

ORDINANCE 2026-###

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING CHAPTER 15.04 OF THE SAN PABLO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2025 CALIFORNIA ADMINISTRATIVE CODE; 2025 CALIFORNIA BUILDING CODE VOLUMES 1 AND 2, WITH APPENDIX CHAPTERS G, H, I, J, N, P AND Q, AS AMENDED; 2025 CALIFORNIA RESIDENTIAL CODE, WITH APPENDIX CHAPTERS BB, BF, BG, CI, AND CJ, AS AMENDED; 2025 CALIFORNIA ELECTRICAL CODE WITH ANNEXES A, C, AND I; 2025 CALIFORNIA MECHANICAL CODE WITH APPENDIX CHAPTERS B, C, F, G AND H; 2025 CALIFORNIA PLUMBING CODE WITH APPENDIX CHAPTERS A, D, G, H, I, J, M, AND R; 2025 CALIFORNIA ENERGY CODE, AS AMENDED; 2025 CALIFORNIA HISTORICAL BUILDING CODE; 2025 CALIFORNIA FIRE CODE WITH AMENDMENTS ADOPTED BY THE CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT; 2025 CALIFORNIA EXISTING BUILDING CODE; 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; 2025 CALIFORNIA REFERENCED STANDARDS CODE; 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE; AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, AS AMENDED; AND DETERMINING THAT ADOPTION OF THESE AMENDMENTS IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The City Council of the City of San Pablo does ordain as follows:

SECTION 1. SAN PABLO MUNICIPAL CODE AMENDMENT.

Chapter 15.04, Uniform Construction Codes, subsections 15.04.010 and 15.04.020 of the San Pablo Municipal Code (SPMC) are amended to read as:

15.04.010 California Building Code and International Property Maintenance Code adoption by reference.

The California Code, 2025 Edition, including all volumes and appendices listed below, shall be the building code for the city and said code, together with the adopted appendices, shall regulate and govern the conditions and maintenance of all property, buildings and structures within the city by providing the standards for supplied utilities and facilities and other physical items and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use and providing for the condemnation and demolition of buildings and structures that are unfit for human occupancy and use, and the issuance of permits and collection of permit fees.

- A. The California Code of Regulations, Title 24, 2025 Edition, published by the International Code Council, International Association of Plumbing and Mechanical Officials, and BNi Building News, including Appendices listed below, is adopted by reference, including:

1) Part 1 - California Administrative Code.

The 2025 California Administrative Code, published by the International Code Council, as amended in Part 1 of the California Building Standards Code, California Code of Regulations Title 24;

2) Part 2 - California Building Code – Volumes 1 and 2

The 2025 California Building Code based on the International Building Code, 2024 Edition, published by the International Code Council, together with those omissions, amendments, exceptions and additions thereto as amended in Part 2 of the California Building Standards Code, California Code of Regulations Title 24; as amended in Section 15.04.020, including Chapter 17A, with Appendices G, H, I, J, N, P and Q, and as amended in Section 15.04.020;

3) Part 2.5 - California Residential Code

The 2025 California Residential Code based on the International Residential Code, 2024 Edition, published by the International Code Council, together with those omissions, amendments, exceptions and additions thereto as amended in Part 2.5 of the California Building Standards Code, California Code of Regulations Title 24; as amended in Section 15.04.020, including Appendices BB, BF, BG, CI, and CJ, as amended in Section 15.04.020;

4) Part 3 - California Electrical Code

The 2025 California Electrical Code based on the National Electrical Code, 2023 Edition, published by the National Fire Protection Association, together with those omissions, amendments, exceptions and additions thereto, as amended in Part 3 of the California Building Standards Code, California Code of Regulations Title 24, including Annexes A, C, and I;

5) Part 4 - California Mechanical Code

The 2025 California Mechanical Code based on the Uniform Mechanical Code, 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, together with those omissions, amendments, exceptions and additions thereto, as amended in Part 4 of the California Building Standards Code, California Code of Regulations Title 24, including Appendices B, C, F, G and H;

6) Part 5 - California Plumbing Code

The 2025 California Plumbing Code based on the Uniform Plumbing Code, 2024 Edition, published by the International Association of Plumbing and

