

EXHIBIT “A” - Redline

AMENDING MANTECA MUNICIPAL CODE CHAPTERS

15.04, 15.10, 15.12, 15.16, 15.18, 15.20, AND 15.22 OF

TITLE 15 (BUILDINGS AND CONSTRUCTION) TO

READ AS FOLLOWS

Chapters:

15.04 Building Code
15.10 Residential Code
15.12 Plumbing Code
15.16 Mechanical Code
15.18 Energy Code
15.20 Electrical Code
15.22 Green Code

15.04 Building Code

15.04.010 - Adoption.

That certain document, one copy of which is on file in the Office of the City Clerk of the City of Manteca, being marked and designated as the 2025 California Building Code, California Code of Regulations, Title 24, Part 2, Volumes 1 and 2, including Appendix Chapters A, F, H, J K, and Q as published by the International Code Council, as now existing, or hereafter amended, regulating and governing the conditions of all properties, buildings, and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupancy and use; and the condemnation of such structures; providing for the issuance of permits and collection of fees therefor; and providing penalties for the violation thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said 2025 California Building Code on file in Office of the City Clerk of the City of Manteca is hereby referred to, adopted as the Building Code of the City of Manteca.

15.04.020 - Definitions.

- A. Building Department. Whenever the term “building department” or “building safety division” is used in this code it means the city of Manteca building safety division.
- B. Building Official. The individual invested with the responsibility for overseeing and enforcing applicable life safety codes, and building codes, laws, and statutes. The building official is charged with the administration of the building department, interpretation of code requirements, and direction of the code adoption process.

The building official, under the direction of the community development director is the individual who plans, coordinates and directs the operations and activities of the building department; implements city activities assuring compliance with building standards including plan check, inspection, and corrections to hazards; oversees and participates in inspections;

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oversees the review and approval of building plans and specifications; implements goals, policies, and procedures for the division.

The building official is responsible for the administration and enforcement of California Code of Regulations, Title 24, and other applicable codes in accordance with Health and Safety Code Sections 18949 and 17920, and California Code of Regulations, Title 24, Part 2, Section 202.

Whenever the term “building official” or “building inspector” is used in the code, it means the chief building official in charge of the building safety division.

C. City. Whenever the term “municipality” or “city” is used in the building code, it means the city of Manteca.

D. Deputize. The act of the building official authorizing an inspector, plans examiner, technician, officer, or other employee to have certain duties and powers of the building official as specified in California Health and Safety Code, California Code of Regulations Title 24 or other applicable code.

E. Enforcing Agency. “Enforcing agency” means the community development department, building safety division of the city of Manteca.

F. Person. Whenever the term “person” is used, it means and includes any individual, firm, partnership, joint venture, association, concern, corporation, estate trust, business, trust, receiver, syndicate or any other group or combination acting as a unit.

15.04.030 - Enforcement.

California Code of Regulations, Title 24, Part 2, and all other applicable codes shall be enforced by the building official. The building official may appoint inspectors, plans examiners, technicians, officers and other employees. The building official may deputize such employees of the building department or other employees of the city of Manteca as necessary and these employees shall have the duties and powers as delegated by the building official to carry out the functions of the enforcement agency in accordance with California Code of Regulations, Title 24, Part 2, Section 103. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, regulations, and policies shall be in conformity with the intent and purpose of this code. The building official may authorize the San Joaquin County health department as the city designated enforcement authority. See Section 15.04.020 for definitions of “building official” and “deputize.”

15.04.035 - Division II, Scope and Administration, Section [A]105.3.2 Time limitation on application – amended.

Section [A]105.3.2 of the California Building Code is amended to read as follows:

An application for a permit for any proposed work shall be deemed to be expired 180 days after the date of filing a building permit application, unless a permit has been issued.

Applications for which no permit is issued within 180 days following the date of the application shall expire, and plans, documents and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 90 days on written request by the applicant showing that circumstances beyond control of the applicant have prevented action from being

taken and the extension has been submitted in writing prior to the expiration date.

15.04.040 - Division II, Scope and Administration, Section [A]105.5 Expiration – amended.

