

2025 CALIFORNIA CODE OF REGULATIONS, TITLE 24 & 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE



City Council Meeting
December 15, 2025
City of san pablo



Adoption of the 2025 California Code of Regulations, Title 24

- Triennial code adoption cycle allows jurisdictions to adopt the body of the Code, as amended by the State, and to adopt appendices applicable to local needs.
- MULTIPLE STATE AGENCIES AND COMMISSIONS review and amend the ICC (International Code Council) and IAPMO (International Assn. of Plumbing and Mechanical Officials) codes to fit California needs.

Developed through the collaborative efforts of:

Dept. of Housing & Community Development, Div. of State Architect,
State Fire Marshal, Statewide Health Planning & Development,
Energy Commission, Dept. of Public Health, State Lands Commission,
Board of State and Community Corrections, and the Building Standards Commission.

What are Building Codes?

Building regulation in the United States began in the late 1800s when major cities began to adopt and enforce building codes in response to large fires in densely populated urban areas. The primary intent of early building codes was to reduce the fire risk, but over time, their scope has expanded.

Today, building codes are sets of regulations that address structural integrity, fire resistance, safe exits, lighting, ventilation, and construction materials. They specify the minimum requirements to safeguard the health, safety, and general welfare of building occupants and emergency responders.



Great Chicago Fire

The Great Chicago Fire was a conflagration that burned in the American city of Chicago during October 8–10, 1871. The fire killed approximately 300 people, destroyed roughly 3.3 square miles of the city, and left more than 100,000 residents homeless. The fire began in a neighborhood southwest of the city center. [Wikipedia](#)

Buildings destroyed: 17,500 buildings

Dates: Oct 8, 1871 – Oct 10, 1871

Location: Chicago, IL

Fatalities: 300 killed (estimated)

Cost: \$222 million (1871 USD); (\$4.593 billion in 2018)

Burned area: 2,112 acres (8.55 km²)



Building Codes Fact Sheet

Although you have little control over the occurrence of hazards in your community, mitigation efforts such as building code adoption and enforcement is one of the strongest strategies jurisdictions can take to protect a community against the effects of natural hazards. Mitigation increases occupant health and safety during a disaster, protects the local tax base, ensures continuity of essential services, and supports more rapid recovery from disasters.

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The [International Code Council \(ICC\)](http://www.iccsafe.org) family of codes covers all aspects of construction and includes (but is not limited to):

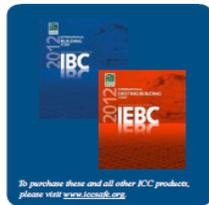
1. International Building Code (IBC): Applies to new and existing buildings, except those residential buildings covered under the International Residential Code.
2. International Residential Code (IRC): Applies to new and existing one- and two-family dwellings and townhouses of not more than three stories in height.
3. International Property Maintenance Code (IPMC): Applies to all existing buildings and addresses maintenance issues for continued safe use of buildings.
4. International Existing Building Code (IEBC): Applies to the alteration, repair, addition, or change in occupancy of existing structures.

The [International Code Council \(ICC\)](http://www.iccsafe.org) publishes updated codes every three years. In partnership with the ICC, FEMA supports the development of building codes by continuously monitoring, strengthening, and championing disaster-resistant provisions of national building codes and standards. Over the past 30 years, FEMA has worked with national building codes and standards groups, as well as engineering and construction industry groups to propose and gain adoption of numerous disaster-resistant provisions for earthquake, wind, and flood hazards in the Nation's model building codes and standards. FEMA also participates in various codes and standards committees to share lessons learned from previous disasters and lend insight to code-related studies.

The development and widespread adoption of building codes is beneficial in that it has created a uniform regulatory environment in which design professionals and contractors are held to a set of standards adopted by and applicable to the jurisdiction in which they work. More importantly, building codes provide you, your family, and your community protection in the event of a natural disaster.



The Justine Plantation goes undamaged after Hurricane Katrina because of owner's adherence to Mandeville, Louisiana's building codes requiring that a house sit above the Base Flood Elevation.



To purchase these and all other ICC products, please visit www.iccsafe.org.



Only one wall remained standing at this nursing home in Agaña, AR.

AMENDED CODES INCLUDED IN THIS ADOPTION:

- ▶ 2024 International Property maintenance Code
- ▶ California Administrative Code, Part 1
- ▶ California Building Code, Part 2 Vol 1
- ▶ California Building Code, Part 2, Vol 2
- ▶ California Residential Code, Part 2.5
- ▶ California Electrical Code, Part 3
- ▶ California Mechanical Code, Part 4
- ▶ California Plumbing Code, Part 5
- ▶ California Energy Code, Part 6
- ▶ California Wildland-Urban Interface Code, Part 7
- ▶ California Fire Code, Part 9 with amendments adopted by the Contra Costa County Fire Protection District
- ▶ California Green Building Code, Part 11
- ▶ California Historical Code Part 8 Existing Building Code Part 10 & Referenced Standards Code, Part 12