Mechanical Officials, together with those omissions, amendments, exceptions and additions thereto, as amended in Part 5 of the California Building Standards Code, California Code of Regulations Title 24, including Appendices A, D, G, H, I, J, M, and R;

7) Part 6 - California Energy Code

The 2025 California Energy Code, published by the International Code Council, as amended in Part 6 of the California Building Standards Code, California Code of Regulations Title 24; as further amended in Section 15.04.020 of the San Pablo Municipal Code;

8) Part 7 - California Wildland-Urban Interface Code

The 2025 California Wildland-Urban Interface Code, The 2025 California Wildland-Urban Interface Code, as amended by Contra Costa County Fire Protection District and adopted by the Contra Costa County Board of Supervisors as County Ordinance number 2025-15;

9) Part 8 - Historic Building Code

The 2025 California Historical Building Code, published by the International Code Council, as amended in Part 8 of the California Building Standards Code, California Code of Regulations Title 24;

10) Part 9 - California Fire Code

The 2025 California Fire Code, as amended by Contra Costa County Fire Protection District and adopted by the Contra Costa County Board of Supervisors as County Ordinance No. 2025-14;

11) Part 10 - California Existing Building Code

The 2025 California Existing Building Code, based on the International Existing Building Code, 2024 Edition, published by the International Code Council, together with those omissions, amendments, exceptions and additions thereto as amended in Part 10 of the California Building Standards Code, California Code of Regulations Title 24; including Appendix A, Chapter A1;

12) Part 11 - California Green Building Standards Code

The 2025 California Green Building Standards Code, published by the International Code Council, as amended in Part 11 of the California Building Standards Code, California Code of Regulations Title 24;

13) Part 12 - California Referenced Standards Code

The 2025 California Referenced Standards Code, published by the International Code Council, as amended in Part 12 of the California Building Standards Code, California Code of Regulations Title 24; and

14) 2024 - International Property Maintenance Code, as amended

The Housing and Property Maintenance Code for the City of San Pablo shall heretofore consist of the California Housing Law Regulations, as set forth in Division 13, Part 1.5, commencing with Section 17910, in the Health and Safety Code (as amended) combined with the 2024 International Property Maintenance Code (IPMC) including Appendix A except as amended by the changes, additions and deletions set forth in section 15.04.020.

- B. The above-listed codes are located in the California Code of Regulations, Title 24, with the exception of the 2024 International Property Maintenance Code which is published by the International Code Council. A copy of the California Codes and International Property Maintenance Code is on file in the Building Division for use and examination by the public.

15.04.020 - Amendments, additions and deletions.

- A. Amendments, additions and deletions to the 2025 California Building Code, Chapter 1, Division II, Scope and Administration.

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- B. Amendments, additions and deletions to 2025 California Residential Code, Chapter 1, Division II, Scope and Administration.

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- C. Amendments, Additions and Deletions to 2024 International Property Maintenance Code (IPMC).

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- D. Amendments, additions and deletions to Title 24 Part 6, the 2025 California Energy Code.

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SECTION 2. ENVIRONMENTAL REVIEW.

The purpose of the City's adoption of the 2025 California Building Code of Standards and 2024 International Property Maintenance Code is to provide updated minimum standards to safeguard life, limb, health, property, and public welfare for all types of construction. Adoption of these codes will not have the effect of deleting or substantially changing any regulatory standards or required findings, because it can be determined with certainty that the adoption of codes has no potential for causing a significant effect on the environment. The codes and amendments are therefore 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 addition, adoption of these codes 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 and that does not have the potential to cause significant effects on the environment.

SECTION 3. SEVERABILITY.

If any sections, subsections, sentences, clauses, phrases, or portions of this Ordinance are for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause of this ordinance whether or not any one or more sections, subsections, phrases or clauses may be declared invalid or unconstitutional on their face or as applied.

SECTION 4. EFFECTIVE DATE; PUBLICATION.

This Ordinance shall become effective thirty (30) days following its adoption. The City Clerk's Office shall publish and post the Ordinance in accordance with California Government Code section 36933.

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First introduced at a regular meeting of the City Council of the City of San Pablo on December 15, 2025, and finally passed and adopted at a regular meeting of the City Council held on January 20, 2026, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

ATTEST:

APPROVED:

Dorothy Gantt, City Clerk

Elizabeth Pabon-Alvarado, Mayor