

ATTACHMENT #1

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS, CALIFORNIA, REPEALING AND RECASTING TITLE 16 OF THE INDIAN WELLS MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24); INCLUDING THE 2025 CALIFORNIA BUILDING CODE (INCORPORATING AND AMENDING THE 2024 INTERNATIONAL BUILDING CODE); THE 2025 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2024 UNIFORM MECHANICAL CODE); THE 2025 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2024 UNIFORM PLUMBING CODE); THE 2025 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2023 NATIONAL ELECTRICAL CODE); THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE; THE 2024 UNIFORM SWIMMING POOL, SPA & HOT TUB CODE; THE 2025 CALIFORNIA FIRE CODE (INCORPORATING AND AMENDING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE); THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE (INCORPORATING AND AMENDING THE 2024 INTERNATIONAL RESIDENTIAL CODE); AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE; TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO

WHEREAS, pursuant to Government Code Section 50022.1 et seq. the City of Indian Wells (the "City") may adopt by reference the California Building Standards Code, 2025 Edition as provided in Title 24 of the California Code of Regulations, and other codes, including the 2025 California Fire Code; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the 2025 Edition of the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7, and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City of Indian Wells desires to adopt the California Building Standards Code; including the 2025 California Building Code (Incorporating and Amending the 2024 International Building Code); the 2025 California Mechanical Code (Incorporating and Amending the 2024 Uniform Mechanical Code); the 2025 California Plumbing Code (Incorporating and Amending the 2024 Uniform Plumbing Code); the 2025 California Electrical Code (Incorporating and Amending the 2023 National

Electrical Code); the 2025 California Energy Code; the 2025 California Historical Building Code; the 2024 Uniform Swimming Pool, Spa & Hot Tub Code; the 2025 California Fire Code (Incorporating and Amending the 2024 Edition of the International Fire Code); the 2024 International Property Maintenance Code; the 2025 California Green Building Standards Code; the 2025 California Residential Code (Incorporating and Amending the 2024 International Residential Code); and the 2025 California Wildland-Urban Interface Code (collectively, the "Codes"); ; together with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions; and

WHEREAS, the Building Official has recommended that changes and modifications be made to the Codes, and has advised that certain changes and modifications to said Codes are reasonably necessary due to local conditions within the City of Indian Wells, and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code, or are reasonably necessary to safeguard life and property within the City of Indian Wells; and

WHEREAS, the Building Official has also recommended that changes and modifications be made to the Codes, which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Indian Wells and do not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7, and/or 18941.5; and

WHEREAS, the Office of the Fire Marshal has recommended changes to the Fire Code, and has advised that certain changes and modifications to said Codes are reasonably necessary due to local conditions within the City of Indian Wells, and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or are reasonably necessary to safeguard life and property within the City of Indian Wells; and

WHEREAS, the City Council conducted first reading of this ordinance on October 16, 2025; and

WHEREAS, notice of a public hearing on this Ordinance was published in the Desert Sun on October 6, 2025; and

WHEREAS, the City Council held a scheduled public hearing on November 6, 2025, as required by law, at which time the Council determined that the adoption of the Codes and amendments thereto are in the best interest of the City and are based on the findings required by law; and

WHEREAS, at least one copy of each of the Codes adopted by reference by this ordinance were available for public inspection at the office of the City Clerk fifteen (15) days preceding the public hearing pursuant to Government Code Section 50022.6.

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

SECTION 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

A. California Government Code Section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other codes by reference;

B. California Health & Safety Code Sections 17958, 17958.5, 17958.7, and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

SECTION 3. Findings. The City Council hereby finds that the proposed amendments to the 2025 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geological, or topographic conditions, based on the express findings and determinations, described in Exhibit "A" attached hereto, and marked in relation to the respective amendments in this Ordinance, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code.

SECTION 4. Repeal and Recast. Title 16 of the Indian Wells Municipal Code is hereby repealed and recast in its entirety, as provided in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 5. Conflicting Ordinances Repealed. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or the Codes adopted by this Ordinance and any other ordinance in conflict herewith are hereby repealed.

SECTION 6. Transmittal. The Building Official shall transmit a copy of this Ordinance to the California Building Standards Commission, pursuant to Health and Safety Code Section 17958.7.

SECTION 7. CEQA. The City Council hereby finds and determines that it can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment. Thus, the adoption of this ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a Notice of Exemption with the County Clerk's Office within five (5) working days of the approval of this Ordinance.

SECTION 8. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, or any part thereof, is for any reason held to be unconstitutional, unenforceable, or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional, unenforceable, or invalid.

SECTION 9. Publication. The Mayor shall sign this ordinance and the City Clerk shall certify to the passage and adoption of it. The City Clerk shall cause a summary of this Ordinance to be published as provided by California Government Code Section 36933 (c)(1); a summary of this Ordinance shall be published in a newspaper of general circulation, printed, published, and circulated in the City of Indian Wells and a certified copy of the full text of this Ordinance shall be posted in the Office of the City Clerk at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted. Within fifteen (15) days after the adoption of the Ordinance, the City Clerk shall post in her office a full copy of this ordinance and cause a summary of this ordinance, together with the names of those voting for or against, to be published in the a newspaper of general circulation, printed, published, and circulated in the City of Indian Wells.

SECTION 10. Effective Date. This Ordinance shall take on January 1, 2026.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Indian Wells, California, at a regular meeting held on the 6th of November 2025.

BRUCE WHITMAN
MAYOR

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)**ss.**
CITY OF INDIAN WELLS)

CERTIFICATION FOR ORDINANCE NO. _____

I, Angelica Avila, City Clerk of the City Council of the City of Indian Wells, California, **DO HEREBY CERTIFY** that Ordinance No. _____, having been regularly introduced at the meeting of October 16, 2025, was again introduced, the reading in full thereafter unanimously waived, and duly passed and adopted at a regular meeting of the City Council held on the 6th of November, 2025 and said Ordinance was passed and adopted by the following stated vote, to wit:

AYES:
NOES:

and was thereafter on said day signed by the Mayor of the City of Indian Wells.

