

URGENCY ORDINANCE NO. 25-XXXX

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

RECITALS

WHEREAS, the California Building Standards Commission ("Commission") adopted the 2025 Edition of the California Building Standards Code ("CBSC") effective January 1, 2026, codified in Title 24 of the California Code of Regulations; and

WHEREAS, the CBSC consists of building standards that regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, electrical systems, plumbing systems, mechanical systems, and maintenance of all buildings and structures in the state; and

WHEREAS, the City of Hermosa Beach ("City") may adopt the CBSC pursuant to California Government Code ("Government Code") section 50022.2; and

WHEREAS, the City may adopt local amendments to the CBSC determined by the City Council to be reasonably necessary because of local climatic, geological, or topographical conditions pursuant to the California Health and Safety Code sections 17958.7 and 18941.5; and

WHEREAS, the City desires to adopt the CBSC and 2024 International Property Maintenance Code with local amendments to update construction requirements, modernize and consolidate administrative procedures, repeal outdated legacy provisions, strengthen enforcement and permit regulations, ensure consistent property maintenance standards throughout the City, and ensure that the state standards are reasonably tailored to local climatic, geologic, and topographic conditions; and

WHEREAS, this Urgency Ordinance is necessary as an urgency measure to ensure that the CBSC and related local amendments take effect on January 1, 2026, without any regulatory gaps or interruptions in enforcement.

THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The recitals above are true and correct, and are hereby incorporated herein by this reference.

SECTION 2. Findings Supporting Local Amendments. The City Council finds that local amendments to the CBSC and the 2024 International Property Maintenance Code are reasonably necessary due to coastal environmental conditions, exposure to corrosive marine air, dense development patterns, high groundwater, and aging utility and structural infrastructure. Exhibit A contains findings supporting each local amendment and is incorporated by reference.

SECTION 3. Local Amendments Exempt from Assembly Bill ("AB") 130. The City Council further finds that local amendments to the CBSC and the 2024 International Property Maintenance Code are exempt from AB 130 based on the following facts:

a. Carryover Items Previously Adopted (AB 130 Exception: Substantially Equivalent Standards). Several of the local technical amendments (particularly those related to construction site safety, roof assemblies, and mechanical/electrical equipment placement) are substantially equivalent to standards adopted under the 2022 code cycle. These were already filed with the Commission and are being carried forward with only formatting updates or minor clarifications. These technical amendments can continue in effect so long as they are unchanged in substance pursuant to AB 130.

b. Administrative Changes (AB 130 Exception: Not a Building Standard). A number of the updates (including the consolidated administration chapter (Chapter 15.02), adjustments to permit expiration timelines, stop-work authority, and cost recovery) are administrative in nature. These are not considered "building standards" under AB 130 and are therefore exempt from the moratorium on residential code changes. These updates do not impose new construction or design requirements and are aimed at improving clarity, consistency, and permit efficiency.

c. Emergency Health/Safety Justification (AB 130 Exception: Emergency Standard). The entire package is being adopted via this Urgency Ordinance with findings that address immediate health and safety needs due to local coastal

conditions (e.g., narrow lots, groundwater issues, and marine corrosion). This Urgency Ordinance formally declares the amendments necessary for the preservation of public health and safety, consistent with the emergency standard exception in AB 130.

SECTION 4. Adoption of Amendments. The City Council hereby amends Title 15 of the Municipal Code ("HBMC") and adopts the following Exhibits, all of which are attached hereto and incorporated herein by reference:

a. Administration of the Code. Chapter 15.02 is adopted in its entirety to read as set forth in Exhibit B.

b. Building Code. Chapter 15.28 is re-numbered to Chapter 15.04, and is amended to read as set forth in Exhibit C.

c. Residential Code. Chapter 15.06 is amended to read as set forth in Exhibit D.

d. Electrical Code. Chapter 15.32 is re-numbered to Chapter 15.08, and is amended to read as set forth in Exhibit E.

e. Mechanical Code. Chapter 15.12 is re-numbered to Chapter 15.10, and is amended to read as set forth in Exhibit F.

f. Plumbing Code. Chapter 15.16 is re-numbered to Chapter 15.12, and is amended to read as set forth in Exhibit G.