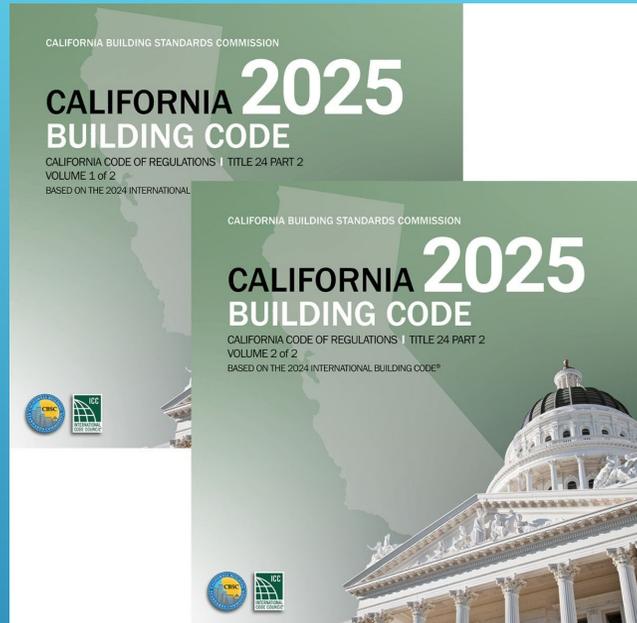
CODE ADOPTION BY LOCAL JURISDICTIONS

This process gives San Pablo the opportunity to review and amend the code to clarify its provisions, to address hazards specific to the area and to adopt appendices that will provide additional codes not addressed in the body of the code.

Some of the codes found in the Appendices are:

- ❖ Patio Covers
- ❖ Flood regulations
- ❖ Emergency Shelter





Why do we need to adopt these codes and appendices?

2025 California Building Code and 2024 International Property Maintenance Code.

CBC[A] 101.3 Purpose. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

IPMC [A] 101.3 Purpose. The purpose of this code is to establish minimum requirements to provide a reasonable level of health, safety, property protection and general welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a reasonable minimum level of health, safety and general welfare as required herein.

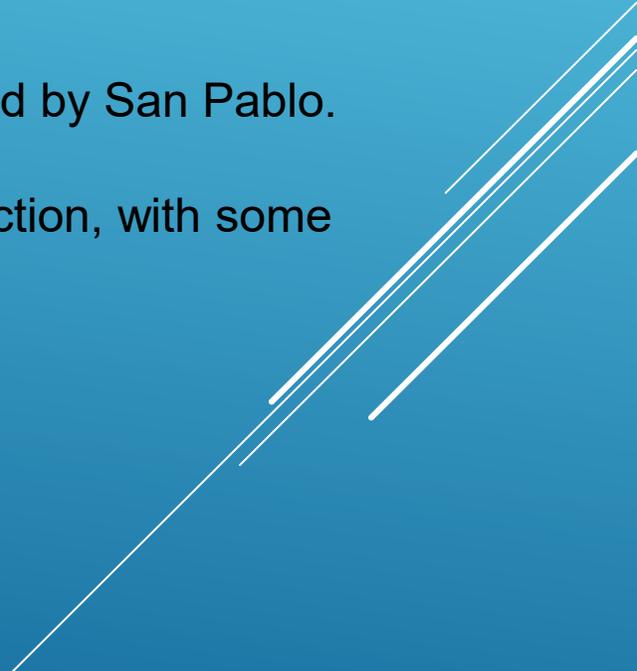
Council Priority Plan Compliance

Major Policy Area: Improve Public Safety Policy #500. Employ Integrated Efforts to Reduce Blight. Priority Work Plan FY 2025-27, Adopted/Effective April 7, 2025, through City Council Resolution No. 2025-044.

Compliance: Adopt the 2024 International Property Maintenance Code with amendments to enhance the City's ability to reduce blight and enforce minimum property maintenance standards for commercial and residential properties.

Compliance: Adopt the 2025 California Building and Fire Codes to comply with State law to regulate the construction and maintenance of all properties in San Pablo.

Code Amendments Highlights

- Adoption of Part 7, California Wildland-Urban Interface Code, recognizing new fire hazard zones adopted by the State.
 - Continue to adopt International Code Property Maintenance Code, as amended by San Pablo.
 - California Energy Code continues to move towards all electric for new construction, with some exceptions.
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CEQA COMPLIANCE & FISCAL IMPACT

CEQA COMPLIANCE STATEMENT

This proposed action is exempt from the provisions of the California Environmental Quality Act (“CEQA”), pursuant to CEQA Guidelines section 15061(b)(3) (i.e., the “common sense” exemption) in that its purpose to provide minimum standards to safeguard life, limb, health, property, and public welfare of construction and its adoption will not have the effect of deleting or substantially changing any regulatory standards or findings and it can be determined with certainty that the adoption of the proposed amendments to the Municipal Code has no potential for causing a significant effect on the environment. In addition, adoption of these amendments is exempt from review under CEQA Guidelines section 15308 because the project is an action being taken by a regulatory agency where the process involves procedures for the protection of the environment that do not have the potential to cause significant effects on the environment.

FISCAL IMPACT

There will be no direct fiscal impact to the City as a result of this amendment. However, to the extent that new construction and renovations in San Pablo meet current codes, the longevity and value of these improvements will be enhanced and will help to support the San Pablo tax base and local economy.

Community Development Department staff recommends:

- ❖ Conduct public hearing
- ❖ Waive the reading of the Ordinance and read by title only
- ❖ Introduce the attached Ordinance including any further revisions

Q & A

Thank you