ATTEST:

APPROVED AS TO FORM:

ANGELICA AVILA
CITY CLERK

TODD LEISHMAN FOR
BEST BEST & KRIEGER LLP
CITY ATTORNEY

Exhibit A

**Findings to Support Amendments to the
2025 Edition of the California Building Standards Code**

To the extent that changes and modifications to the 2025 California Building Standards Code in this ordinance are deemed more restrictive than the standards contained in the 2025 California Building Standards Code thus requiring that findings be made pertaining to local climatic, geological, or topographical conditions to justify such modifications, the City Council hereby finds and determines as follows:

Extreme surface temperatures common in the lower desert areas, one hundred sixty (160) degrees Fahrenheit plus, deteriorates and dries out buildings' materials and our high winds create extreme fire conditions which are detrimental to the general public.

- A. The City of Indian Wells may establish more restrictive standards reasonably necessary to provide fire protection for life and property because of the following local climatic, geological, or topographical conditions.

I. Climatic Conditions:

Riverside County and the City of Indian Wells have an arid climate with annual rainfall varying from three (3) inches in Blythe to over thirty-three (33) inches in Pine Cove. The County also experiences annual hot, dry Santa Ana Winds, which contribute to fires spreading quickly throughout the County.

II. Topographical conditions

A variety of regions exist within Riverside County including deserts, mountains, brush covered wild lands, the Salton Sea and agricultural lands. Additionally, elevations within Riverside County range from three hundred (300) feet below sea level to mountains over ten thousand (10,000) feet. This variety of regions contributes to an increased emergency response time, which necessitates cooperation between local agencies.

Riverside County contains a large number of sensitive habitats for various species and vegetation, consists of large open space areas between major urban centers and includes landscapes varying from mountains and hills to valleys and deserts. These conditions impact building and structure location, which impedes emergency access and response.

Riverside County extends from Orange County to the State of Arizona and is mixed with congested urban areas, rural lands and wild lands, which increase Riverside County Fire Department response times to emergencies.

The topography within Riverside County extends from flat to twenty-five (25) percent slope for habitable land, which causes buildings and structures to be located in unique areas that impact emergency response and access.

III. Geological Conditions

Two major earthquake faults, the San Andreas Fault and the San Jacinto Fault, bisect Riverside County and numerous minor faults exist throughout it. As a result, a substantial amount of property and persons located in Riverside County and the City of Indian Wells are likely to be impacted by earthquakes and will require emergency response and rescue.

In addition to earthquakes, a substantial amount of property and persons located in Riverside County and the City of Indian Wells are likely to be impacted by landslides, wind erosion, blown sand, flooding and wildfires because of the County's unique climatic, geological and topographical conditions.

- B. The additional requirements included herein are necessary to properly protect the health, safety and welfare of the residents and workers of Riverside County and the City of Indian Wells.
- C. Revenue shortages make it difficult to locate additional fire stations and provide staffing sufficient to control fires in single and multi-story retail, commercial and industrial buildings, making enhanced built-in protection necessary.

- D. The sections of the California Fire Code may be referred to by the same number used in said published compilation preceded by the words “the City of Indian Wells Fire Code Section” or “Fire Code Section.”

- E. California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. The following table sets forth the 2025 California Fire Code sections that have been modified, and the associated local climatic, geological, and/or topographical conditions described above supporting the modification.

2025 BUILDING CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
113	Board of Appeals	Administrative
105.5	Permits—Expiration	Administrative
109.2	Fees—Schedule of permit fees	Administrative
110.1	Inspections—General	Administrative
1505.1	Fire Classification—General	I, II, & III
903.2.8.4	Alterations or reconstruction of residential structures	I, II, & III
907.2.8	Group R-1	I, II, & III
907.2.9	Group R-2 and R-2.1	I, II, & III
907.2.10	Group R-4	I, II, & III

2025 MECHANICAL CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
104.5	Fees—Permit Fees	Administrative

2025 PLUMBING CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
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104.5	Fees	Administrative
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2025 ELECTRICAL CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
310.3(B)	Conductors—Conductor material	I & III
230.1	Services—Scope	I, II, & III

2025 FIRE CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
101.4	Severability	Administrative
102.5	Application of the residential code	I, II & III
102.13.1	Application of the California Wildland-Urban Interface Code	Administrative
103.1	Creation of Agency	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.2	Determination of Compliance	Administrative
104.8 and 104.8.1	Liability	Administrative
104.12	Authority of the Fire Chief to close hazardous fire areas	Administrative

108.2	Fees	Administrative
108.7	Cost Recovery	Administrative
112.1	Board of Appeals established	Administrative
113.4	Violation and Penalties	Administrative
202	Fire Chief	Administrative
308.1.7	Sky Lanterns and similar devices	I, II & III
503.1.2.1	Remoteness	I, II, & III
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative
503.6.1	Automatic opener	Administrative
503.7	Loading areas and passenger drop-offs	Administrative
507.5.7	Fire hydrant size and outlets	I & III
507.5.8	Fire hydrant street marker	I, II & III
508.1	Fire command center – General	I, II & III
508.1.1	Fire command center – Location and access	I, II & III

