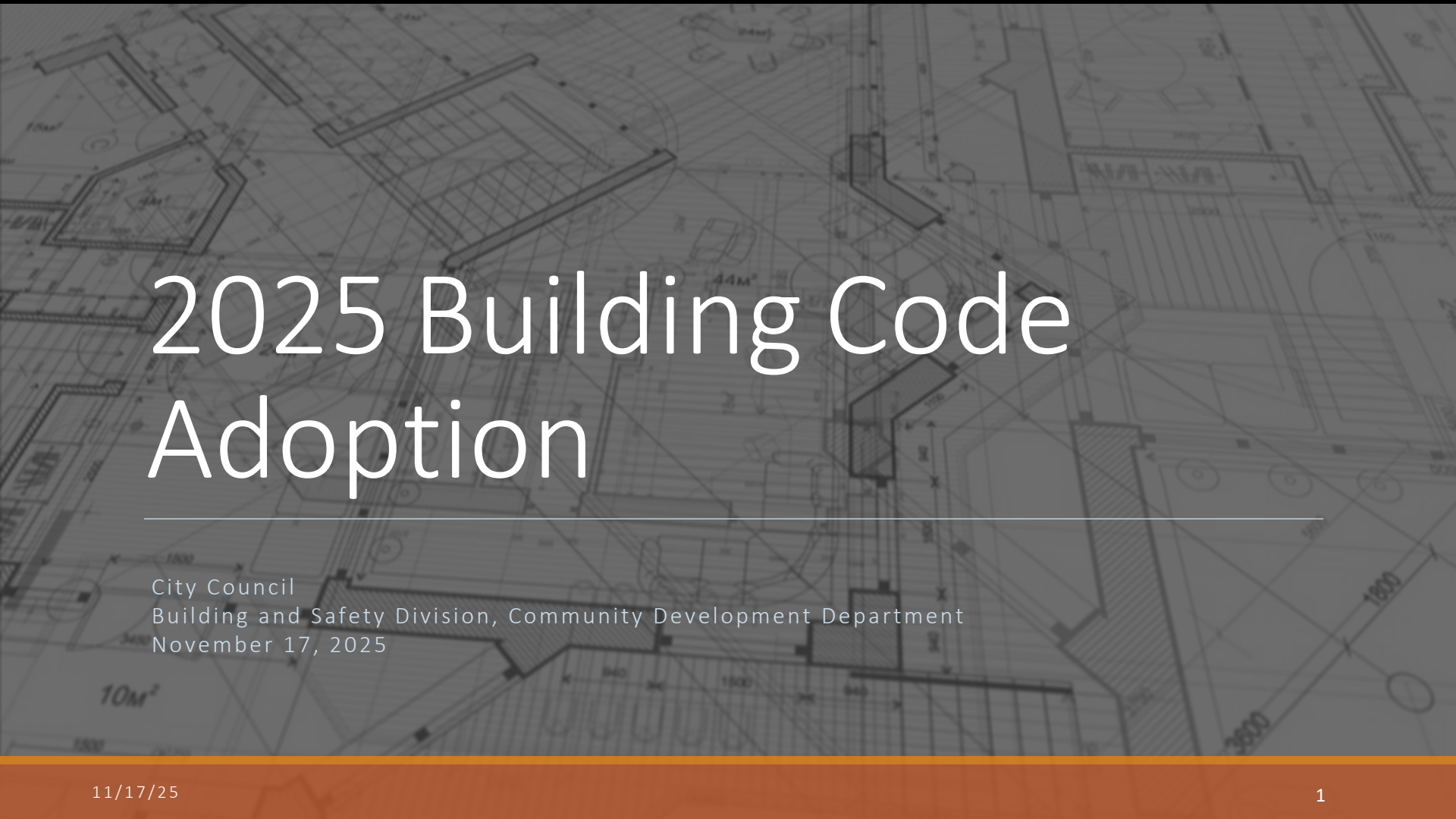


The background of the slide is a detailed architectural blueprint, showing various building footprints, walls, and structural elements in a technical drawing style. The lines are thin and grey, set against a dark grey background.

2025 Building Code Adoption

City Council
Building and Safety Division, Community Development Department
November 17, 2025



Building Code Adoption Cycle



- California adopts new state building standards, including the California Building Code, on a triennial (every three years) cycle.
- Process starts with updates/changes submitted by state agencies, industry groups, and the public, followed by public review and hearings conducted by the California Building Standards Commission (CBSC).
- Adopted codes are then published, typically becoming mandatory statewide starting January 1 of the next code cycle year



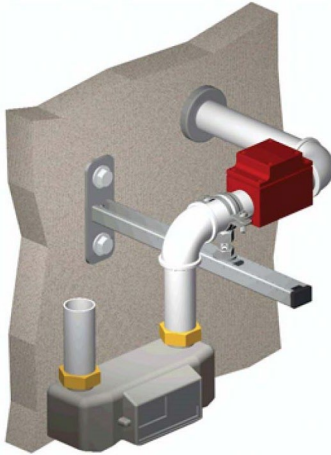
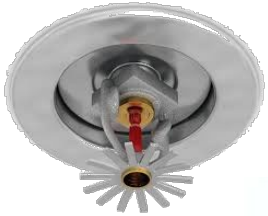
- Building Standards Code (“Codes”) are laws governing construction of buildings and structures
- Cities and counties may adopt local amendments to strengthen Codes based on local climatic, geological, and topographical conditions
- Codified in San Leandro Municipal Code as Chapter 7-5
- These steps ensure that the latest best practices in safety, sustainability, and technology are built into every code adoption cycle

Proposed Ordinance



- Updates Municipal Code Chapter 7-5 to adopt:
 - 2025 editions of Building Standards Code:
 - California Building Code - CCR Title 24 Part 2
 - California Residential Code - CCR Title 24 Part 3
 - California Electrical Code - CCR Title 24 Part 4
 - California Mechanical Code - CCR Title 24 Part 5
 - California Plumbing Code - CCR Title 24 Part 6
 - California Energy Code - CCR Title 24 Part 7
 - California Fire Code - CCR Title 24 Part 9
 - California Existing Building Code - CCR Title 24 Part 10
 - California Green Building Standards Code - CCR Title 24 Part 11
 - 2018 International Property Maintenance Code

Local Amendments – Building and Safety



- Local amendments used to strengthen statewide Codes
- Ordinance maintains local amendments for structural design requirements, seismic resistance, and foundations – similar throughout Bay Area
- Examples of **past** local amendments include:
 - Lowering square footage trigger for fire sprinkler requirements, particularly in Assembly occupancies (Group A) (2022)
 - Lowering project valuation trigger for earthquake gas shut-off valves from \$10,000 to \$5,000 (2022)



Recommendation

Staff recommends that the City Council consider and introduce, for first reading, an ordinance to:

- Amend Municipal Code Chapter 7-5 by repealing and replacing the 2022 editions and adopt the 2025 editions of the California Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Fire Code, Existing Building Code, and Green Building Standards Code: and
- Adopt by reference the 2018 International Property Maintenance Code
- Adopt a resolution finding and determining the need for amendments to provisions in the State-mandated California Building Standards Code to be adopted by reference in the San Leandro Municipal Code.