



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: OCTOBER 28, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT
FIRE

FROM: LISA BRINTON, DIRECTOR
SAMUEL KLEMEK, FIRE CHIEF

BY: ANGELINE ANZINI, CHIEF BUILDING OFFICIAL
CHRISTOPHER KNAPP, DIVISION CHIEF/FIRE MARSHAL
DOROTHY PRIOLO, DEPUTY FIRE MARSHAL
LORENZO SANCHEZ, CODE ENFORCEMENT MANAGER
ODED ZALMANOVITCH, MANAGEMENT ANALYST

TITLE: AN ORDINANCE ADOPTING THE 2025 CALIFORNIA
BUILDING STANDARDS CODE, 2024 INTERNATIONAL
PROPERTY MAINTENANCE CODE AND LOCAL
AMENDMENTS

RECOMMENDED MOTION:

A motion to adopt an ordinance to implement the 2025 California Building Standards Code and the 2024 International Property Maintenance Code, including related local amendments.

EXECUTIVE SUMMARY:

Every three years, the City adopts the latest edition of the California Building Standards Code and International Property Maintenance Code to maintain consistent minimum standards that protect public health, safety, and general welfare within the built environment. The California Building Standards Code is a comprehensive code which includes multiple parts, such as the California Fire Code and the California Green Building Standards Code. The California Building Standards Commission published the 2025 edition on July 1, 2025, with an effective date of January 1, 2026. The International Property Maintenance Code (IPMC) provides industry best practices to ensure that buildings are safe, sanitary, and habitable for occupants while maintaining the integrity of the property. Our jurisdiction is authorized to adopt local amendments to both Codes to address the unique local climatic, topographic, and geological conditions of Salinas.

BACKGROUND:

The City of Salinas last adopted a new code cycle on December 6, 2022, implementing the 2022 California Building Standards Code (CBSC), which took effect on January 1, 2023. At that time, the City also adopted local amendments to the California Green Building Standards Code related to construction debris recycling requirements and the California Fire Code was amended concurrently to reflect Salinas' unique local climatic, topographic, and geological conditions. In addition, the City adopted the 2021 edition of the International Property Maintenance Code (IPMC) to ensure that buildings are safe, sanitary, and habitable for occupants while maintaining the integrity of the property.

2025 Code Cycle

Alongside adoption of the 2025 edition of the CBSC, the City is adopting the 2024 edition of the IPMC. The updated IPMC continues to serve as the framework for enforcing minimum maintenance standards for existing structures, including requirements related to equipment, lighting, ventilation, heating, sanitation, and fire safety. It also outlines property owner responsibilities, regulates the use of existing buildings, and provides procedures for enforcement and penalties.

With the adoption of the California Building Standards Code by reference, the City may adopt local amendments as reasonably necessary based on climatic, topographical, or geological conditions, as authorized under Health and Safety Code Section 18941.5 (Building Standards Law), Section 17958 (State Housing Law) as modified under Assembly Bill No. 130 (Chapter 22, Statutes of 2025) Sections 29–31, and Section 13143.5. AB 130 aims to streamline the residential permitting process by establishing a six-year freeze on local building code modifications for residential construction from October 1, 2025, to June 1, 2031, except for emergency standards deemed necessary to protect health and safety, changes related to wildfire building hardening efforts or streamlining of the permitting process.

Salinas' local amendments to the CBSC are carried over from the previous code cycle amendments. Permit Services continued two changes. The first establishes a program to recover and divert materials from construction, deconstruction, and demolition, which aligns with CALGreen requirements and the Salinas Valley Solid Waste Authority's process. The second streamlines the rooftop solar process, which is required by the Solar Rights Act, as amended by Assembly Bill 2188 (Chapter 521, Statutes 2014).

A new 2025 California Fire Code amendment includes the removal of a prior amendment to Section 903.2 requiring fire sprinklers to be installed in existing non-sprinklered buildings when constructing additions based the submission and approval of alternate materials and methods by the Building Official and the Fire Marshal. Other Fire Code amendments previously adopted are modified only to reflect the structure and language changes of the 2025 edition of the California Fire Code for regulation of items like fireworks, and flammable and combustible liquid aboveground storage tanks.

Last code cycle the City adopted the 2021 International Property Maintenance Code without any local amendments. Proposed amendments to the 2024 IPMC provide clarifications such as naming the Code Enforcement Division, referencing the section of the Salinas Municipal Code which contains fees, and a more complete definition of an unlawful structure based on local experience.

To implement the 2025 CSBC and 2024 IPMC and local amendments, the City adopts an ordinance, provided as an attachment, which codifies the changes in Chapters 9 and 13 of the Salinas Municipal Code for the regulation and the governance of the conditions and maintenance of all property, buildings, and structures; for the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of structures; and for the issuance of permits and the collection of fees.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

Adoption of the 2025 California Building Standards Code, 2024 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. The ordinance enhances infrastructure quality through updated building requirements, while local amendments reflect Salinas-specific needs, improving the delivery of city services. By streamlining building regulations, the ordinance also supports 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.

DEPARTMENTAL COORDINATION:

The report was developed through close collaboration between the Community Development and Fire Departments to ensure alignment with both building and fire safety standards. Input from both departments helped shape the proposed local amendments to reflect Salinas' specific operational needs and public safety priorities.

FISCAL AND SUSTAINABILITY IMPACT:

Adoption of the 2025 California Building Standards Code, 2024 International Property Maintenance Code, and related local amendments will not have a fiscal impact on the City's budget. Fees are collected to recover costs associated with plan check and inspection for all building permits.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
n/a	n/a	n/a	n/a	n/a

ATTACHMENTS:

1. Ordinance implementing 2025 California Building Standards Code, 2024 International Property Maintenance Code and related local amendments
 - a. Attachment A: Fire Findings and Table
2. Presentation