

Exhibit “A”

2025 CITY OF MANTECA BUILDING AND SAFETY CODE

(Amendments to the California Code of Regulations Title 24)

The regulatory requirements contained within Manteca Municipal Code Chapters 15.04, 15.10, 15.12, 15.16, 15.18, 15.20, and 15.22 are based on requirements within the California Code of Regulations (CCR), specifically portions of Title 24 and Title 25. The California Building Standards Commission (CBSC) adopted such requirements into the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Standards.

Local adoption of these codes is mandated on January 1, 2026. Prior to such adoption, the City of Manteca may amend said codes if such amendments are justified on the basis of local climatic, local geologic, or local topographic condition which makes amendments necessary. The sections proposed are being amended pursuant to Health and Safety Code Section 17958, 17958.5, and 17958.7 by making the express findings as necessary.

There are no new modifications or amendments to the adopted codes from the 2022 editions as previously amended by the City of Manteca.

The justification and express findings as reflected in the table below are as follows:

- A- This amendment is necessary for administrative clarification and does not modify a Building Standard pursuant to California Health and Safety Code Sections 17958, 17958.5, and 17958.7. This amendment establishes administrative standards for the effective enforcement of building standards throughout the City of Manteca.
- B- This amendment is justified on the basis of a local climatic condition. The seasonal climatic conditions, hot and dry weather, during the late summer and fall create severe fire hazards to the public health and welfare in the City. The severe seasonal fog that can cause delays in fire response time also create a severe hazard to the public health and welfare in the City. These conditions combined with the geologic characteristics of the City create hazardous conditions for which departure from the California Building Standards Code is required.
- C- This amendment is justified on the basis of a local geologic condition. The City is subject to earthquake hazards caused by its location near the San Andreas, Hayward, Concord-Green Valley, Vernalis, and Greenville Faults. Said faults are

generally considered major Northern California faults which may experience rupture at any time. Thus, because the city is within a seismic area the modifications are designed to better limit property damage as a result of seismic activity and establish criteria for repair of damaged property following a local emergency.

- D- City of Manteca topography includes railroad tracks which can make timely response by fire suppression vehicles difficult. Additionally, long periods of hot, dry weather, combined with unpredictable seasonal winds result in increased exposure to fire risk. The modifications and additions are reasonably necessary to combat the hazards brought about by the local topographical conditions.

The following table provides the section of each amendment and the justification for said amendment to the Building Standards Code.

Chapter 15.04 - Building Code					
Section	Title	Addition	Deletion	Amendment	Justification
15.04.020	Definitions			X	A
15.04.035	Time Limit on Application			X	A
15.04.040	Expiration			X	A
15.04.050	Responsibility of Permittee			X	A
15.04.060	Investigation Fees - Work Without a Permit			X	A
15.04.070	Lath and Gypsum Board Inspection			X	A, B, C, D
15.04.080	Board of Appeals			X	A
15.04.090	Violation Penalties			X	A
15.04.100	Slab - Additional Requirements	X			C, D
15.04.110	Difference of Elevation			X	C, D

Chapter 15.10 - Residential Code					
Section	Title	Addition	Deletion	Amendment	Justification
15.10.020	Definitions			X	A
15.10.040	Final Inspection - Certificate of Occupancy	X			A

Chapter 15.12 - Plumbing Code					
Section	Title	Addition	Deletion	Amendment	Justification
15.12.040	Amended- Fees			X	A
15.12.050	Violation and Penalties			X	A

Chapter 15.16 - Mechanical Code					
Section	Title	Addition	Deletion	Amendment	Justification
15.16.020	Organization and Enforcement			X	A

15.16.040	Board of Appeals			X	A
15.16.050	Violations - Penalty			X	A

Chapter 15.20 - Electrical Code					
Section	Title	Addition	Deletion	Amendment	Justification
15.12.020	Board of Appeals			X	A
15.20.030	Definitions			X	A
15.20.050	Exterior Means of Disconnection			X	B, C, D
15.20.070	Wiring Methods, General Requirements			X	A, C
15.20.080	Nonmetallic Sheathed Cable			X	B, C, D
15.20.090	Exposed Work, Residential Garages			X	B, C, D
15.20.100	Violations	X			A
15.20.110	Fees			X	A

Chapter 15.22 - Green Building Standards Code					
Section	Title	Addition	Deletion	Amendment	Justification
15.22.020	Stormwater Management			X	A
15.22.030	Stormwater Pollution Prevention			X	A