Section [A]105.5 of the California Building Code is amended to read as follows:

A permit issued shall remain valid for a period of twelve months after permit issuance unless the work on the site authorized by such permit is suspended or abandoned for a period of 180 days after permit issuance or work is commenced. Work is considered suspended or abandoned if substantial approval of one of the required progress inspections as identified in section 110.3 of the California Building Code is not accomplished every 180 days. Before such work can be recommenced a new permit shall first be obtained, provided no changes have been made or will be made in the original plans for such work; and provided such suspension or abandonment has not exceeded one year.

The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

15.04.050 - Division II, Scope and Administration, Section [A]105.8.

Section [A]105 is amended by adding Section [A]105.8 Responsibility of Permittee to read as follows:

Section [A]105.8: Building permits shall be presumed to incorporate the provision that the applicant, the applicants agent, employees or contractors shall carry out the proposed work in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto, whether specified or not. No approval shall relieve or exonerate any person from the responsibility of complying with the provisions and intent of this code.

15.04.060 - Division II, Scope and Administration, Section [A]109.4.

Section [A]109.4 Investigation Fees—Work Without a Permit is amended to read as follows:

- A. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.
- B. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. The payment of such investigation fee shall not exempt any person from compliance with other provisions of this code, nor any penalty prescribed by law.

15.04.070 - Division II, Scope and Administration, Section [A]110.3.5.

Section [A]110.3.5 Lath and Gypsum Board Inspection is amended to read as follows:

Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

15.04.080 - Division II, Scope and Administration, Section [A]113.1.

Section [A]113.1 Board of Appeals is amended to read as follows:

Section 113.1: Board of Appeals. Whenever the Building Official shall disapprove an application of refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued and wrongly interpreted, or to hear and decide appeals of orders, decisions, or determinations made by the Building Official, the applicant or any person directly and adversely affected thereby, or the authorized agent of either of said parties, may appeal from the decision of the Building Official to the Building Board of Appeals of the City of Manteca within thirty days from the date of said decision, and the said Board of Appeals may, after a hearing, affirm, reverse, or modify said decision of the Building Official.

15.04.090 - Division II, Scope and Administration, Section [A]114.4.

Section [A]114.4 Violation Penalties is amended to read as follows:

Section 114.4: Violations Penalties. Any person who shall violate any of the provisions of the code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificates or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the City Council, Building Board of Appeals or a court of competent jurisdiction, within the time fixed herein, shall separately for each and every violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment in the City Jail of the City of Manteca, or the County Jail of the County of San Joaquin for not more than six months or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

15.04.100 - Section 1907.2 added.

Section 1907 of the California Building Code is amended by adding Section 1907.2 to read as follows:

1907.2 Additional Requirements. Slab dowels in all occupancies, slab connection from existing slabs to new construction shall be placed at a minimum twenty-four (24) inches on center with reinforcing steel of one half inch minimum diameter, eighteen (18) inches in length. Embedment into the existing shall be a minimum of six (6) inches.

15.04.110 - Section 3304.1.1 amended.

Section 3304.1.1 of the California Building Code is amended by adding Section 3304.1.1.1 to read as follows:

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3304.1.1 Difference of Elevation Exceeding 18". On adjacent lots where a difference in elevation of 18 inches or greater exists, a retaining wall of reinforced concrete or reinforced concrete block must be constructed between the lots.

15.04.120 - Valuation.

The determination of value or valuation under any of the provisions of this code shall be made by the Building Official and shall be based on the latest building valuation data as printed in the building standards by the International Code Council, 5360 South Workman Mill Road, Whittier, California 90601. The valuation to be used in computing any permit related fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment.

EXCEPTION: Other fees may be established by the Building Official based on estimated reasonable costs of service.

15.04.130 - Building Permit Fees.

Building Permit fees for each permit shall be paid as set forth by city fee schedule or by a determination by the Building Official of the estimated reasonable costs of service.

15.04.140 - Plan review fee.

Plan review fees shall be paid as set forth by city fee schedule or by a determination by the Building Official of the estimated reasonable costs of service.

15.04.150 Plan retention.

For the purpose of maintaining copies of plans for residential, commercial, and industrial buildings and covering all associated technological costs associated with such scanning, storage, and maintenance pursuant to California Health and Safety Code Section 19850, when a building permit is required by the California Building Code, a fee shall be charged based on the adopted fee and estimated reasonable cost to the city for the maintenance of said plans.

