

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: GABE OSBURN, DIRECTOR OF PLANNING AND ECONOMIC
DEVELOPMENT
SUBJECT: 2025 CALIFORNIA BUILDING CODE ADOPTION WITH
AMENDMENTS

AGENDA ACTION: ORDINANCE ADOPTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Council adopt an ordinance entitled: Ordinance of the City of Santa Rosa adopting by reference, with local amendments, the 2025 California Administrative Code, 2025 California Building Code, 2025 California Residential Code, 2025 California Green Building Standards Code, 2025 California Electrical Code, 2025 California Mechanical Code, 2025 California Plumbing Code, 2025 California Energy Code, 2025 California Wildland-Urban Interface Code, 2025 California Historical Building Code, 2025 California Existing Building Code, 2025 California Referenced Standards Code, 2024 International Property Maintenance Code, and the National Pollutant Discharge Elimination Permit and Waste Discharge Requirements. This ordinance, introduced at the December 16, 2025, Regular Meeting, passed by a 7-0-0-0 vote. This item has no impact on current fiscal year budget.

EXECUTIVE SUMMARY

Every three years the State of California updates the California Code of Regulations, Title 24 (CCR-T24) including its thirteen-component building and safety codes (collectively, the California Building Standards Code). Through the State code adoption cycle, the State of California adopts and publishes amendments to national model codes and updates codes specific to California. Such model codes with State amendments and California specific codes go into effect in every city and county in the State of California 180 days after publication. The new California Building Standards (CCR-T24) was published on July 1, 2025 and will take effect on January 1, 2026. Similarly, every three years the International Code Council updates the International Property Maintenance Code with the most recent update occurring in 2024. Adoption of the International Property Maintenance Code is at the discretion of the local agency. In addition, The Health and Safety Code allows local jurisdictions to change or modify the State adopted model codes based on local geologic, climatic, or topographic conditions. The Planning and Economic Development Department is requesting adoption of the 2025 California Building Standards Code as well as the updated 2024 International

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Property Maintenance Code, with certain local amendments and administrative changes.

GOAL

This item relates to Council Goal #2 - Invest in the Development and Maintenance of the City's Infrastructure, Council Goal #3 – Promote Citywide Economic Development, Council Goal #4 – Foster a Safe, Healthy, and Inclusive Community, Council Goal #5 – Plan for and Encourage Housing for All and Reduce Homelessness by enhancing structures and associated infrastructure to protect residents, property, and critical services and streamlining the preparation and review of private development applications through uniform and consistent codes. It is also a legal mandate to adopt the 2025 California Codes and is one of our core services to ensure buildings in Santa Rosa meet a minimum safety standard.

BACKGROUND/PRIOR COUNCIL REVIEW

The State of California has adopted and published the 2025 update to the California Building Standards Code, including twelve elements:

- 1) California Administrative Code
- 2) California Building Code
- 3) California Residential Code
- 4) California Electrical Code
- 5) California Mechanical Code
- 6) California Plumbing Code
- 7) California Energy Code
- 8) California Wildland-Urban Interface Code
- 9) California Historical Building Code
- 10) California Existing Building Code
- 11) California Referenced Standards Code
- 12) California Green Building Standards Code

The model State codes will go into effect in all California cities and counties effective January 1, 2026. The Health and Safety Code allows local jurisdictions to change or modify the State adopted model codes based on local geologic, climatic, or topographic conditions. Government Code section 50022.3 identifies the procedure for the adoption of codes by reference that established the requirement for first reading of the ordinance title and establishment of the public hearing date.

The Planning and Economic Development Department is requesting adoption of the 2025 California Building Standards Code as well as the updated 2024 International Property Maintenance Code, with certain local amendments and administrative changes.

The newly amended Health and Safety Code Section 17958.5(c) pre-empts local governments from making new local changes to the State code until June 1, 2031, so

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the local amendments are only to re-insert previously adopted amendments and ensure section numbering remains consistent with the updated state codes.

The re-adoption, re-numbering, and deletion of local amendments and administrative changes previously established in the Santa Rosa City Code are exempt from the newly amended Health and Safety Code Section 17958.5(c), because they are changes substantially equivalent to changes or modifications that were previously filed by the governing body of the City and in effect as of September 30, 2025.

The ordinance was introduced at the City Council Regular Meeting of December 16, 2025, and public notice of this hearing was published in accordance with applicable law (see below under “Notifications” for publication dates).

ANALYSIS

In January 2025, the State of California Building Standards Commission adopted updated building and safety codes with amendments and published them as California codes. The Codes are compiled in the California Code of Regulations, Title 24, and are known collectively as the California Building Standards Code.

The new California Code of Regulations, Title 24, was published in July 2025. The codes adopted by the Building Standards Commission go into effect 180 days after publication by the State and must be enforced by each City and County.

Local jurisdictions may amend the State building standards only upon an express finding that such amendments are reasonably necessary because of local topographic, geologic, or climatic conditions. In general, amendments may not be less restrictive than the State standards.

In 2024, International Code Council published the triennial update of the International Property Maintenance Code and made it available for local adoption.

Staff have reviewed the new codes adopted by the State of California and the new International Property Maintenance Code and have prepared the ordinance for adoption of these codes into the Santa Rosa City Code with appropriate re-adopted amendments to address local conditions.

Government Code Section 50022.3 requires that a resolution be adopted to establish a public hearing to consider adoption of the ordinances associated with the Code updates. This public hearing is planned for January 13, 2026, subject to Council adoption of the resolution.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

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Pursuant to California Environmental Quality Act (CEQA) CEQA Guidelines Section 15061(b)(3), the proposed ordinance is covered by the “common sense exemption,” as it can be seen with certainty that the adoption of updated building and safety codes, with local amendments based solely on geologic, climatic, or topographic conditions, will not result in a direct or reasonably foreseeable indirect physical change in the environment. The Ordinance does not approve or authorize any specific development project, permit construction or relax existing environmental protections.

In addition, the proposed Ordinance is exempt from CEQA pursuant to CEQA Guidelines Sections 15307 and 15308, which exempt actions by regulatory agencies that assure the maintenance, restoration, enhancement or protection of natural resources and the environment. Adoption of updated California Building Standards Code (Title 24), the International Property Maintenance Code, and corresponding local amendments strengthens development standards, improves building safety, increases energy efficiency, supports wildfire resilience, enhances water quality protections, and ensures compliance with State-mandated environmental regulations. These actions protect the environment and do not have the potential to cause significant adverse effects.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

A notice of Public Hearing was published on January 3 and January 8, 2026.

ATTACHMENTS

- Ordinance

PRESENTER(S)

Jimmy Bliss, Chief Building Official
Gabe Osburn, Director of Planning and Economic Development