508.1.3	Fire command center - Size	I, II & III
509.2.1	Minimum clearances	I & III
608.11.1.2	Manual operation	II & III
903.2	Where required (automatic sprinkler systems)	I, II & III
903.3.5.3	Hydraulically calculated systems	I & II
904.2.2.1	Activation of the Fire Alarm System	I, II & III
3206.4.2	General Fire Protection and Life Safety Features	Administrative
4107	Mobile Food Preparation Vehicles	I, II & III
4107.1	Mobile Food Preparation Vehicles - General	I, II & III
4107.2	Maintenance	I, II & III
4107.2.1	Exhaust system	I, II & III

4107.2.2	Fire protection systems and devices	I, II & III
4107.2.3	Fuel gas systems	I, II & III
5608.1	Fireworks Display - General	I, II & III
5608.2	Fallout Area	I, II & III
B103.2.1	Wildland-Urban Interface Area Subdivisions	I, II & III
Table B105.2	Buildings other than one- or two-family dwellings	I, II & III
C103	Hydrant Spacing	

2024 INTERNATIONAL PROPERTY MAINTENANCE CODE	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
602	Air conditioning facilities-Required	I, II, & III
602.1	Facilities Required.	

602.2	Air Conditioning	
602.3.1	Tenant Responsibility	

2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
102.4.1.1	Application of the California Wildland-Urban Interface Code	Administrative
104.1.1	Authority of the Fire Chief, Chief Deputy, and Fire Department	Administrative
104.2	Determination of Compliance	Administrative
104.8 and 104.8.1	Liability	Administrative
105.2	Permits Required	Administrative
108.2	Schedule of Permit fees	Administrative
108.7	Cost Recovery	Administrative
109.3.7	Violation and Penalties	Administrative
202	Fire Chief	Administrative
302.1.1	Designation of Fire Hazard Severity Zones.	Administrative

501.1	Scope	I, II, & III
602.1	General	I, II, & III
602.3.2	Final Fire Protection Plan	I, II, & III
603.1	General	I, II, & III
603.3	Landscape and Fuel Modification plans	I, II, & III
603.3.1	Contents	I, II, & III
604.1	General	I, II, & III
604.3	Requirements	I, II, & III
604.3.1	Retroactivity	I, II, & III
604.6	Clearance of brush, vegetative growth, and combustible material from improved parcels	I, II, & III
604.7	Clearance of fuels or vegetative growth from structures	I, II, & III
604.7.1	Structures	I, II, & III
604.7.2	Timing for new buildings and additions to existing buildings	I, II, & III
604.7.3	Photovoltaic Systems	I, II, & III
604.8	Defensible Space clearance zones and requirements	I, II, & III

604.8.1	Requirements	I, II, & III
604.8.2	Zone 0 purpose and location	I, II, & III
604.8.2.1	Non-Combustible Zone 0 for New Buildings, additions to Existing Buildings, and new or replacement landscape	I, II, & III
604.8.2.2	Additional requirements in Zone 0	I, II, & III
604.8.2.3	Zone 0 requirements for Existing Buildings	I, II, & III
604.8.2.3.1	Zone 0 restrictions	I, II, & III
604.8.3	Zone 1 purpose and location	I, II, & III
604.8.3.1	Requirements and allowable items	I, II, & III
604.8.4	Zone 2 purpose and location	I, II, & III
604.8.4.1	Requirements and allowable items	I, II, & III
604.8.4.2	Spacing	I, II, & III
604.8.5	General requirements for Zone 0, 1, and 2	I, II, & III
604.8.5.1	Dead and dying vegetation	I, II, & III
604.8.5.2	Mulch and wood chips within Zones 1 and 2	I, II, & III
604.8.5.3	Firewood	I, II, & III

604.8.5.4	Clearance from chimney, stovepipe	I, II, & III
604.8.5.5	Trees	I, II, & III
604.8.5.5.1	Tree spacing	I, II, & III
604.8.5.5.2	Ground clearance of trees	I, II, & III
604.8.5.5.3	Ground cover under tree canopy	I, II, & III
604.8.5.6	Continuous tree canopies	I, II, & III
604.8.5.6.1	New Structures	I, II, & III
604.8.5.6.2	Existing Structures	I, II, & III
604.8.5.7	Grasses	I, II, & III
604.9	Fire protection equipment and utilities	I, II, & III
604.10	Planting vegetation under or adjacent to energized electrical lines	I, II, & III
604.11	Fencing	I, II, & III
604.11.1	Scope	I, II, & III
604.11.2	New fFencing	I, II, & III
604.11.3	Existing fencing	I, II, & III

607.1	General	I, II, & III
607.1.1	Combustible Materials	I, II, & III
607.2	Storage for off-site use	I, II, & III
608.1.1	Restricted development setbacks	I, II, & III
608.2	General	I, II, & III
608.2.1	Setback reduction	I, II, & III
609.2.7.1	Greenbelts	I, II, & III
609.2.7.2	Access to Greenbelts	I, II, & III
A102.1	General	I, II, & III
A105.1	General	I, II, & III
A105.4	Combustible Materials	I, II, & III

2025 RESIDENTIAL CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
309.1	Townhouse automatic fire sprinkler systems	I, II, & III
309.2	One- and two-family dwellings automatic fire sprinkler systems	I, II, & III

- F. Local Amendment Justification/Statement of Reason: All local amendments, additions, and modifications previously adopted under City of Indian Wells Ordinance No. 747 that are not specifically identified or addressed in this Statement of Reasons are hereby carried forward in full. These provisions remain necessary to maintain consistency with the City's established local conditions, ensure continuity of enforcement practices, and preserve the legislative intent of prior adoptions.

- G. Below are explanatory comments for certain local amendments.

CHAPTER 16.32 CALIFORNIA FIRE CODE

Section 101.4: This section is carried over from the City of Indian Wells Ordinance No. 747. This section resolves any conflict with the fire code provisions.