15.10 Residential Code

15.10.010 Adoption.

That certain document, one copy of which is on file in the Office of the City Clerk of the City of Manteca, being marked and designated as the 2025 California Residential Code, California Code of Regulations, Title 24, Part 2.5, including Appendix Chapters BF, BO, BG, BH, CI, CK, BB, and CJ, as published by the International Code Council, as now existing, or hereafter amended, regulating and governing the conditions of all properties, buildings, and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupancy and use; and the condemnation of such structures; providing for the issuance of permits and collection of fees therefor; and providing penalties for the violation thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said 2025 California Residential Code on file in Office of the City Clerk of the City of Manteca is hereby referred to, adopted as the Residential Code of the City of Manteca.

15.10.020 Definitions.

- A. Building Department. (See Section 15.04.020 for definition.)
- B. Building Official. (See Section 15.04.020 for definition.)
- C. City. (See Section 15.04.020 for definition.)
- D. Deputize. (See Section 15.04.020 for definition.)
- E. Enforcing Agency. (See Section 15.04.020 for definition.)
- F. Person. (See Section 15.04.020 for definition.)

15.10.030 Enforcement.

California Code of Regulations, Title 24, Part 2.5, and all other applicable codes shall be enforced by the building official.

The building official may appoint inspectors, plans examiners, technicians, officers and other employees. The building official may deputize such employees of the building department or other employees of the city of Manteca as necessary and these employees shall have the duties and powers as delegated by the building official to carry out the functions of the enforcement agency in accordance with California Code of Regulations, Title 24, Part 2, Section 103.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, regulations, and policies shall be in conformity with the intent and purpose of this code.

The building official may authorize the San Joaquin County health department as the city designated enforcement authority.

See Section 15.04.020 for definitions of “building official” and “deputize.”

15.10.040 Section R110.3 amended—Final Inspection—Certificate of Occupancy.

Section R110.3 is amended by adding exception 1 to read as follows:

110.2 Exception 1. The final inspection approval on the Inspection Record shall serve as the certificate of occupancy for R-3 and U occupancies.

15.10.050 Investigation fees—Work without a permit.

- A. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.
- B. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. The payment of such investigation fee shall not exempt any person from compliance with other provisions of this code, nor any penalty prescribed by law.

15.12 Plumbing Code

15.12.010 Adoption.

That certain document, one copy of which is on file in the Office of the City Clerk of the City of

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Manteca, being marked and designated as the 2025 California Plumbing Code, California Code of Regulations, Title 24, Part 5, as published by the International Association of Plumbing and Mechanical Officials, as now existing, or hereafter amended, regulating and governing the conditions of all properties, buildings, and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupancy and use; and the condemnation of such structures; providing for the issuance of permits and collection of fees therefor; and providing penalties for the violation thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said 2025 California Plumbing Code on file in Office of the City Clerk of the City of Manteca is hereby referred to, adopted as the Plumbing Code of the City of Manteca.

15.12.020 Enforcement.

California Code of Regulations, Title 24, Part 5, and all other applicable codes shall be enforced by the building official. The building official may appoint inspectors, plans examiners, technicians, officers and other employees. The building official may deputize such employees of the building department or other employees of the city of Manteca as necessary and these employees shall have the duties and powers as delegated by the building official to carry out the functions of the enforcement agency in accordance with California Code of Regulations, Title 24, Part 2, Section 103. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, regulations, and policies shall be in conformity with the intent and purpose of this code. The building official may authorize the San Joaquin County health department as the city designated enforcement authority. See Section 15.04.020 for definitions of "building official" and "deputize."

15.12.030 Dangerous and insanitary construction—Nuisance.

- A. Any portion of a plumbing system found by the administrative authority to be insanitary as defined in the California Plumbing Code is declared to be a nuisance.
- B.
 - 1. Whenever brought to the attention of the department having jurisdiction that any insanitary conditions exist or that any construction or work regulated by this code is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property or otherwise in violation of this code, the department may request an investigation by the administrative authority who, upon determining such information to be fact, shall order any person, firm or corporation using or maintaining any such condition or responsible for the use of maintenance thereof to discontinue the use or maintenance thereof or to repair, alter, change, remove or demolish same for the proper protection of life, health or property and in the case of any gas piping or gas appliance may order any person, firm or corporation supplying gas to such piping or appliance to discontinue supplying gas thereto until such piping or appliance is made safe to life, health or property.
 - 2. Every such order shall be in writing, addressed to the owner, agent or person responsible for the premises in which such condition exists and shall specify the date or time for compliance with such order.
- C. Refusal, failure or neglect to comply with any such notice or order shall be considered a violation of this code.
- D. When any plumbing system is maintained in violation of this code and in violation of any notice issued pursuant to the provisions of this section or where a nuisance exists in any building or on a lot on which a building is situated, the administrative authority may institute any appropriate

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action or proceeding in any court of competent jurisdiction to prevent, restrain, correct or abate the violation or nuisance.

