



Honorable Mayor and Members of the Hermosa Beach City Council

ADOPT AN URGENCY ORDINANCE ADOPTING THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING ALL APPLICABLE ADOPTED PARTS; ADOPTING THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; ADOPTING LOCAL AMENDMENTS; REPEALING OUTDATED PROVISIONS

CEQA: Determine the urgency ordinance is exempt from the California Environmental Quality Act.

(Community Development Director, Alison Becker)

Recommended Action:

Staff recommends City Council:

1. Determine the action is exempt from the California Environmental Quality Act; and
2. Waive further readings and adopt an urgency ordinance titled “An Urgency Ordinance adopting by reference the 2025 California Building Standards Codes; adopting the 2024 International Property Maintenance Code; repealing legacy codes; adopting local amendments; declaring the Urgency Ordinance to be an urgency measure necessary for the immediate preservation of the public peace, health, and safety; and finding the action exempt from the California Environmental Quality Act”; and
3. Authorize staff to file the adopted amendments and findings with the California Building Standards Commission.

Executive Summary:

The State updates the California Building Standards Code every three years. The 2025 codes become effective January 1, 2026. The urgency ordinance adopts the 2025 California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Existing Building, Green Building, and Referenced Standards Codes, along with local amendments tailored to Hermosa Beach.

The ordinance also adopts the 2024 International Property Maintenance Code as the City’s updated property maintenance standard. The Fire Code is not part of this update; Hermosa Beach continues to adopt the Los Angeles County Fire Code by reference and will adopt the next County update when released.

The ordinance reorganizes and renumbers Title 15 to match the structure of the 2025 California Building Standards Codes, consolidates all administrative provisions into a new

Chapter 15.02, removes outdated references such as the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings, and modernizes enforcement processes.

The ordinance incorporates previously adopted construction, demolition, deconstruction, and materials management requirements into Chapter 15.16. It also updates the Residential Building Records program as an optional service in Chapter 15.26.

All local amendments are supported by findings in Exhibit A, which is contained within the ordinance itself.

Background:

Cities must adopt the most recent California Building Standards Code to maintain enforcement authority. Hermosa Beach last updated its construction codes in 2022. A comprehensive review of Title 15 showed outdated references, inconsistent enforcement procedures, and administrative provisions split across multiple chapters.

The urgency ordinance:

- Reorganizes Title 15 to align with the 2025 California Building Standards Code
- Consolidates all administrative, permitting, inspection, enforcement, and appeals procedures into Chapter 15.02
- Repeals outdated provisions and replaces the Uniform Housing Code and Dangerous Buildings Code with the 2024 International Property Maintenance Code
- Adopts updated technical amendments, including adjoining property protection, pedestrian safety, dewatering and shoring requirements, Class A roof coverings, underground electrical requirements, mechanical equipment setbacks, plumbing grease control standards, and CALGreen materials management rules
- Replaces the former mandatory Residential Building Record program with a modernized optional service

The urgency adoption is required to ensure seamless enforcement beginning January 1, 2026.

Past Council Actions

Meeting Date	Description
November 29, 2022	Adoption of the 2022 California Building Standards Codes with local amendments and adoption of the 2021 International Property Maintenance Code.
June 13, 2023	Adoption of the 2023 Los Angeles County Fire Code (Title 15.20 update).

Discussion:

The urgency ordinance ensures Hermosa Beach maintains continuous enforcement authority by adopting the 2025 California Building Standards Code before the statewide effective date.

Summary of Key Code Updates:

Topic	Summary
Consolidated administration chapter	Chapter 15.02 consolidates all administrative functions including permitting, inspections, enforcement, stop work orders, violations, nuisance abatement authority, cost recovery, and appeals.
Appeals structure	Technical code appeals go to the Building Board of Appeals; IPMC appeals go to the Administrative Hearing Officer.
Title 15 reorganization	All chapters are renumbered to match Title 24.
Technical amendments	Includes adjoining property protection, pedestrian safety, groundwater and shoring requirements, Class A roof coverings, underground electrical service rules, mechanical equipment setback rules, plumbing and grease interceptor requirements, and CALGreen waste diversion and deconstruction requirements.
Permit expiration and extensions	Updated timelines for commencement and completion of work, consistent with the California Building Standards Code and City policy.
Residential Building Records	Chapter 15.26 establishes the program as optional, with updated administrative procedures aligned with Chapter 15.02.

The ordinance modernizes Title 15, improves regulatory clarity, and aligns City procedures with State requirements.

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Attachments:

1. Urgency Ordinance 25-XXX
2. Redline 2025 BSC Adoption
3. Building Standards Commission Filing Packet Summary
4. Exhibit A – Findings for Local Amendments
5. Exhibit B – Proposed Ch. 15.02

6. Exhibit C – Proposed Ch. 15.04
7. Exhibit D – Proposed Ch. 15.06
8. Exhibit E – Proposed Ch. 15.08
9. Exhibit F – Proposed Ch. 15.10
10. Exhibit G – Proposed Ch. 15.12
11. Exhibit H – Proposed Ch. 15.14
12. Exhibit I – Proposed Ch. 15.16
13. Exhibit J – Proposed Ch. 15.18
14. Exhibit K – Proposed Ch. 15.20
15. Exhibit L – Proposed Ch. 15.22
16. Exhibit M – Proposed Ch. 15.24
17. Exhibit N – Proposed Ch. 15.26
18. Exhibit O – Proposed Ch. 15.28
19. Exhibit P – Proposed Ch. 15.30
20. Exhibit Q – HBMC Consistency Amendments

Respectfully Submitted by: Guillermo Hobelman, Building and Code Enforcement Official

Concur: Alison Becker, Community Development Director

Noted for Fiscal Impact: Brandon Walker, Administrative Services Director

Legal Review: Jason Baltimore, City Attorney

Approved: Steve Napolitano, Interim City Manager