Section 102.5: This section is carried over from the existing Ordinance No. 747. The scope and application of the fire code needs to be expanded to apply to the fire sprinkler systems for accessory structures constructed under the 2025 California Residential Code (CRC) which are permitted to exceed 3,600 square feet in area. This existing modification maintains the applicability of the 2025 California Fire Code (CFC) Section 903.2 amendment to those accessory structures greater than or equal to 3,600 square feet in area.

Section 102.13.1: New section added to Section 102.13 to clarify that when a conflict exists between the provisions of the Riverside County Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply. This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 103.1: New amendment of the base code text for establishing the Indian Wells Office of the Fire Marshal (Riverside County Fire Department) and identifying the "fire code official" as the official in charge of implementing, administering and enforcing the provisions of this code. This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 104.1.1: This section is carried over from the existing Ordinance No. 747. It is imperative that enforcement capability be disseminated to other law enforcement entities within the Indian Wells area because of its vast topography and diversity. This gives the Riverside County Fire Department greater enforcement capabilities due to the presence of these other agencies across the County of Riverside. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

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Section 104.2: New amendment to Section 104.2 to clarify that "Guidelines" may be created to render interpretations of the Fire Code and shall be enforceable as part of the code. This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 104.8 and 104.8.1: This section is carried over from the existing Ordinance No. 747 to resolve any conflict between state law and the fire code provisions. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 104.12: This section is carried over from the existing Ordinance No. 747 and grants authority to the Fire Chief, in cooperation with the Board of Supervisors, to close hazardous fire areas. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 108.2: This section is carried over from the previous Ordinance No. 747 and relocated to the fees section of the Fire Code Section 108.2. This amendment is necessary to identify that fees are in accordance with Indian Wells fee schedules. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 108.7: This section is carried over from the previous Ordinance No. 747 and relocated to the fees section of the fire code. This section is maintained in accordance with Health and Safety Code 13009 and 13009.1, and Government Code 53150, et seq. for cost recovery. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 112.1: This section is carried over from the existing Ordinance No. 747 to identify the board of appeals and additional criteria for clarification and implementation. The existing modifications to this section are consistent with Health and Safety Code 17920.5 where no board of appeals exists. This section provides for the ability to create a Board of Appeals as needed. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 113.4: This section is carried over from the existing Ordinance No. 747 section 112.4 and relocated to this section to resolve any conflict with the fire code provisions. Ordinance No. 747 requires punishments and penalties for violations to be in accordance with Health and Safety Code Sections 17995 through 17995.5. This change is administrative and the changes or

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modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 202 "Fire Chief": This definition is carried over from the previous Ordinance No. 747. This definition was added to designate that this term means the Fire Chief of Riverside County whenever the wording appears in the California Fire Code or this Ordinance. This is to distinguish obligatory authority to the Fire Chief or any of the designated representatives for fire prevention measures and declarations in enforcing this Ordinance. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 308.1.7: This section is carried over from previous Ordinance No. 747. This section is amended to prohibit sky lanterns and similar devices. The California State Fire Marshal's office issued Information Bulletin 12-005 indicating that there is a serious fire and safety hazard associated with sky lanterns, which include the potential to start an unintended fire on or off the property from which they are released. They are known to travel significant distances from the point of release. The National Association of State Fire Marshals Resolution 2013-3 recommends imposing State level bans on their sale and use. Multiple fires have been reported to be linked to the use of sky lanterns including, but not limited to, a recycling plant fire in Smethwick, England which caused approx. \$9 million in damage and a wildfire in Shell Beach on the mountain above Pirates Code in San Luis Obispo County, CA. This is similar to the existing amendment by Orange County Fire Authority. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 503.1.2.1: This is a new section added to be consistent with the operational needs where two points of fire access are required as identified in the Riverside County Fire Department – Commercial Access Guidelines and is consistent with Appendix D of the International Fire Code. This change is necessary as emergency standards to protect health and safety.

Section 503.2.1: This section is carried over from the previous Ordinance No. 747. This correlation of the fire code is necessary for minimum fire apparatus access widths for firefighter operations and consistency throughout Indian Wells. This modification has no change in regulatory effect. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 503.2.2: This section is carried over from the previous Ordinance No. 747. This section is enhanced to specify who has authority to designate Fire Lanes/Fire Apparatus Access Roads and modify minimum widths. This change is administrative and the changes or modifications are

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substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 503.6.1: This section is carried over from the previous Ordinance No. 747. This section provides fire department and other emergency responders more rapid access to facilities with motorized gates. Underwriters Laboratory (UL) "determined that fires today are more dangerous and pose more risks than in the past. Fire propagation is faster, and time to flashover, escape times and collapse times are all shorter" (UL Fire Safety Journal Issue 1). Placing our first responders on scene sooner or without disruption will provide for greater occupant and firefighter safety, and assist in property protection and medical emergencies. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 503.7: This section is carried over from the previous Ordinance No. 747. This section provides additional width for apparatus access roads where utilized for loading/unloading or passenger drop off/pick up to prevent interference with operational access needs. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 507.5.7: This section is carried over from the previous Ordinance No. 747. This section provides for the size and quantities of outlets for residential standard, super hydrant standard, and super hydrant enhanced fire hydrants and that they shall be required as determined by the Fire Code Official. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 507.5.8: This section is carried over from the previous Ordinance No. 747. The section provides direct references to Riverside County Fire Department Guidelines for specific requirements for the installation of blue reflective markers for fire hydrants. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Sections 508.1, 508.1.1, and 508.1.3: These sections are carried over from the previous Ordinance No. 747. These sections have been amended to require fire command centers for structures larger than 300,000 square feet in size. To put into context, the Fire Command Center would be triggered when the buildings are approximately 2.5 times the typical Costco Warehouse store and approximately two times the size of a typical Walmart Supercenter. Large structures of this size pose numerous challenges to emergency responders due to the large amounts of fuel