15.12.040 Appendix Chapter 1, Section 103.4.1 amended—Fees.

Permit fees shall be paid as set forth by city fee schedule or by a determination by the Building Official of the estimated reasonable costs of service.

15.12.050 Appendix Chapter 1, Section 102.4.

Chapter 1, Section 102.4 of the California Plumbing Code is amended to read as follows:

Section 102.4 Violations and Penalties.

A. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Any person who shall violate any of the provisions of the code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificates or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the City Council, Building Board of Appeals or a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment in the City Jail of the City of Manteca, or the County Jail of the County of San Joaquin for not more than six months or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

B. The issuance or granting of a permit or approval of plans and specifications shall not be deemed to be a permit for, or an approval of, any violation of any of the provisions of this code, or any applicable provision of state law. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as work or use which it authorizes is lawful.

C. The issuance of a permit upon plans and specifications shall not prevent the City Building Official from thereafter requiring the correction of errors in the plans and specifications or from preventing construction operations being carried on thereunder when in violation of this code, or any other applicable provision of state law.

15.16 Mechanical Code

15.16.010 Adoption.

That certain document, one copy of which is on file in the Office of the City Clerk of the City of Manteca, being marked and designated as the 2025 California Mechanical Code, California Code of Regulations, Title 24, Part 4, as published by the International Association of Plumbing and Mechanical Officials, as now existing, or hereafter amended, regulating and governing the conditions of all properties, buildings, and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupancy and use; and the condemnation of such structures; providing for the issuance of permits and collection of fees therefor; and providing penalties for the violation thereof; and each

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and all of the regulations, provisions, penalties, conditions, and terms of said 2025 California Mechanical Code on file in Office of the City Clerk of the City of Manteca is hereby referred to, adopted as the Mechanical Code of the City of Manteca.

15.16.020 Chapter 1, Section 108.1 amended.

Section 108.1 Organization and Enforcement is amended to read as follows:

California Code of Regulations, Title 24, Part 4, and all other applicable codes shall be enforced by the building official.

The building official may appoint inspectors, plans examiners, technicians, officers and other employees. The building official may deputize such employees of the building department or other employees of the city of Manteca as necessary and these employees shall have the duties and powers as delegated by the building official to carry out the functions of the enforcement agency in accordance with California Code of Regulations, Title 24, Part 2, Section 103.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, regulations, and policies shall be in conformity with the intent and purpose of this code.

The building official may authorize the San Joaquin County health department as the city designated enforcement authority.

See Section 15.04.020 for definitions of “building official” and “deputize.”

15.16.030 Permit fees.

Permit fees for each permit shall be paid as set forth by city fee schedule or by a determination by the Building Official of the estimated reasonable costs of service.

15.16.040 Chapter 1, Section 110.1 amended.

Chapter 1, Section 110.1 Board of Appeals is amended to read as follows:

General. Whenever the Building Official shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued and wrongly interpreted, the applicant or any person directly or adversely affected thereby or the authorized agent of either of said parties may appeal from the decision of the Building Official to the Building Board of Appeals of the City of Manteca within thirty days from the date of said decision, and said Board of Appeals may, after a hearing, affirm, reverse, or modify said decision of the Building Official.

15.16.050 Chapter 1, Section 111.0 amended.

Chapter 1, Section 111.0 Violations—Penalty is amended to read as follows:

A. Any person violating any of the provision of the California Mechanical Code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not to exceed one thousand dollars or by imprisonment in the County Jail for not to exceed six months, or by both such fine and imprisonment. Each separate day or portion thereof during which any violation

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of the California Mechanical Code occurs or continues shall be deemed to constitute a separate offense and upon conviction thereof shall be punishable as provided in this chapter.

