



Staff Report

TO: City Council

FROM: Steven D. Jones, Community Development Director
Sara Retmier, Chief Building Official
Michelle Starkey, Deputy Fire Marshal

DATE: October 7, 2025

SUBJECT: Public Hearing to Consider an Ordinance Amending Chapter 15, Buildings and Construction, of the Beaumont Municipal Code

Description: Adoption of the 2025 California Building Standards Code (California Code of Regulations - Title 24), 2025 California Wildland-Urban Interface Code (California Code of Regulations Title 24, Part 7) and 2025 California Fire Code (California Code of Regulations Title 24, Part 9)

Background and Analysis:

Every three (3) years, the State of California (State) adopts the latest edition of the California Building Standards Code (California Code of Regulations Title 24) (Codes) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. The 2025 edition of the Codes was adopted by the California Building Standards Commission and published on July 1, 2025. Sections 17958, and 18941.5 of the California Health and Safety Code (HSC), require that the latest edition of the Codes apply to local construction 180 days after publication. Therefore, State law requires that the Codes become effective at the local level on January 1, 2026.

Prior to the adoption and enforcement of the Codes at the local level, State law does permit local jurisdictions to amend the Codes in certain circumstances. Pursuant to Sections 17958.5 and 17958.7 of the HSC, such local amendments can only be enacted when an express finding and determination is made that such local amendments are reasonably necessary because of local climatic (which include environmental), geological, or topographical conditions that affect the jurisdiction. California building standards law permits local amendments that are reasonably necessary provided it is a more restrictive building standard. State housing law permits local amendments that are necessary provided it is equivalent or a more restrictive building standard. Local amendments that are necessary for

administrative clarification and do not modify building standards as defined in Section 18909(c) of the HSC can be enacted without the required express findings.

California Assembly Bill 306 amends Health and Safety Code Section 17958.5 to place a six-year pause—from October 1, 2025, through June 1, 2031—on new state building standards that impact residential construction. The only exception allows changes that are substantially the same as modifications a city or county had already adopted and in effect by September 30, 2025. All amendments included in this resolution meet that exception, as they were already in effect on or before that date.

The Codes are amended and published in their entirety every three years by the order of State law and are amended periodically between cycles. The Codes that are to be adopted by the State and amended by the City of Beaumont include the following Parts:

- 2025 California Building Code (Part 2); including Chapter 1, Division II, Scope and Administration and Appendix J – Grading
- 2025 California Residential Code (Part 2.5); including Chapter 1, Division 11, Scope and Administration, and Appendix CI- Swimming Pool Safety Act
- 2025 California Electrical Code (Part 3)
- 2025 California Mechanical Code (Part 4)
- 2025 California Plumbing Code (Part 5)
- 2025 California Energy Code (Part 6)
- 2025 California Wildland-Urban Interface (Part 7)
- 2025 California Historical Building Code (Part 8)
- 2025 California Fire Code (Part 9)
- 2025 California Existing Building Code (Part 10)
- 2025 California Green Building Standards (Part 11)
- 2025 Wildland-Urban Interface – Chapter 1, Division II except Sections 103.2 and 112.3
- 2025 California Wildland-Urban Interface – Sections A101 through A102.2, A102.4, A104, A105.1, A105.4 through A105.4.2, A106 through 106.2, and A107 through A107.5
- 2025 California Fire Code - Chapter 1, Division II except Sections 103.2 and 112.3 and
- 2025 California Fire Code - Chapters 3, 25, and Sections 503, 510.2, 1103.2 and 5707.

Staff is recommending local administrative amendments to establish provisions for the effective enforcement of the Building and Construction code of the City; and are a continuation of previously adopted amendments from prior code adoption cycles. Furthermore, many of these proposed amendments are consistent with those adopted by other local jurisdictions. The proposed amendments are for administrative and procedural clarification and do not modify a building standard. Those modifications that affect code language have been based on express findings due to local climatic, geological or topographical conditions.

Fiscal Impact:

Cost of preparing this staff report, ordinance, and legal review is estimated to be \$3,000.

Recommended Action:

Hold a Public Hearing; and
Waive the full reading and approve the first reading by title only, "An Ordinance of The City Council of The City of Beaumont, California, Approving the Adoption of the 2025 Edition of the California Building Standards Code, (California Code of Regulations Title 24), Parts 2 through 11 with amendments and amending portions of Title 15 "Buildings and Construction" of the Beaumont Municipal Code."

Attachments:

- A. Draft Ordinance
- B. Building Code Findings
- C. Fire Code Findings