loads from the storage, manufacturing and/or processing of flammable/combustible commodities and other processes within the building. Challenges include wide distribution of smoke throughout the structure, difficulty for firefighters to locate and reach the fire and difficulty in search and evacuation of the public, employees and firefighters. These structures typically require numerous fire protection, early suppression and detection systems that may include, but are not limited to, fire pumps, multiple fire sprinkler systems, advanced fire alarm systems, smoke control systems, and refrigeration gas detection system(s). During a fire, the incident commander must have the ability to readily identify the status of the various suppression and detection systems and have access to other building information details that may include, but are not limited to, building floor plans, high-pile/rack storage details, smoke control/ventilation systems, fire sprinkler zoning details, mechanical refrigeration equipment and piping details, and hazardous materials data sheets along with quantities and storage/use locations. A fire command center provides a centralized location for the incident commander to review details about the building and the incident and to effectively coordinate emergency responders and suppression activities with increased efficiency and speed. The Riverside County Fire Department has experienced several incidents in buildings with and without Fire Command Centers. Incident Commanders found that having detailed information on built in fire protection systems and controls, building schematics and hazardous materials storage plans were vital towards mitigating the event. When this information was not available, firefighting personnel were forced to operate upon assumptions and much less information. In addition, this increased efficiency and speed results in facilities returning to operation more expeditiously after incidents or false alarms thereby reducing loss of revenue for the business. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 509.2.1: This section is carried over from the previous Ordinance No. 747. This section encompasses other exterior fire protection water supply appliances such as Fire Department connections, and other exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 608.11.1.2: This section is carried over from the previous Ordinance No. 747. This section specifies the location of manual crossover valves when manual operation is required by the Fire Code Official. The amendment specifies that the manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls. This is to ensure that the valves are in readily accessible location(s) for access during an emergency. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

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Section 903.2: This section is carried over from the previous Ordinance No. 747 with modification. Modifications have been made to provide certain exemptions including, but not limited to, fueling canopies and agricultural and greenhouse Group U structures constructed in accordance with the California Building Code and specific shade structures. An additional sprinkler requirement has been added to include changes in use to existing structures greater than 3,600 sq. ft., and additions to existing structures where the new square footage is greater than 3,600 sq. ft. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

The existing amendment provides a base square footage requirement for all new commercial, industrial, and residential occupancies other than one- and two-family dwellings. Though the amendment includes a reference to the requirement for one- and two-family dwellings, the authority for residential fire sprinkler requirements for these occupancies resides in Title 24, Part 2.5 [2025 California Residential Code].

Automatic sprinkler systems have been successfully used to protect industrial and commercial buildings and their occupants for more than 100 years. Historically the place which has offered the least amount of fire protection to occupants was and still is their own home. This was brought to light in 1973 by the Report of the National Commission on Fire Prevention and Control, America Burning. At the time of the report approximately 8,000 people died in structure fires every year in the United States. Nine out of ten of those victims died in their home.

However, the U.S. Fire Administration report "Fire in the United States 2004–2013 17th edition" reflects that nonresidential fire losses are costly. "National estimates of nonresidential building fires and losses, from 2004 to 2013, annually accounted for only 7 percent of fires, 2 percent of deaths, and 8 percent of injuries. These properties, however, accounted for a disproportionately large annual dollar loss, 21 percent. Trends in nonresidential buildings showed a 14 percent decrease in fires, a 9 percent increase in deaths, a 7 percent increase in injuries, and a 10 percent decrease in dollar loss from 2004 to 2013."

The same report concluded "...that, overall, the fire problem in the U.S. continues to improve. Ten-year fire loss rates are down. It is likely that several factors continue to contribute to these trends:..." which includes; "fire sprinklers, which quickly combat incipient fires, especially in nonresidential and multifamily buildings, and fire codes, which have been strengthened." Furthermore, the report reflects that the nonresidential building category includes industrial and commercial properties, institutions (such as hospitals, nursing homes and prisons), educational establishments (from preschool through university), mobile properties, and storage properties. On average, about 89 percent of nonresidential structure fires, 88 percent of deaths, 91 percent of injuries, and 92 percent of dollar losses reported to National Fire Incident Reporting System from 2004 to 2013 occurred in nonresidential buildings.

Aside from firefighter and explosion fatalities, there has never been a multiple loss of life in a fully

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sprinklered building due to fire or smoke. All fire protection features have a reliability factor. Walls and shafts can be breached by means of poke-throughs and building alterations. Exit doors can be blocked or locked.

The California Residential Code requires that all one- and two-family dwellings be protected by sprinklers. It is still imperative, based on the geographical, topographical, climatic diversity of Indian Wells, to continue to protect all structures greater than 3,000 sq. ft. by fire sprinklers, to ensure faster fire suppression/control to those occupancies that would not normally be required to be protected which would exhaust a number resources including water which climatically is so precious to our environment as a whole. It will provide for less run off into ground water due to suppression activities and less pollutants into the environment. It will reduce the risk of a structure fire extending outside of the structure and potentially igniting a wildland fire.