B. The issuance or granting of a permit or approval of plans and specifications shall not be deemed to be a permit for, or an approval of, any violation of any of the provisions of state law. No permit presuming to give authority to violate or cancel the provisions of the California Mechanical Code shall be valid, except insofar as work or use which it authorized is lawful.

C. The issuance of a permit upon plans and specifications shall not prevent the City Building Official from thereafter requiring the correction of errors in the plans and specifications or from preventing construction operations being carried on there under when in violation of the California Mechanical Code, this code or any other applicable provision of state law.

15.18 Energy Code

15.18.010 Adoption.

That certain document, one copy of which is on file in the Office of the City Clerk of the City of Manteca, being marked and designated as the 2025 California Energy Code, California Code of Regulations, Title 24, Part 6, as published by the International Code Council, as now existing, or hereafter amended, regulating and governing the conditions of all properties, buildings, and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupancy and use; and the condemnation of such structures; providing for the issuance of permits and collection of fees therefor; and providing penalties for the violation thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said 2025 California Energy Code on file in Office of the City Clerk of the City of Manteca is hereby referred to, adopted as the Energy Code of the City of Manteca.

15.18.020 Organization and enforcement.

California Code of Regulations, Title 24, Part 6, and all other applicable codes shall be enforced by the building official.

The building official may appoint inspectors, plans examiners, technicians, officers and other employees. The building official may deputize such employees of the building department or other employees of the city of Manteca as necessary and these employees shall have the duties and powers as delegated by the building official to carry out the functions of the enforcement agency in accordance with California Code of Regulations, Title 24, Part 2, Section 103.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, regulations, and policies shall be in conformity with the intent and purpose of this code.

The building official may authorize the San Joaquin County health department as the city designated enforcement authority.

See Section 15.04.020 for definitions of "building official" and "deputize."

15.18.030 Board of appeals.

Whenever the building official disapproves an application or refuses to grant a permit or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued and wrongly interpreted, the applicant or any person directly and adversely affected thereby, or the authorized agent of either of said parties, may appeal from the decision of the building official to the building board of appeals of the city of Manteca within thirty days from the date of said decision of the building official. The decision of said board shall be final.

15.18.040 Violations—Penalty.

- A. The issuance or granting of a permit or approval of plans and specifications shall not be deemed to be a permit for, or an approval of, any violation of any of the provisions of state law. No permit presuming to give authority to violate or cancel the provisions of the California Energy Code shall be valid, except insofar as work or use which it authorized is lawful.
- B. The issuance of a permit upon plans and specifications shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications or from preventing construction operations being carried on hereunder when in violation of the California Energy Code, this code or any other applicable provision of state law.

15.20 Electrical Code

15.20.010 Adoption.

That certain document, one copy of which is on file in the Office of the City Clerk of the City of Manteca, being marked and designated as the 2025 California Electrical Code, California Code of Regulations, Title 24, Part 3, including Annex Chapter H, excluding section 80.15, as published by BNi Publications, as now existing, or hereafter amended, regulating and governing the conditions of all properties, buildings, and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupancy and use; and the condemnation of such structures; providing for the issuance of permits and collection of fees therefor; and providing penalties for the violation thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said 2025 California Electrical Code on file in Office of the City Clerk of the City of Manteca is hereby referred to, adopted as the Electrical Code of the City of Manteca.

15.20.020 Section 203 amended—Board of appeals.

Section 80.15 of Annex H of the 2019 California Electrical Code is amended to read:

Whenever the Building Official shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant or any person directly or adversely affected thereby, or the authorized agent of either of said parties, may appeal the decision of the Building Official to the Building Board of Appeals of the City of Manteca within thirty days from the date of said decision of the Building Official. The decision of said Board shall be final.

15.20.030 Article 100—Definitions.

Article 100, Definitions, of the NEC is amended by adding definitions to read as follows:

- A. Building Department. (See Section 15.04.020 for definition.)
- B. Building Official. (See Section 15.04.020 for definition.)
- C. City. (See Section 15.04.020 for definition.)
- D. Deputize. (See Section 15.04.020 for definition.)
- E. Enforcing Agency. (See Section 15.04.020 for definition.)
- F. Person. (See Section 15.04.020 for definition.)