g. Energy Code. Chapter 15.52 is re-numbered to Chapter 15.14, and is amended to read as set forth in Exhibit H.

h. Green Building Standards. Chapter 15.48 is re-numbered to Chapter 15.16, and is amended to read as set forth in Exhibit I.

i. California Existing Building Code. Chapter 15.28 is re-numbered to Chapter 15.18, and is amended to read as set forth in Exhibit J.

j. Fire Prevention Code. Chapter 15.20 is amended to read as set forth in Exhibit K.

k. California Referenced Standards Code. Chapter 15.22 is adopted in its entirety to read as set forth in Exhibit L.

l. International Property Maintenance Code. Chapter 15.56 is re-numbered to Chapter 15.24, and is amended to read as set forth in Exhibit M.

m. Property Record Reports. Chapter 15.44 is re-numbered to Chapter 15.26, and is amended to read as set forth in Exhibit N.

n. Seismic Strengthening of Buildings Having Reinforced Masonry Bearing Walls. Chapter 15.36 is re-numbered to Chapter 15.28, and is amended to read as set forth in Exhibit O.

o. Electric Vehicle Charging Systems and Streamlined Permitting. Chapter 15.40 is re-numbered to Chapter 15.30, and is amended to read as set forth in Exhibit P.

p. Previous Local Amendments Preserved. All technical local amendments previously adopted within former Title 15 are preserved and reassigned to the corresponding chapters of the reorganized Title 15 unless expressly repealed by this Urgency Ordinance.

SECTION 5. Repeal of Legacy Provisions. The following provisions of the HBMC are repealed to maintain consistency with the CBSC and the reorganization of HBMC Title 15:

a. Administrative provisions that addressed permit processing, appeals, violations, enforcement, or administrative procedures (contained in prior Chapters 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.28, 15.32, 15.36, 15.40, and 15.44); which are all superseded by the consolidated administrative requirements in Chapter 15.02.

b. Former Chapter 15.44 (Residential Building Records).

c. Former Chapter 15.08 adopting the Uniform Housing Code.

d. Former Chapter 12.24 adopting the Uniform Code for the Abatement of Dangerous Buildings.

e. Former Chapter 15.56 adopting the 2021 International Property Maintenance Code.

SECTION 6. Conforming Amendments to Other HBMC Titles. Conforming amendments to Titles 1, 8, and 17 of the HBMC are hereby adopted as set forth in Exhibit P to maintain consistency with the reorganization of HBMC Title 15 adopted in this Urgency Ordinance.

SECTION 7. Severability. If any part of this Urgency Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications; and, to this end, the provisions of this Urgency Ordinance are severable.

SECTION 8. California Environmental Quality Act ("CEQA"). The City Council finds that this Urgency Ordinance is not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Chapter 3 to Title 14 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 9. Filing Requirements. The City Clerk shall file a certified copy of this Urgency Ordinance, including all local amendments and findings required by Health and Safety Code sections 17958.7 and 18941.5, with the Commission. The City Clerk shall also file a copy with the Los Angeles County Clerk as required by Government Code section 50022.3. The City Clerk shall maintain at least one copy of each adopted model code for public inspection in accordance with Government Code section 50022.4.

SECTION 10. Certification. The City Clerk is directed to certify the passage and adoption of this Urgency Ordinance; cause it to be entered into the City's book of original Urgency Ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the Urgency Ordinance's passage and adoption, cause it to be published or posted in accordance with California law.

SECTION 11. Effective Date. This Urgency Ordinance shall take effect immediately. This Urgency Ordinance is adopted as an urgency measure pursuant to Government Code section 36937(b). It is necessary for the immediate preservation of the public peace, health, and safety to ensure uninterrupted enforcement of the CBSC when the 2025 Edition becomes effective statewide. All adopted codes and local amendments shall become enforceable on January 1, 2026, the statewide effective date established by the Commission.

PASSED, APPROVED and **ADOPTED** on this 9th day of December 2025.

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor Rob Saemann

PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, CA

ATTEST:

APPROVED AS TO FORM:

Myra Maravilla
City Clerk

Jason Baltimore
Interim City Attorney