

OCTOBER 2025

ADOPTION OF THE 2025
CALIFORNIA BUILDING STANDARDS
CODES, THE 2024 INTERNATIONAL
PROPERTY MAINTENANCE CODE,
AND THE UNIFORM CODE FOR THE
ABATEMENT OF DANGEROUS
BUILDINGS

RECOMMENDATION

Staff recommends 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 in its entirety, 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.

BACKGROUND

- On a triennial calendar, the State of California adopts model codes which create the codes regulating the construction and maintenance of all buildings.
- California modifies the model codes creating the California Building Standards Codes. Effectively known as Title 24, published on July 1, 2025
- California requires local jurisdictions to adopt the CBSC.
- Local jurisdictions may make amendments to the Standards based upon certain Geological, climactic or topographical criteria.

CALIFORNIA CODE OF REGULATIONS – TITLE 24

Part 1 – California Administrative Code

Part 2 – California Building Code- volumes 1 & 2

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 7 – California Wildland-urban Interface Code (new this year)

Part 8 – California Historical Building Code

Part 9 – California Fire Code

Part 10 – California Existing Building Code

Part 11 – California Green Building Standards Code

Part 12 – California Referenced Standards Code

FIRE CODE AMENDMENTS

- 9 Code Modifications
 - Sprinkler regulations, Vegetation clearance, Open flames
- 15 Administrative Provisions
 - Consistency with Municipal Code, Appeals process,
- 5 Operational Provisions
 - Truck movement requirements and dimensions, Fire flow requirements, Gate access

LOCAL JURISDICTIONS

- City Code since 2012
- Santa Cruz County Fire Chiefs Association
- Santa Cruz County Fire Prevention Officers Association
- Boulder Creek, Ben Lomond, Felton, Zayante, Scotts Valley, Scotts Valley Fire District, City of Santa Cruz, Live Oak, Branciforte, Soquel, Capitola, Aptos, Pajaro Valley, and all areas covered by Santa Cruz County Fire.

2024 INTERNATIONAL PROPERTY MAINTENANCE CODE AND 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

- Administrative provisions for enforcing non-building related codes and activities.
- International Property Maintenance Code
 - Weeds, Maintenance of equipment, Rubbish and Garbage, Vermin, Abandoned Vehicles.
- Abatement of Dangerous Building Code
 - Steps in abating dilapidated, defective buildings which endanger life, health, property and public safety within concepts of fair play and justice.

Thank you and Questions?