BILL NO. 1052-C.S.
ORDINANCE NO. ___-C.S.

AN ORDINANCE OF THE CITY OF EUREKA AMENDING EUREKA MUNICIPAL CODE TITLE 15, CHAPTER 150, SECTIONS 150.015 THROUGH 150.026, PERTAINING TO THE ADOPTION OF CODES

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EUREKA AS FOLLOWS:

Section 1.
Eureka Municipal Code Title 15, Chapter 150, Sections 150.015 through 150.026, pertaining to the adoption of codes are hereby amended to read as follows (the remainder of the Adoption of Codes subchapter, Sections 150.027 through 150.030, remains unchanged and is omitted):

§ 150.015 CONSTRUCTION CODES ADOPTED.

An ordinance of the City adopting by reference the 2025 editions of the California Building Standards Code and related model codes with appendices as specified, providing minimum standards for the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, location, design, quality of materials, operation, installation, replacement, and maintenance of all buildings, and/or structures; heating, ventilation, cooling, refrigeration systems; electrical systems; plumbing and drainage systems; signs and solar energy systems in the city; providing for the issuance of permits and collection of fees therefor, providing penalties for the violation thereof, as amended, deleted and/or added to by the provisions of this chapter.

§ 150.016 CALIFORNIA BUILDING CODE ADOPTED.

(A) Except as provided in this chapter, those certain building codes known and designated as the California Building Code, 2025Edition, (Part 2 of Title 24) Volumes 1 and 2, including Chapter 1 Division II Administration and Appendix I Patio Covers, and Appendix Q Disaster Housing, based on the 2024 International Building Code as published by the International Code Council, shall become the building codes of the City of Eureka for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the city, except those classified one and two family dwellings or townhouses and structures accessory thereto. The California Building Code and its appendices shall be on file for public examination in the office of the Building Official.

(B) *Amendments to the California Building Code.* The California Building Code is hereby amended as follows:

Section 502.1 is hereby amended to read as follows:

§ 502.1 Address identification. For other than one and two family dwellings, new and existing buildings shall be provided with approved address numbers or letters. Each character shall be a minimum 6 inches (152.4 mm) high and a minimum of 0.5 inches (12.7 mm) wide. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole, or other approved sign or means shall be used to identify the structure. In multi-tenant buildings, individual tenant spaces shall be identified with characters a minimum of 2 inches in height located on the entry door or on the wall at the strike side of the entry door.

Exception: Existing legible identification.

Section 1208.4 is hereby amended to read as follows:

§ 1208.4 Efficiency Dwelling Units.

1. The unit shall have a total floor area of not less than 150 square feet as allowed by HSC Sec. 17958.1. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit must have a separate closet.
3. The unit must have a kitchen including at least the following: a sink, food preparation counter, and storage cabinets.
4. The unit must have a separate bathroom containing at least the following: a water closet and bathtub or shower.

Section 1808.1.4 is hereby added to Chapter 18 to read as follows:

§ 1808.1.4 Minimum floor elevation and site grading requirements. The ground floor level of all buildings, building enlargements, or extensions of structures shall be at a minimum elevation of twelve and one-half feet (12.50') based on City of Eureka Datum. In addition, the site shall be graded to drain to the adjacent design finish grade of streets or alleyways.

EXCEPTIONS:

1. The provisions of this section shall not apply to general areas protected by dikes, if approved by the Director of Public Works or to areas where the existing ground elevation exceeds twelve and one-half feet (12.50') based upon city datum. This section shall not be construed to be applicable to dikes for individual properties.

2. In areas where a setback from property lines is not required and is not proposed, the ground floor level of all buildings, building enlargements or extensions of structures may be reduced upon documentation that flooding to the building and adjacent property as a result of the development will not occur as prepared by a Registered Civil Engineer and approved by the Director of Public Works. In no event, however, will the ground floor level be less than an elevation of eleven feet (11.00') based upon city datum.

3. Exceptions may be granted upon documentation of adequate measures to preclude flooding to the subject property and adjacent properties. Documentation shall be provided by a Registered Civil Engineer and approved by the Director of Public Works.

§ 150.017 CALIFORNIA RESIDENTIAL CODE ADOPTED.

(A) Except as provided in this chapter, those certain building codes known and designated as the California Residential Code, 2025 Edition, (Part 2.5 of Title 24), including Appendix BB Tiny Houses, Appendix BF Patio Covers, Appendix BL Hemp-Lime Construction, and Appendix CJ Emergency Housing based on the 2024 International Residential Code as published by the International Code Council, shall become the building codes of the City of Eureka for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all one and two family dwellings or townhouses and structures accessory thereto in the city. The California Residential Code and its appendices shall be on file for public examination in the office of the Building Official.

(B) *Amendments to the California Residential Code.* The California Residential Code is hereby amended as follows:

Subsection R401.2.1 is hereby added to Chapter 4 to read as follows:

§ R401.2.1 Minimum Floor Elevation and Site Grading Requirements. The ground floor level of all buildings, building enlargements, or extensions of structures shall be at a minimum elevation of twelve and one-half feet (12.50') based on City of Eureka Datum. In addition, the site shall be graded to drain to the adjacent design finish grade of streets or alleyways.