15.20.040 Connection of wiring to supply.

- A. It is unlawful for any person, firm or corporation to energize or permit to be energized any electrical wiring coming under the provisions of this chapter until such wiring shall have been inspected and approved by the building official. The building official may give written temporary permission to furnish electric current to, or the use of electric current through, any electric wiring for a reasonable length of time, if it appears to the building official that such electrical wiring may be used safely and that there exists an urgent necessity for such use.
- B. Any utility company furnishing electrical current, under such temporary permit, shall be requested to disconnect such electrical service within five days of written notice from the building official that such electrical wiring cannot be approved.
- C. Unless written approval is obtained from the city building official, all occupied residential buildings shall have an approved, operating connection to the local electrical utility.

15.20.050 Article 230.70(A)(1) amended.

Article 230.70(A)(1) Exterior Means of Disconnection—Location of the California Electrical Code is amended to read as follows:

Location. The service disconnecting means shall be installed at a readily accessible location outside of a building or structure or the installation thereof shall be approved by the Chief Building Official and the Fire Chief.

15.20.060 Section 300.24 added.

Article 300, Wiring Methods, General Requirements, of the California Electrical Code is amended by adding Section 300.24 to read as follows:

300.24. Raceways and Wireways on Roof Tops. Raceways and wireways on roofs shall have a minimum of one-half inch (1/2") clearance above the roof surface, and shall be installed in a manner acceptable to the building official. Raceways and Conduits on rooftops shall utilize the ASHRAE Handbook – Fundamentals (Sacramento being the closest City) to determine the Temperature Adjustment in accordance with Section 310.15(B)(3)(c).

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15.20.070 Section 334.12(A)(11) added.

Article 334.12(A)(11) Nonmetallic Sheathed Cable is amended by adding Section 334.12(A)(11) as follows:

334.12(A)(11) Commercial and Industrial Uses. Types NM, NMC or NMS cable shall not be installed in buildings used for industrial or commercial purposes.

15.20.080 Section 334.16 added.

Article 334 Exposed Work, Residential Garages is amended by adding Section 334.16 as follows:

334.16 Exposed Work, Residential Garages. Exposed work below the plate line in residential garages shall be in an approved raceway. Where a cable or cables pierce a required fire protection wall, the cable or cables shall be protected by enclosing the cable or cables on the garage side with a metal or equivalent raceway extending five (5) feet beyond the protective wall.

15.20.090 Section 204—Violations—Uniform Administrative Code Provisions.

Section 80.23(B) of Annex H is amended by adding paragraph (B)(3) as follows:

(B)(3) Any person who shall violate any of the provisions of the California Electrical Code hereby adopted or fails to comply therewith, or who shall violate or fail to comply with any order made thereunder, or shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificates or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the City Council or a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and noncompliance respectfully, be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment in the county jail for not more than six months or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

15.20.100 Section 80.19(E) of Annex H — Fees.

Section 80.19(E) of Annex H is amended to read as follows:

80.19 (E) Fees. Permit fees for each permit shall be paid as set forth by city fee schedule or by a determination by the Building Official of the estimated reason-able costs of service.

15.22 Green Code

15.22.010 Adoption.

That certain document, one copy of which is on file in the Office of the City Clerk of the City of Manteca, being marked and designated as the 2025 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, as published by the California Building Standards Commission, as now existing, or hereafter amended, regulating and governing the conditions of all

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properties, buildings, and structures; by providing the standards for facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupancy and use; and the condemnation of such structures; providing for the issuance of permits and collection of fees therefor; and providing penalties for the violation thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said 2025 California Green Building Standards Code on file in Office of the City Clerk of the City of Manteca is hereby referred to, adopted as the Green Code of the City of Manteca.

15.22.020 Section 4.106.2 #3 – amended.

Section 4.106.2 #3 is hereby amended to read:

3. Comply with a locally enacted stormwater management ordinance as adopted in Manteca Municipal Code 13.28 Storm Water Management and Discharges and as enforced by the Public Works Director.

15.22.030 Section 5.106.1 – amended.

Section 5.106.1 is hereby amended to read.

5.106.1 Storm water pollution prevention. Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of stormwater runoff from construction activities through one or more of the following measures:

5.106.1.1 Local Ordinance. Comply with a locally enacted stormwater management ordinance as adopted in Manteca Municipal Code 13.28 Storm Water Management and Discharges and as enforced by the Public Works Director.