

CHAPTER 15.04 BUILDING CODES

SECTIONS:

- 15.04.010 California Codes Adopted**
- 15.04.020 Appendix Chapters Added**
- 15.04.030 Automatic Fire Sprinklers**
- 15.04.040 Previously Constructed Buildings- Sprinkler Systems**
- 15.04.050 Swimming Pools, Spas, and Hot Tubs Barriers and Safety Devices**

15.04.010 California Codes Adopted

The 2025 California Building Code, Volumes 1 and 2; 2025 California Residential Code; 2025 California Electrical Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Fire Code; 2025 California Administrative Code; 2025 California Green Building Standards Code; 2025 California Energy Code; 2025 California Historical Building Code; 2025 California Existing Building Code; 2025 California Referenced Standards Code; and the 2025 California Wildland-Urban Interface Code are hereby adopted by reference as the Building Regulations for the City of Hesperia, together with the amendments, additions, deletions, and exceptions set forth in this Chapter.

The design and construction of swimming pools, spas, and hot tubs shall comply with the International Swimming Pool and Spa Code (ISPSC) as referenced in Section 3109.1 of the California Building Code.

All codes and standards referenced herein are on file with the Building Official and available for public inspection in accordance with the Government Code Section 50022.6.

15.04.020 Appendix Chapters Added

The following appendix chapters are specifically adopted:

- A. Appendix Chapter I of the 2025 California Building Code titled "Patio Covers." is hereby adopted in its entirety.
- B. Appendix Chapter A of the 2025 California Plumbing Code titled "Recommended Rules for Sizing the Water Supply System," is hereby adopted in its entirety.
- C. Appendix Chapter I of the 2025 California Plumbing Code titled "Installation Standards," is hereby adopted in its entirety.
- D. Appendix Chapter H of the 2025 California Plumbing Code titled "Private Sewage Disposal Systems," is hereby adopted in its entirety.
- E. Appendix Chapter B of the 2025 California Fire Code titled "Fire Flow Requirements for Buildings," is hereby adopted in its entirety.
- F. Chapter 1 of the 2025 California Building Code, is hereby adopted in its entirety.

15.04.030 Automatic Fire Sprinklers

In addition to the requirements of Section R313 of the California Residential Code, an automatic fire sprinkler system shall be installed in all mobile homes, manufactured homes (HSC Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (HSC 18008.7) based on the manufacturer's construction completion date after December 31, 2010, that are set down on private property (excluding mobile home parks). The fire suppression system shall be permitted and approved through the California

Department of Housing and Community Development (HCD), in accordance with Title 25 of the California Code of Regulations

In addition to the requirements of Section 903 of the 2025 California Building Code, an automatic fire extinguishing system shall be installed in every building of Group A, B, E, F, H, I, L, M, S or U with 5,000 or more square feet of floor area or two or more stories in height.

EXCEPTIONS:

1. Buildings separated into fire areas of less than 5,000 square feet by one or more four (4) hour separation walls constructed in accordance with Table 721.1(2) of the California Building Code, containing no openings and extending from the foundation to a point at least 30-inches above the roof line.
2. Canopies constructed entirely of non-combustible materials with no enclosing walls and spaced at least ten (10) feet from adjacent buildings or structures.
3. Mini-storage buildings constructed entirely of non-combustible materials and not containing hazardous materials.
4. Buildings with a single, small, low occupancy room on the second floor, when approved by the Fire Chief and Building Official.

15.04.040 Previously Constructed Buildings- Sprinkler Systems

Previously constructed buildings with a floor area of 5,000 square feet or more and which are proposing to add floor area, change their occupancy classification to a more hazardous classification, or significantly alter or remodel the building, shall install an automatic fire extinguisher system.

EXCEPTIONS:

1. Minor tenant improvements, maintenance, and repair such as interior and exterior painting, carpeting, interior window coverings, drapes, interior non-bearing partitions, surface re-roofing or plumbing, mechanical and electrical repairs.

15.04.50 Swimming Pools, Spas, and Hot Tubs Barriers and Safety Devices

- A. General: Swimming pools, spas, and hot tubs shall comply with the requirements of this section and other applicable sections of the California Building Code, including Section 3109.1 incorporating the International Swimming Pool and Spa Code by reference.
- B. Definitions: For the purposes of this section, "swimming pool" means any structure intended for swimming or recreational bathing that contains water over 18 inches in depth, including in-ground, above-ground, and on-ground pools, hot tubs, spas, and portable or fixed wading pools.
- C. Barriers and Enclosures: All swimming pools, spas, and hot tubs shall be protected by a barrier not less than 60 inches in height meeting the construction and gate standards of CBC Section 3109 and ISPSC requirements.
- D. Safety Features: When a building permit is issued for a new or remodeled swimming pool or spa, the pool or spa shall be equipped with at least two of the drowning

prevention safety features listed in California Health and Safety Code Section 115922, as locally amended herein.

- E. Construction Requirements: Pools and spas shall comply with anti-entrapment and circulation safety provisions per CBC Section 3109 and ISPSC.