EXCEPTIONS:

1. The provisions of this section shall not apply to general areas protected by dikes, if approved by the Director of Public Works or to areas where the existing ground

elevation exceeds twelve and one-half feet (12.50') based upon city datum. This section shall not be construed to be applicable to dikes for individual properties.

2. In areas where a setback from property lines is not required and is not proposed, the ground floor level of all buildings, building enlargements or extensions of structures may be reduced upon documentation that flooding to the building and adjacent property as a result of the development will not occur as prepared by a Registered Civil Engineer and approved by the Director of Public Works. In no event, however, will the ground floor level be less than an elevation of eleven feet (11.00') based upon city datum.

3. Exceptions may be granted upon documentation of adequate measures to preclude flooding to the subject property and adjacent properties. Documentation shall be provided by a Registered Civil Engineer and approved by the Director of Public Works.

§ 150.018 CALIFORNIA ELECTRICAL CODE ADOPTED.

Except as provided in this chapter, the California Electrical Code, 2025 Edition, (Part 3 of Title 24) based on the 2023 National Electrical Code as published by the National Fire Protection Association (NFPA), shall be and become the Electrical Code of the City of Eureka, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the city. The California Electrical Code shall be on file for public examination in the office of the Building Official.

§ 150.019 CALIFORNIA MECHANICAL CODE ADOPTED.

Except as provided in this chapter, the California Mechanical Code, 2025 Edition, (Part 4 Title 24) based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Mechanical Code of the City of Eureka, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances. The California Mechanical Code shall be on file for public examination in the office of the Building Official.

§ 150.020 CALIFORNIA PLUMBING CODE ADOPTED.

Except as provided in this chapter, the California Plumbing Code, 2025 Edition, (Part 5 of Title 24) based on the 2024 Uniform Plumbing Code as published by IAPMO, shall be and become the Plumbing Code of the City of Eureka, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the city. The California Plumbing Code shall be on file for public examination in the office of the Building Official.

§ 150.021 CALIFORNIA ENERGY CODE ADOPTED.

Except as provided in this chapter, the California Energy Code, (Part 6 of Title 24) 2025 Edition, is hereby adopted to provide regulations for energy efficiency in all structures within the City of Eureka, including additions and alterations thereto. The California Energy Code shall be on file for public examination in the office of the Building Official.

§ 150.022 RESERVED.

§ 150.023 CALIFORNIA HISTORICAL BUILDING CODE ADOPTED.

Except as provided in this chapter, the California Historical Building Code, (Part 8 of Title 24) 2025 Edition, contained in California Building Code Volume 2, is hereby adopted to provide regulations for the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical buildings for properties within the City of Eureka. The California Historical Building Code shall be on file for public examination in the office of the Building Official.

§ 150.024 CALIFORNIA FIRE CODE ADOPTED.

(A) Except as provided in this chapter, the California Fire Code, 2025 Edition, (Part 9 of Title 24) based on the 2024 International Fire Code as published by the International Code Council, shall be and become the Fire Code of the City of Eureka, to establish the minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety and general welfare from the hazards of fire, explosion or dangerous conditions in the new and existing buildings, structures, and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations. The California Fire Code shall be on file for public examination in the office of the Fire Marshal.

(B) *Amendments to the California Fire Code.* Amendments to the 2025 California Fire Code are found and listed in § 92.02.

§ 150.025 CALIFORNIA EXISTING BUILDING CODE ADOPTED.

Except as provided in this chapter, the 2025 California Existing Building Code (Part 10 of Title 24) based on the 2024 International Existing Building Code as published by the International Code Council, shall become the Existing Building Code of the City of Eureka. Regulations for the seismic retrofit of existing buildings in the city shall be as found in Appendix A of the Existing Building Code. The California Existing Building Code shall be on file for public examination in the office of the Building Official.

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§ 150.026 CALIFORNIA GREEN BUILDING STANDARDS CODE ADOPTED.

Except as provided in this chapter, the California Green Building Standards Code (CALGreen), (Part 11 of Title 24) 2025 Edition, is hereby adopted to provide regulations for the preservation, restoration, rehabilitation, relocation or reconstruction of buildings in the City of Eureka. The California Green Building Standards Code shall be on file for public examination in the office of the Building Official.

Section 2.
This ordinance is exempt from the California Environmental Quality Act (CEQA; Public Resources Code Section 21000 et seq.) pursuant to CEQA Guidelines Section 15061(b)(3) (the "Common Sense" exemption).

Section 3.
This ordinance becomes effective 30 days after adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the ___ day of ___, 2025 by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS

_____
Leslie Castellano, Mayor Pro Tem

THE ABOVE ORDINANCE WAS PRESENTED TO THE MAYOR on the ___ day of _____, 2025, and hereby approved.

_____
Kim Bergel, Mayor

Approved as to Administration:

_____
Miles Slattery, City Manager

Approved as to form:

_____
Robert Black, Acting City Attorney

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THE ABOVE ORDINANCE WAS ATTESTED BY THE CITY CLERK OF THE CITY OF EUREKA on the____ day of _____, 2025.

_____
Pamela J. Powell, City Clerk