Driveways in excess of 150 feet (45720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60960 mm) in length shall be provided with turnouts in addition to turnarounds.
- D) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- E) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.

403.7 Turnouts.

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five-foot taper on each end.

403.8 Road and Driveway Structures.

- A) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single traffic lane conditions, shall reflect the capacity of each bridge.
- B) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for High- way Bridges, 11th Edition, published 2002 (known as AASHTO HB-17) or a later publication of these specification, hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
- C) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained
- D) A bridge with only one traffic lane may be authorized by the City; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

403.9 Dead-end Roads.

- A) The maximum length of a Dead-end Road, including the length of all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels of less than one acre - 800 feet (262 m) Parcels of 1 acre to 4.99 acres - 1,320 feet (433 m)

Parcels of 5 acres to 19.99 acres - 2,640 feet (866 m) Parcels zoned for 20 acres or larger - 5,280 feet (1732 m)

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a Dead-end Road crosses areas of differing parcel sizes requiring different length limits, the shortest allowable length shall apply.

B). See Section 403.6 for Dead-end Road turnaround requirements.

403.10 Gate entrances.

- A) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance, and minimum unobstructed vertical clearance of thirteen feet, six inches (13' 6").
- B) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.
- C) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty-foot turning radius shall be used.
- D) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. A key box or switch shall be provided to provide emergency opening of the gate. Approval shall be by the Fire Chief or their designee. The property owner shall ensure that the security gates and the emergency operation mechanism are maintained operational at all times.

403.11 Signing and building numbering.

403.11.1 Objective.

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.

Existing buildings and structures shall be provided with address markers in accordance with Section 403.11.4. Existing roads and fire protection equipment shall be provided with markings in accordance with Sections 403.11.2 and 404.8.

403.11.2 Road signs.

Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

All road identification signs shall have minimum 4-inch high (102 mm) letters with 1-1/2 inch (13 mm) stroke on a contrasting 6-inch high (153 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

403.11.3 Road sign installation, location, and visibility.

- A) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.
- B) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.
- C) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:
 - 1) at the intersection preceding the traffic access limitation, and
 - 2) not more than one hundred (100) feet before such traffic access limitation.
- D) Road signs required by this section shall be posted at the beginning of construction and shall be maintained thereafter.

403.11.4 Addresses for Buildings

- A) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction. Where multiple addresses are required at a single driveway, they shall be mounted on a single post. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.
- B) Addresses for residential buildings shall be reflectorized.

SECTION 5. Fire Code Amendments Rationale and Findings:

RATIONALE:

The local amendments to the California Fire Code 2025 Edition, individually and collectively, are intended to address the unique fire-related problems and concerns associated with the City's status as a densely populated, largely built-out community with a Wildland Urban Interface Area and moderate, high and extremely high fire hazard zones. The amendments adopted herein are necessary so that the City of Monrovia can establish and maintain a defensible environment to deliver a high level of fire and life safety to residents, businesses and guests. Fire sprinklers have been shown to dramatically improve the chances of reducing the spread of fire and the damage caused by fires. Additional fire access requirements adopted herein are necessary to enhance the Fire Department's ability to fight fires and evacuate community members if necessary. Fire prevention and fire safety amendments adopted herein will reduce risks of fire due to the local factors noted below. Each of the rationale and findings adopted herein address the unique local situations and factors that make necessary each change in this Section, individually and collectively.

FINDINGS:

Local Geographic/Geologic Factors - The geographic layout and contours of the City of Monrovia create natural barriers for accessibility for fire suppression forces. Due to the City's close proximity to major fault lines, there is a significant possibility for multiple fires spreading out of control due to ruptured gas lines and multiple structural collapses. Because of the major earthquake hazard, and due to some older nonconforming buildings, it is necessary during the new construction or building renovation to use the City Codes to control and minimize conditions hazardous to life and property, which may result from fire, hazardous materials or an explosion. Further, the geography of the City and its built environment means that there are narrow streets and residential communities in the Wildland Urban Interface Area which, without these amendments, would make it more difficult for the Fire Department to evacuate residents and respond to fires.

Local Climatic Factors - The City of Monrovia is located in the County of Los Angeles, and is subject to long periods of dry, hot and windy climates, which increase the chance of a fire occurring and predispose the City to large destructive fires. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in moderate density housing or vegetation. These fires spread very quickly and create a need for increased levels for fire prevention and protection, fire sprinklers, and defensible space requirements, as imposed in these local amendments.

Local Topographic Factors - The water supply (domestic and fire flow) system within the City is directly affected by the topographical layout of the City, which generally slope upward from South to North. The distribution system consists of high-low pressure and gravity systems zones, which carry the water from various reservoirs and storage tanks to different zones via water pipes. These street mains consist of high-pressure lines and low pressure lines where the pressure and flows are adequate in most of the areas of the city. This variation of pressure causes major problems for development, as well as fire suppression forces, in that fire suppression and fire sprinklers require a generally constant and dependable fire flow rate.

SECTION 6. All inconsistencies between this Ordinance and the California Codes adopted by this Ordinance are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Sections 17958.5 and 17958.7, and justified by the findings and rationale set forth herein. All such local modifications to the California Codes adopted herein are reasonably necessary to protect public health, safety and welfare due to the identified local climactic, topographical and geological factors identified in this ordinance. The descriptions of such factors and rationale adopted by this ordinance shall not be codified, but shall be maintained in the permanent records of the City of Monrovia.

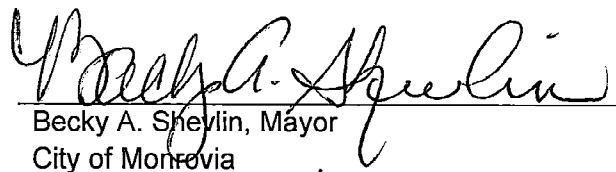
SECTION 7. To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Monrovia Municipal Code, these provisions shall be construed as continuations of those provisions and not as new enactments and, as such, no new local findings are required.

SECTION 8. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto. The City Council of the City of Monrovia hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.


SECTION 9. The City Clerk shall certify to the adoption of this Ordinance, post and/or publish according to applicable law, and shall transmit a certified copy of this Ordinance to the California Building Standards Commission forthwith.

INTRODUCED this 16th day of December, 2025.

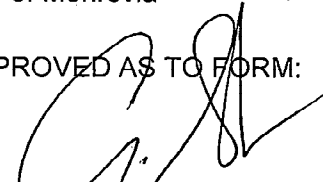
PASSED, APPROVED, AND ADOPTED this 20th day of January, 2026.


Becky A. Shelton, Mayor
City of Monrovia

ATTEST:


Alice D. Atkins, MMC, City Clerk
City of Monrovia

APPROVED AS TO FORM:


Craig A. Steele, City Attorney
City of Monrovia

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF MONROVIA)

I, ALICE D. ATKINS, MMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 2025-14; It has been published pursuant to law; was duly adopted and passed at a regular meeting of the Monrovia City Council on the 16th day of December, 2025, by the following vote:

AYES: Councilmembers Belden, Jiménez, Spicer, Mayor Pro Tem Dr. Kelly, Mayor Shevlin

NOES:

ABSTAIN:

ABSENT:

ATTEST:



Alice D. Atkins, MMC, City Clerk
City of Monrovia