

**BSC FILING PACKET SUMMARY**  
**CITY OF HERMOSA BEACH**  
**2025 CALIFORNIA BUILDING STANDARDS CODE ADOPTION**

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City of Hermosa Beach  
2025 California Building Standards Code Adoption

**1. Jurisdiction Information**

City of Hermosa Beach  
1245 Valley Drive  
Hermosa Beach, California 90254

Building and Code Enforcement Division  
Primary Contact: Guillermo Hobelman, Building Official  
Phone: 310 318 0219  
Email: ghobelman@hermosabeach.gov

**2. Purpose of Filing**

This filing packet submits the City of Hermosa Beach's local amendments to the 2025 California Building Standards Code (CBSC) pursuant to:

- Health and Safety Code sections 17958.5, 17958.7, and 18941.5
- Government Code section 50022.2
- Title 24, Part 2 et seq.

The submittal includes all local amendments, required findings, and supporting documentation for filing with the California Building Standards Commission.

**3. Codes Adopted**

The City adopts by reference the following 2025 California Building Standards Codes:

- Part 2 California Building Code
- Part 2.5 California Residential Code
- Part 3 California Electrical Code
- Part 4 California Mechanical Code

- Part 5 California Plumbing Code
- Part 6 California Energy Code
- Part 10 California Existing Building Code
- Part 11 California Green Building Standards Code (CALGreen)
- Part 12 California Referenced Standards Code

The City also adopts the **2024 International Property Maintenance Code**, with local administrative amendments.

#### **4. Ordinance Adopted**

##### **Ordinance No. 25 \_\_\_\_**

Adoption Date: Pending City Council approval

Effective Date: Immediately upon adoption as an urgency ordinance; enforcement begins January 1, 2026

The ordinance accomplishes the following:

- Adopts the 2025 CBSC by reference
- Adopts the 2024 IPMC
- Reorganizes Title 15 and adopts new chapters including: 15.02, 15.04, 15.06, 15.08, 15.10, 15.12, 15.14, 15.16, 15.18, 15.20, 15.22, 15.24, 15.26, 15.28, 15.30
- Adopts conforming amendments to Titles 1, 8, and 17
- Repeals outdated and superseded provisions
- Establishes local amendments based on local climatic, geologic, and topographic conditions
- Confirms required findings under Health and Safety Code sections 17958.5, 17958.7, 18941.5

#### **5. Exhibit A: Required Findings**

Findings pursuant to Health and Safety Code sections 17958.5, 17958.7, and 18941.5 are included in Exhibit A.

These findings support local amendments to:

- California Building Code
- California Residential Code
- California Electrical Code
- California Mechanical Code
- California Plumbing Code

- CALGreen Code
- International Property Maintenance Code
- Administrative Chapter 15.02

Each finding specifies the local climatic, geologic, or topographic condition necessitating the amendment.

## **6. Local Amendments Summary (Required by BSC)**

A summary table identifying:

- Municipal Code section
- Corresponding CBC, CRC, CEC, CMC, CPC, CALGreen section
- Summary of amendment
- Justification reference

This table appears in **Exhibit A**.

## **7. Required Submittal Items**

The City's BSC filing packet will include:

1. Cover letter from the City Clerk
2. Certified copy of Ordinance No. 25 \_\_\_\_
3. Exhibit A (Local Findings for Climatic, Geologic, and Topographic Conditions)
4. Clean text of all local HBMC amendments adopted by the ordinance
5. Identification of all Title 24 Parts affected
6. Contact information for the Building Official
7. Reference to the City's adopted fee schedule (not required for attachment)
8. IPMC adoption language as adopted in Chapter 15.24
9. Signed certification from the City Clerk

## **8. Filing Timeline**

Pursuant to Health and Safety Code section 17958.7:

**The City must file the local amendments with the BSC within 15 days after adoption.**

It is recommended that filing occur immediately after the ordinance is signed and certified.

## **9. Filing Method**

### **Preferred Submission:**

Email

localamendments@dgs.ca.gov

Subject: "Hermosa Beach – 2025 CBSC Local Amendments Filing"

### **Mailing Address:**

California Building Standards Commission

2525 Natomas Park Drive, Suite 130

Sacramento, CA 95833

## **10. Packet Contents**

A complete filing packet shall include:

- A. Cover letter from the City Clerk
- B. Certified Ordinance No. 25 \_\_\_\_
- C. Exhibit A — Local Amendment Findings
- D. Full clean text of all local HBMC amendments
- E. Summary of code chapters adopted
- F. This BSC Filing Packet Summary

**Note:** The City adopted only **one exhibit**, Exhibit A. No Exhibits B or C are used in this adoption cycle.

## **11. Confirmation and Recordkeeping**

The BSC will:

- Acknowledge receipt
- Review for completeness
- File the amendments in the state repository
- Publish them during the next code cycle update

The City must retain:

- A digital master packet
- Proof of delivery
- Certified copy of the ordinance
- Certified Exhibit A

## **12. Notes for State Review**

Hermosa Beach's local amendments:

- Do not modify structural design criteria requiring OSHPD, DSA, HCD, or SFM approval
- Do not establish new building standards
- Are administrative, shoring related, fire life safety related, coastal drainage related, or related to hazardous site conditions
- Are justified under the findings required by state law

No additional state agency filings are required because no amendments fall under exclusive state agency authority.