



## CITY COUNCIL AGENDA REPORT

**MEETING DATE:** Tuesday, October 28, 2025  
**TO:** CITY COUNCIL  
**WRITTEN BY:** CHIEF BUILDING OFFICIAL DESANTE  
BATTALION CHIEF ALMITA SCHAEFER

**RECOMMENDED BY:** COMMUNITY DEVELOPMENT DIRECTOR BRLETIC  
ACTING FIRE CHIEF SCHAEFER

**APPROVED BY:** TAMARA VIDES, CITY MANAGER

**SUBJECT:** ADOPTION OF THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODES, THE 2024 INTERNATIONAL MAINTENANCE CODE, AND THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

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### RECOMMENDATION:

Staff recommends the introduction of an ordinance repealing and replacing Title 8 (building regulations) pertaining to the adoption of the 2025 edition of the California Building Standards Codes, the 2024 International Property Maintenance Code, and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, and amending these codes as identified herein, through express findings of local necessity.

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### BACKGROUND:

Every three years, the State of California adopts model codes to establish the minimum uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. Pursuant to the California Code, local jurisdictions are required to adopt codes published by the California Building Standards Commission (CBSC). If the codes are not adopted, they automatically become effective on January 1, 2026. Prior to adoption, amendments to the state codes may be incorporated by the local jurisdiction if they can be justified on the basis of local climatic, topographical, and/or geological conditions which affect the jurisdiction.

## **DISCUSSION:**

The language in the attached ordinance outlines the required adoption process for the 2025 edition of the California Code of Regulations, Title 24, also known as the California Building Standards Code (Codes). The standards incorporate 13 parts that apply to the regulation, construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. Staff from the Community Development and Fire Departments have reviewed the Codes and are proposing local amendments, along with the required justification, based on local climatic, topographical, and/or geological conditions. The majority of the proposed amendments have been adopted by the city since 2016 and have been deemed necessary to maintain the current level of safety and protection throughout the City of Watsonville.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION:**

Adopting the California Building Standards Codes with associated amendments is not a “project” within the meaning of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15061(b)(3) in that it is an activity that will not result in a potentially significant impact to the environment.

## **STRATEGIC PLAN:**

This recommendation is consistent with the following council strategic goals:

**Economic Development**

**Housing**

**Infrastructure & Environment**

**Public Safety**

## **FINANCIAL IMPACT:**

The adoption of these regulations will result in minimal financial impact to the city’s general Fund. The cost of implementation and enforcement associated with the new regulations is generally passed on to the customers through plan check and permit fees.

## **ALTERNATIVE ACTION:**

City Council may decline approval of the local code amendments, but the base code; whether adopted or not, will become effective January 1, 2026.

## **ATTACHMENTS:**

Draft Ordinance

Exhibit A: Fire Findings