Mobile homes are a part of the American landscape. In 2007 alone, more than 95,000 manufactured homes were shipped nationwide. Manufactured housing also accounts for approximately 10 percent of the single-family structures in the United States. The National Fire Protection Association reports in 2007-2011, 11,400 structure fires per year were reported in manufactured homes, with associated losses of; 206 civilian deaths, 434 civilian injuries, and \$179 million in direct damage per year nationally. Despite the fact that we drive by them, respond to medical calls in them, and sometimes live in them, we often overlook mobile homes when it comes to training and pre-fire planning. However, as the deaths of two firefighters in Craigsville, West Virginia, showed, mobile homes can pose significant, and sometimes deadly, challenges. The burning mobile home is a less-than-stable platform, making search and possible rescue of occupants even more dangerous. The exterior walls are not as structurally sound when compared with those of most site-built homes. The narrow halls complicate search. The roof burns through more quickly than a typical residential roof and is not safe for firefighters. Mobile home fires can quickly grow out of control, because there's not as much wallboard and drywall, and there are fewer walls to keep the fire from spreading. If the first-due engine pulls up and the mobile home is burning from end to end, the firefighting strategy has already been decided. The fire must be knocked down in order to move in. If the home is in a mobile home park, again, protecting exposures is vital. Radiant heat can ignite the homes nearby. Fire sprinklers can prevent the flashover from occurring and in many cases put the fire out and save valuable resources in the process, such as water, personnel, and environmental cleanup, limited displacement into City and County shelter(s), and less inconvenience to the family. The mobile home, because of its construction, requires fast water.

The record for automatic fire sprinklers is based on the simple fact that there has never been a multiple death of building occupants from a fire developing in a building protected by an automatic fire sprinkler system properly installed and maintained in accordance with nationally recognized standards (NFPA 13, 13D, 13R, and NFPA 25).

AWWA Research Foundation has published the following report: Impact of Fire Flow on Distribution System Water Quality, Design, and Operation. This report concludes the following:

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“Water-efficient fire suppression technologies exist that use less water than conventional standards. In particular, the universal application of automatic sprinkler systems provides the most proven method for reducing loss of life and property due to fire, while at the same time providing faster response to the fire and requiring significantly less water than conventional fire-fighting techniques. It is recommended that the universal application of automatic fire sprinklers be adopted by local jurisdictions.”

Consider the benefits: a single firefighter using a normal 1-1/2” fire hose can be applying between 175-400 gallons of water per minute when attempting to extinguish a fire. On the other hand, a single fire sprinkler will be flowing only 18- to 40- gallons of water per minute. This means that over a 5-minute period, the following quantities of water are used:

Fire-fighter with 1-1/2” hose:

175 gpm x 5 minutes = 875 gallons of water

400 gpm x 5 minutes = 2,000 gallons of water

Fire sprinkler system:

18 gpm x 5 minutes = 90 gallons of water

40 gpm x 5 minutes = 200 gallons of water

This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 903.3.5.3: This section is carried over from the previous Ordinance No. 747. The section limits all hydraulically calculated fire sprinkler systems to not exceed 90% of the water supply capacity. The 10% buffer in hydraulic calculation is a common engineering business practice that gives some flexibility to account for system water pressures that may decrease as additional demands are placed on the water system from additional construction or as the system ages. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 904.2.2.1: This is a new section added to the Fire Code to require that all new hood and duct commercial kitchen extinguishing systems are monitored by a central station or remote supervising station to ensure that the fire department is notified and able to respond to a fire. This change is necessary as emergency standards to protect health and safety.

Section 3206.4.2: This section is carried over from the previous Ordinance No. 747 and relocated to the automatic sprinkler section within Chapter 32 of the Fire Code. By requiring client leased or occupant owned warehouses to have a technical report completed by a registered engineer, it will minimize problems concerning commodity and sprinkler protection. By having an engineer complete a technical report for the proposed or existing building it will provide greater certainty

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that adequate protection for the commodities that are proposed will be sufficient. By not having adequate sprinkler protection, it could be detrimental to the building and could also cause loss of life in the event of a fire. Geographically this can be a significant problem due to the seismic activity that Indian Wells experiences. The Engineer can assess the adequate protection for the correct commodity classifications, ensure the correct seismic provisions are in place for the type of system to be installed, and provide a professional assurance to a very volatile type of occupancy. It takes a vast number of resources to extinguish a fire of this type. By adding this requirement, it will ensure an added level of safety. Modifications have been made to provide clarification that certain reference documents are not required. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 4904.2.1: This section has been deleted and is covered by the provisions of the California Wildland-Urban Interface Code as adopted and amended.

Section 4107: A new Section 4107, including Sections 4107.1 through 4107.2.3 is added to the Fire Code to provide the fire department with the authority to inspect Mobile Food Preparation Vehicles during special events. This section was removed from the CFC due to conflict in regulations, however HCD agrees that there would be an expectation for fire marshals to have jurisdiction over safety inspections (especially for fire protection equipment and systems' inspections, testing and maintenance), for participating SPCM MFF during special events requiring CFC 105.6 operational permits (such as Carnivals and Fairs, Exhibits and Trade Shows, or local codified "Special Events" ...). See BSC TP-106 (Rev. 10/20) Initial Statement of Reasons June 21, 2021 Rulemaking File SFM 06/21 – Part 9 – 2021 Triennial Code Cycle. This change is necessary as emergency standards to protect health and safety.

Section 5608.1: A new amendment to correctly update an existing amendment referenced in another Indian Wells Municipal Code section (§ 9.53.015 / Ord. 723 § 12, 2019). Amendment language has been cleaned up to avoid any confusion on what may or may not be permitted.

Section 5608.2: A new Section 5608.2 is added to the Fire Code to establish a minimum required radius of the fallout area for aerial shells to be 100 ft/in. (22 m/25 mm) of the internal mortar diameter of the largest aerial shell to be fired, unless otherwise approved. This is necessary due to the climatic wind conditions within Indian Wells. This change is necessary as emergency standards to protect health and safety.

Section B103.2.1: A new Section B103.2.1 is added to the Fire Code to establish the minimum fire flow for any new subdivision or tract constructed within a Wildland-Urban Interface Area to be 1,500 gallons per minute to ensure that adequate fire-flow is provided. This change is necessary as emergency standards to protect health and safety.

