

City Council Meeting – December 9, 2025

**URGENCY ORDINANCE ADOPTING
THE 2025 CALIFORNIA BUILDING
STANDARDS CODES, THE 2024
PROPERTY MAINTENANCE CODE,
LOCAL AMENDMENTS, AND
REPEALING LEGACY PROVISIONS**



AGENDA FOR TODAY'S PRESENTATION

1. Overview
2. Background
3. Past Council Actions
4. Process & Analysis
5. Summary of Key Updates
6. Fiscal Impact
7. Recommendations



OVERVIEW

This ordinance updates the city's construction and maintenance regulations in advance of the implementation of the January 1 2026 statewide code change.

- Adopts the 2025 California Building Standards Code and the 2024 International Property Maintenance Code
- Updates Title 15 with local amendments tailored to Hermosa Beach
- Modernizes procedures by replacing outdated chapters with current standards



BACKGROUND

- California updates the Building Standards Code every three years
- Hermosa Beach must adopt these codes to maintain enforcement authority
- Review of Title 15 identified outdated references and procedures
- This ordinance modernizes and reorganizes Title 15



PAST COUNCIL ACTION

November 29, 2022

- Adopted the 2022 California Building Standards Codes
- Adopted the 2021 International Property Maintenance Code

June 13, 2023

- Adopted the 2023 Los Angeles County Fire Code



PROCESS AND ANALYSIS

- Ordinance adopts all 2025 model codes by reference
- Incorporates local amendments supported by findings (Exhibit A)
- Consolidates administrative provisions into new Chapter 15.02
- Replaces the outdated Uniform Housing Code and Dangerous Buildings Code with the IPMC
- Urgency ordinance prevents any lapse in enforcement



SUMMARY OF KEY 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 Clarified	Technical code appeals go to the Building Board of Appeals; IPMC appeals go to the Administrative Hearing Officer.
Title 15 Reorganized	All chapters are renumbered to match Title 24.
Technical Amendments Maintained	Includes adjoining property protection, pedestrian safety, groundwater and shoring requirements, Class A roof coverings, underground electrical service rules, mechanical equipment setback rules, and plumbing and grease interceptor requirements.
Permit expiration and extensions Clarified	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.



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SUMMARY OF KEY UPDATES

Topic	Summary
CALGreen Waste Diversion	Establishes updated waste diversion rules for construction and demolition materials.
Self certification program for Low Impact Tenant Improvements	This process allows licensed design professionals to self certify qualifying low impact tenant improvement projects through a streamlined approval process.
IPMC adoption	Replaces outdated housing and dangerous building codes to modernize minimum property maintenance procedures.
Existing Building Code	Continues prior local provisions for alterations, repairs, seismic evaluation, and changes of occupancy.
EV charging streamlined permitting	Continues the expedited processing, checklist based approvals, electronic submissions, and automatic timelines consistent with State law.
Title 1, 8, and 17 consistency amendments	Updates cross references sections to match Title 15 changes and ensure all municipal code titles reference the correct chapters.



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FISCAL IMPACT

No fiscal impact
associated with
the
recommended
action

STAFF RECOMMENDS CITY COUNCIL

- Determine the action is exempt from the California Environmental Quality Act; and
- 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
- Authorize staff to file the adopted amendments and findings with the California Building Standards Commission.

