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2025 California Building Standards Code Adoption

October 28, 2025

City Council

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Building Official

Summary

- The California Building Standards Commission published the new California Building Standards Code, which is required to take effect on January 1, 2026.
- This code establishes minimum requirements to safeguard public health, safety, and general welfare within the built environment.
- The City is also adopting the 2024 edition of the International Property Maintenance Code which serves as the framework for enforcing minimum maintenance standards for existing structures.
- Jurisdictions can make amendments to this code based on local climatic, topographical or geological conditions.





Background

- Every three years, the California Building Standards Commission publishes the new California Building Standards Code.
- Codes are published in July to take effect on January 1st on the subsequent year.
- The City last adopted the 2022 California Building Standards Code and 2021 International Property Maintenance Code on December 6, 2022.

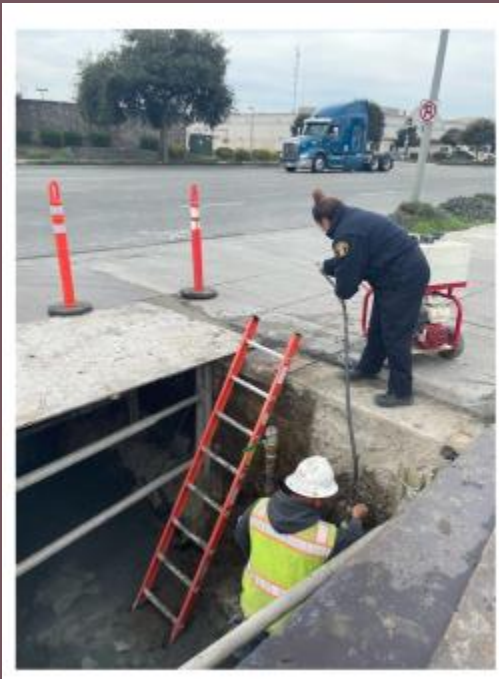
Amendments

AB 130 became effective July 1st, 2025.

- ❑ This law establishes a freeze on local building code modifications for residential construction from October 1, 2025, to June 1, 2031.
- ❑ Modifications for commercial construction are not frozen.
- ❑ Cities and counties can only modify building standards applicable to residential units if they meet specific criteria:
 - ❑ Emergency standard to protect health and safety
 - ❑ Wildfire building hardening efforts
 - ❑ Streamline the permitting process



Local Amendments



Permit Services retained the two amendments adopted last code cycle:

- One established a program to recover and divert materials from construction, deconstruction, and demolition, which aligns with the California Green Building requirements.
- The second streamlines the rooftop solar process, which is required by the Solar Rights Act, as amended by AB 2188 (Chapter 521, Statutes 2014).

The Fire Department provided amendments to the California Fire Code:

- Removed a previous amendment for fire sprinkler requirements in existing non-sprinklered buildings, when undergoing additions.
- The other amendments, previously adopted, update the wording for items such as fireworks and aboveground fuel storage tanks.

The International Property Maintenance Code was previously adopted without any amendments. This code cycle, Code Enforcement provided clarifications which:

- Identify the name of our code enforcement division.
- Reference the section of the Salinas Municipal Code which contains fees.
- Provide a more complete definition of an unlawful structure based on local experience.

Adoption of the 2025 California Building Standards Code and local amendments supports the City Council's 2025-2028 Vision and Strategic Goals by:

- Promoting safe and sustainable housing development, ensuring that new construction meets modern public safety standards.
- Enhancing infrastructure quality through updated building requirements, while local amendments reflect Salinas-specific needs, improving the delivery of city services.
- Streamlining building regulations and supporting economic development through clearer permitting processes and reduced delays for residential and commercial projects.
- Additionally, the updated standards help create safer, more accessible environments that benefit youth and seniors in the community.

Strategic Plan



Recommendation

A motion to adopt the 2025 California Building Standards Code and 2024 International Property Maintenance Codes along with the related local amendments



Questions?