Table B105.2 of Appendix B: This amendment is carried over from the previous Ordinance No. 747. This allows the fire department to still have adequate fire flow mitigation with sprinkler

protection and not jeopardize main distribution systems by inadequately under sizing them and have costly upgrades for future projects. With the geographical diversity that Indian Wells has it is important that this requirement be added to ensure adequate water in the event of a fire. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section C103.1 of Appendix C: This provision is carried over from the previous Ordinance. This provision is to clarify the additional location of fire hydrants to be at intersections. This requirement has been standard policy within Indian Wells and Riverside County. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

16.33.010 INTERNATIONAL PROPERTY MAINTENANCE CODE

Section 602: A new Section 16.33.010 is adopted to amend Section 602 of the International Property Maintenance Code to require property owners to provide and maintain air conditioning facilities capable of maintaining a maximum indoor temperature of 78°F in all habitable spaces, ensuring safe and habitable living conditions in response to extreme local heat. This change is necessary as emergency standards to protect health and safety.

16.34 CALIFORNIA WILDLAND-URBAN INTERFACE CODE

Section 102.4.1.1: A new section added to the CWUIC to clarify that where a conflict exists between the provisions of the Riverside County Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply. This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 104.1.1: Similar to the existing Ordinance 747 amendment to the Fire Code, this section ensures that enforcement capability be disseminated to other law enforcement entities within the Riverside County area because of its vast topography and diversity. This gives the Riverside County Fire Department greater enforcement capabilities due to the presence of these other agencies across the County of Riverside. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 104.2: New amendment to Section 104.2 to clarify that "Guidelines" may be created to render interpretations of the Wildland-Urban Interface Code and shall be enforceable as part of

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the code. This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 104.8 and 104.8.1: This amended section is the same as in the Fire Code carried over from the existing Ordinance No. 747 to resolve any conflict between state law and the fire code provisions. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 105.2: This new amendment to CWUIC Section 105.2 adds an additional permit item for "Landscape and Fuel Modification Zones." This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 108.2: This amended section is similar to the previous Ordinance No. 747 for the Fire Code. This amendment is necessary to identify that fees are in accordance with Indian Wells fee schedule. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 108.7: This new section is similar to the previous Ordinance No. 747 for the fire code. This section is maintained in accordance with the Health and Safety Code 13009 and 13009.1, and Government Code 53150, et seq. for cost recovery. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 109.3.7: This amended section is similar to the previous Ordinance No. 747 for the fire code provisions. Ordinance No. 747 requires punishments and penalties for violations to be in accordance with Health and Safety Code Sections 17995 through 17995.5. This change is administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

Section 202 "Fire Chief": This new amendment mimics definition from the Fire Code. This definition was added to designate that this term means the Fire Chief of Riverside County whenever the wording appears in the California Fire Code or this Ordinance. This is to distinguish obligatory authority to the Fire Chief or any of the designated representatives for fire prevention measures and declarations in enforcing this Ordinance. This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 302.1.1: New amendment designating the Fire Hazard Severity Zones. The Indian Wells City Council has adopted the recommendations of the State Fire Marshal made pursuant to

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Government Code section 51178 and designated those areas within Indian Wells as moderate, high, and very high fire hazard severity zones as shown on the Local Responsibility Area Fire Hazard Severity Zones Maps published by the Office of the State Fire Marshal. The Maps have been adopted by Indian Wells as required by statute. This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 501.1: A new amendment clarifying that for the purpose of the special building construction requirements in Chapter 5, a wildland-urban interface area shall be defined as a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall include those areas designated as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 602.1: A new amendment to Section 602.1 to clarify when a Fire Protection Plan is required. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 602.3.2: A new amendment to Section 602.3.2 to clarify the items required in a Final Fire Protection Plan. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 603.1: A new amendment to Section 603.1 to include a reference to replacement landscaping. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 603.3: A new amendment to Section 603.1 to require Landscape and Fuel Modification Plans for any project in a Wildland-Urban Interface Area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 603.3.1: A new amendment to Section 603.3.1 adding the requirement for the delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures as part of the landscape plans. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

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Section 604.1: A new amendment to Section 604.1 to delete references to State Responsibility Areas (SRA) to include the defensible space requirements within the local responsibility area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.3: A new amendment to Section 604.3 to include a reference to Appendix A of the CWUIC and Riverside County Fire Department Guidelines. This change is related to administrative practices and exclusively result in the alteration of local programs related to enforcement of building code violations or complaints alleging building code violations.

Section 604.3.1: A new Section 604.3.1 is added to the CWUIC to add a requirement that when required, by the Fire Code Official, or State Law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this Code or State Law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this Code, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.6: A new Section 604.6 is added to the CWUIC requiring that all improved parcels declared a Public Nuisance shall be cleared entirely of combustible material. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.7: A new Section 604.7 is added to the CWUIC to require clearance of fuels or vegetative growth from structures. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.7.1: A new Section 604.7.1 is added to the CWUIC to specify the requirements for clearance of vegetation around structures located in a Fire Hazard Severity Zone. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.7.2: A new Section 604.7.2 is added to the CWUIC to provide a timeline for the clearance of fuels or vegetative growth from structures. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.7.3: A new Section 604.7.3 is added to the CWUIC to delineate the vegetation clearance requirements around freestanding photovoltaic systems in the wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in

