



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

752 SOUTH FRANKLIN STREET • FORT BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR

PHONE: 707-234-6650

FAX: 707-463-5709

FB PHONE: 707-964-5379

FB FAX: 707-961-2427

pbs@mendocinocounty.org

www.mendocinocounty.org/pbs

MEMORANDUM

DATE: OCTOBER 21, 2025

TO: HONORABLE BOARD OF SUPERVISORS

FROM: RICHARD ANGLE, CHIEF BUILDING OFFICIAL

SUBJECT: PROPOSED ADOPTION OF THE 2025 CALIFORNIA BUILDING STANDARDS CODE, PARTS 1-12

BACKGROUND:

Every three years, the State of California ("State") adopts the latest edition of the California Building Standards Code (herein referred to collectively as the "Codes") to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. The 2025 Edition of the California Building Standards Code was adopted by the California Building Standards Commission and published on July 1, 2025. Sections 17958 and 18941.5 of the California Health and Safety Code require that the latest edition of the Codes apply to local construction 180 days after publication; thus, State law requires that the Codes become effective at the local level on January 1, 2026.

ADOPTION PROCEDURE:

Government Code Section 50022.2 *et seq.* provides a procedure for the adoption of codes by reference. After the first reading of the title of the adopting ordinance and the title of the code to be adopted thereby, and of the title of the secondary codes therein adopted by reference, the Board shall schedule a public hearing, which shall be published once a week for two successive weeks in a newspaper of general circulation.

It is proposed that the Board of Supervisors introduce and waive first reading of the ordinance proposed to amend the County's Chapter 18.04 to adopt the 2025 Codes by reference, and that the Board also set the date of November 18, 2025, as the date for the required noticed public hearing and possible second reading and adoption of the ordinance.

ASSEMBLY BILL 130 (Chapter 22, Statutes of 2025)

Assembly Bill 130 made multiple changes to State planning and housing laws, including placing a six-year moratorium on local changes to residential building standards, unless the changes fit into one or more exceptions. One of the exceptions is that the changes being made "are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of September 30, 2025." As shown in the Information Bulletin of the Building Standards Commission (the "BSC") that is uploaded as part of this agenda packet, the BSC has interpreted this to mean local amendments that are being carried forward from a previously filed ordinance, including that adopting the 2022 Codes, with no material change in regulatory effect to the existing standards.

The Department is proposing the same amendments to the Codes as were proposed as part of the adoption of the 2022 Codes. The majority of the County's amendments to the codes make changes that provide longer time frames for an applicant to commence work on a project or seek extensions of time, as well as provide for fee refund procedures. The County's substantive amendments to the Codes include the hose

bibb requirement and adoption of appendices.

SUMMARY:

Codes proposed for adoption and additional appendices are as follows:

2025 California Building Codes:

- 2025 California Administrative Code
- 2025 California Building Code Volume I & II
- 2025 California Residential Code
- 2025 California Electrical Code
- 2025 California Mechanical Code
- 2025 California Plumbing Code
- 2025 California Wildland-Urban Interface Code
- 2025 California Energy Code
- 2025 California Historical Building Code
- 2025 California Fire Code
- 2025 California Existing Building Code
- 2025 California Green Building Standards Code
- 2025 California Referenced Standards Code

California Building Code (“CBC”) Appendix Chapters:

- Appendix C (Group U - Agricultural Buildings)
- Appendix G (Flood-Resistant Construction)
- Appendix H (Signs)
- Appendix I (Patio Covers)

California Residential Code (“CRC”) Appendix Chapters:

- Appendix BB (Tiny Houses)
- Appendix BF (Patio Covers)
- Appendix BG (Sound Transmission)
- Appendix BI (Light Straw-Clay Construction)
- Appendix BJ (Strawbale Construction)
- Appendix BO (Existing Building and Structures)
- Appendix CI (Swimming Pool Safety Act)

California Electrical Code (“CEC”) Appendix Chapters:

- Annex H (Administration and Enforcement)

California Plumbing Code (“CPC”) Appendix Chapters:

- Appendix A (Recommended Rules for Sizing the Water Supply System)
- Appendix B (Explanatory Notes on Combination Waste and Vent Systems)
- Appendix D (Sizing Storm Water Drainage Systems)
- Appendix I (Installation Standards)
- Appendix J (Combination of Indoor and Outdoor Combustion and Ventilation Design)

The most notable change to the Codes is the addition of a new Part 7, the 2025 California Wildland-Urban Interface Code. This part has combined the International Wildland-Urban Interface Model Code; California Building Code Chapter 7A; California Residential Code Section R337; Title 14, California Code of Regulations, Chapter 7, Article 6, Subchapter 2, State Minimum Fire Safe Regulations; and certain requirements of the California Fire Code, Public Resources Code and Health and Safety Code into a single point of reference.

The 2025 Codes are available for review at the BSC’s website: <https://www.dgs.ca.gov/BSC/Codes>, and hard copies are also available for inspection at the office of the Clerk of the Board of Supervisors, at 501 Low Gap Road, Room 1010, Ukiah, California, during regular business hours.

Prior to the adoption and enforcement of the Codes at the local level, State law permits jurisdictions to amend the Codes in certain circumstances. Pursuant to Sections 17958.5. and 17958.7 of the California Health and Safety Code, such amendments can only be enacted when an express finding and determination is made that such amendments are reasonably necessary because of local climatic, geological, topographical, or

environmental conditions that affect the jurisdiction. Amendments that are necessary for local administrative clarification and do not modify Building Standards as defined in Section 18909(c) of the California Health and Safety Code can be enacted without the required express finding and determination.

Staff from the Department of Planning and Building Services have reviewed the Codes and are recommending a number of amendments. The proposed amendments have been carried through from the previous code cycle.

The proposed amendments are summarized as follows:

- 1) Administrative Amendments – Amendments to establish administrative regulations pertaining to the performance of plan check, the issuance of permits, the collection of fees, new definitions and other administrative standards.
- 2) Life Safety Amendments – Amendments related to standards related to structural design, egress standards, and limitation of building heights and/or building areas. At this time, staff is proposing carrying through amendments made to the 2022 California Building Code Vol. II, including but not limited to adding appendices related to signs and agricultural buildings.

Notable Proposed Amendments

All changes to the 2025 Codes are proposed to be carried through from the previous code adoption, which included the adoption and amendments to the California Building Code, section 105.3.2 related to the time limitations of applications for permits, Appendix C (Group U - Agricultural Buildings) related to agricultural building sizes and exemptions, and Appendix H (Signs) related to permit exemptions and engineering requirements; amendments to the California Residential Code, Section 105.3.2 related to the time limitations of applications for permits, Mechanical Code section 104.3.3 related to the time limitations of applications for permits, and 104.4.4 related to the expiration of permits, Electrical Code Annex (Appendix) H, Section 80.19 (E) and (H) and Plumbing Code section 104.3.3 related to the time limitations of permits; and amendments to the California Fire Code related to defining the Chief Building Inspector [Chief Building Official] as fire chief in certain circumstances.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The adoption of this ordinance exempt from the California Environmental Quality Act (“CEQA”). Section 15061(b)(3) of the State CEQA Guidelines exempts activities where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. The 2025 Codes will be required to be applied by State law. Further, the County has previously adopted all changes and appendices proposed for adoption at this time, so the adoption of the ordinance will cause no change in requirements imposed as compared to the current code cycle. There is no possibility that these changes will cause a significant impact on the environment.

RECOMMENDED ACTION:

Introduce and waive first reading of an Ordinance Amending Chapter 18.04 of the Mendocino County Code and Adopting by Reference, with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code of Regulations, 2025 Editions of the California Building Standards Code and Adopting Local Findings, and set the date of November 18, 2025, for a noticed public hearing to consider adoption of the proposed ordinance.

ALTERNATIVE ACTIONS:

The Board may direct staff to propose an adoption of the Codes with fewer, or no, local amendments; or take no action. “No action” would result in the continuation of obsolete references within Title 18, which may be confusing to the public or in conflict with mandated State regulation. However, even under the “no action” alternative, the State mandated Codes would still be applied by the Department of Planning and Building Services.