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Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8: A new Section 604.8 is added to the CWUIC to indicate the three defensible space zones. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.1: A new Section 604.8.1 is added to the CWUIC to indicate the code sections for the defensible space requirements. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.2: A new Section 604.8.2 is added to the CWUIC to clarify the purpose and location of Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.2.1: A new Section 604.8.2.1 is added to the CWUIC to delineate the Zone 0 requirements for all new buildings, additions to existing buildings, installation of new landscape, and refurbishment of existing landscape areas. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.2.2: A new Section 604.8.2.2 is added to the CWUIC to clarify the vegetation and landscape requirements in Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.2.3: A new section heading 604.8.2.3 is added to the CWUIC for the Zone 0 requirements for existing buildings. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.2.3.1: A new Section 604.8.2.3.1 is added to the CWUIC to clarify the Zone 0 requirements applicable to existing buildings with landscape installed prior to January 1, 2026. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.3: A new Section 604.8.3 is added to the CWUIC to indicate the purpose and location of Zone 1. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.3.1: A new Section 604.8.3.1 is added to the CWUIC to indicate the requirements and allowable vegetation in Zone 1. This amendment is necessary due to climatic, topographical,

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and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.4: A new Section 604.8.4 is added to the CWUIC to indicate the purpose and location of Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.4.1: A new Section 604.8.4.1 is added to the CWUIC to indicate the requirements and allowable vegetation in Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.4.2: A new Section 604.8.4.2 is added to the CWUIC to indicate the spacing requirements for trees and vegetation in Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5: A new section heading 604.8.5 is added to the CWUIC for the general requirements for Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.1: A new Section 604.8.5.1 is added to the CWUIC requiring the removal of all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles within Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.2: A new Section 604.8.5.2 is added to the CWUIC requiring the use of combustible mulch and wood chips shall be in accordance with the requirements of Riverside County Fire Department Guidelines within Zones 1 and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.3: A new Section 604.8.5.3 is added to the CWUIC indicating the requirements for firewood within Zones 0, 1, and 2 are found in Section 607 of the code. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.4: A new Section 604.8.5.4 is added to the CWUIC requiring that any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary

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as emergency standards to protect health and safety.

Section 604.8.5.5: A new Section 604.8.5.5 is added to the CWUIC requiring that new trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.5.1: A new Section 604.8.5.5.1 is added to the CWUIC requiring the horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2 and separation distance may be increased for slopes exceeding 20 percent with the required spacing measured between trees at maturity. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.5.2: A new Section 604.8.5.5.2 is added to the CWUIC addressing the ground clearance requirements for trees within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.5.3: A new Section 604.8.5.5.3 is added to the CWUIC addressing the ground cover under tree canopies within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.6: A new section heading 604.8.5.6 is added to the CWUIC to address continuous tree canopies within Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.6.1: A new Section 604.8.5.6.1 is added to the CWUIC prohibiting continuous tree canopies adjacent to new structures within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.6.2: A new Section 604.8.5.6.2 is added to the CWUIC to address the requirements for continuous tree canopies adjacent to existing structures within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.8.5.7: A new Section 604.8.5.7 is added to the CWUIC requiring that natural or annual grasses shall be mowed to a maximum height of 4-inch stubble with clippings removed within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect

Section 604.9: A new Section 604.9 is added to the CWUIC addressing defensible space requirements around communication site towers and their support buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility structure as required by the Fire Code Official within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.10: A new Section 604.10 is added to the CWUIC prohibiting vegetation planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.11: A new section heading 604.11 is added to the CWUIC to address fencing requirements within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.11.1: A new Section 604.11.1 is added to the CWUIC to address fencing requirements within Zone 0 in a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.11.2: A new Section 604.11.2 is added to the CWUIC to require new fencing and gates to be constructed of a non-combustible material in a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 604.11.3: A new Section 604.11.3 is added to the CWUIC to allow fencing installed prior to January 1, 2026 in a wildland-urban interface area to remain, except the entire fencing not parallel and within 5 feet of the building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is replaced. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 607.1: A new amendment to Section 607.1 of the CWUIC to prohibit the storage of firewood within Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 607.1.1: A new Section 607.1.1 is added to the CWUIC requiring combustible materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to

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any building and that piles shall not exceed 100 square feet of area and a maximum height of 10 feet and shall be separated by a minimum of 20-foot clear area when located within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 607.2: A new amendment to Section 607.2 of the CWUIC to prohibit the storage of firewood and combustible materials not for consumption on the premises within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 608.1.1: A new Section 608.1.1 is added to the CWUIC with restricted development setbacks for new structures and additions to existing structures located less than 100 feet from any protected habitat within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 608.2: A new amendment to Section 608.2 of the CWUIC expanding the applicability of the required 30-foot setback to new tract and parcel maps, new buildings, and additions to existing buildings within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 608.2.1: A new amendment to Section 608.2.1 of the CWUIC deleting the exception of complying with the special building construction requirements as a setback reduction within a wildland-urban interface area, since the structures would already be subject to those requirements. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 609.2.7.1: A new amendment to Section 608.2.7.1 of the CWUIC addressing the approval of greenbelt locations within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section 609.2.7.2: A new amendment to Section 608.2.7.2 of the CWUIC addressing the access points to proposed greenbelt locations for subdivisions and other developments within a wildland-urban interface area to allow for on-going maintenance and firefighter access. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section A102.1: A new amendment to Section A102.1 of the CWUIC adding a reference for vegetation control to Chapter 6 of the Wildland-Urban Interface Code. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This

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amendment is necessary as emergency standards to protect health and safety.

Section A105.1: A new amendment to Section A105.1 of the CWUIC adding a reference for the storage and use of materials to Chapter 6 of the Wildland-Urban Interface Code. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

Section A105.4: A new amendment to Section A105.4 of the CWUIC adding a reference for the outside storage and use of combustible materials to the applicable fire code sections. This amendment is necessary due to climatic, topographical, and geological conditions in Indian Wells. This amendment is necessary as emergency standards to protect health and safety.

REMAINDER OF CODES

The remainder of the amendments not listed in this Section are necessary for administrative clarification, and do not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. They establish administrative standards for the effective enforcement of the building standards in the City of Indian Wells. These changes are administrative and the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025.

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Exhibit B
Indian Wells Municipal Code, Title 16

[provided under a separate cover]