



Administrative Report

L.1., File # 25-1434

Meeting Date: 10/21/2025

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING TITLES 9 AND 3 OF THE REDONDO BEACH MUNICIPAL CODE, AND ADOPTING TITLE 24, PARTS 1 THROUGH 12, OF THE CALIFORNIA BUILDING STANDARDS CODE OF REGULATIONS

INTRODUCE BY TITLE ONLY ORDINANCE NO. 3307-25, AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA ENERGY CODE, CALIFORNIA ADMINISTRATIVE CODE, CALIFORNIA HISTORICAL BUILDING CODE, THE CALIFORNIA REFERENCE STANDARDS CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 UNIFORM SWIMMING POOL, SPA, AND HOT TUB CODE, 1997 UNIFORM HOUSING CODE, AND 1997 UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS TOGETHER WITH CERTAIN DELETIONS, ADDITIONS AND AMENDMENTS TO TITLES 3, 5, AND 9 OF THE REDONDO BEACH MUNICIPAL CODE

PROCEDURES:

- a. Open the public hearing and take testimony;
- b. Close the public hearing; and
- c. Introduce Ordinance No. 3307-25 by title only

EXECUTIVE SUMMARY

The California Government Code mandates the City conduct a Public Hearing prior to the adoption of any State Codes. This public hearing initiates the process of adopting the most recent California Building Standards Code of Regulations to update and bring into compliance the City of Redondo Beach's building regulations.

The California Building Standards Commission published the most recent edition of Title 24 of the California Code of Regulations, known as the California Building Standards Code, on July 1, 2025, with an effective date of January 1, 2026. The Triennial Code Adoption Cycle is a routine rule-making process that occurs every three years in which various State agencies adopt building standards based on model codes. State law requires local governments to enforce the California Building Standards Code. Most cities adopt the published Title 24 by reference and must adopt these codes

with any local amendments prior to January 1, 2026.

The California Building Standards Codes includes the 2025 California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Existing and Green Building Codes.

There are amendments to the City of Redondo Beach Municipal Code (RBMC) required in adopting these regulations, including corrections of code section references, administrative codes, fees, and violations. Previous amendments from the 2022 California Building Standards Codes were removed and replaced with references to the 2025 California Building Standards Codes. Residential amendments from the 2022 California Building Standards Codes that remain unchanged have been carried forward into the 2025 California Building Standards Codes and will continue to be carried forward to the 2028 California Building Standards Codes pursuant to Assembly Bill (AB) 130 Housing.

Additionally, changes are required to the RBMC to align with modifications made as part of the 2025 California Fire Code update. It should be noted that the City would retain local fire codes approved in previous adoptions that exceed state restrictions, such as increased requirements for fire sprinklers, restrictions on fireworks in the City, and additional safety features for photovoltaic systems.

BACKGROUND

The State of California adopted the 2025 California Building Standards Codes which now must, in turn, be adopted by reference for each city or county in the state. Significant code changes contained within the California Code of Regulations Title 24 with regard to the regulation of building construction include increasing energy standards and enhanced structural requirements. Local amendments to Titles 3, 5, and 9 of the RBMC correct prior code section references, remove various past amendments, and continue the existing amendments that are identified in Title 9 of the RBMC. Staff has also updated the RBMC to remove provisions that are duplicative of the California Building Codes.

Cities are able to amend certain building and fire standards due to unique climatic, geological, and topographical conditions unique to the jurisdiction if findings of necessity can be made consistent with California Health and Safety Code Sections 17958.5 and 18941.5. Historically, the City of Redondo Beach has adopted the most recently published edition of the California Code of Regulations Title 24 and has amended certain code sections that apply to the unique characteristics and special hazards within the community. Some of the characteristics include, but are not limited to, steep terrain that poses geotechnical challenges, lateral and uplift forces from seismic events, and location of structures, often six feet or less from adjacent structures, making fire spread more likely with local climatic conditions. These local requirements have been carried forward in this Ordinance.

In order to have the new California Code of Regulations Title 24 with amendments recognized as law, the City Council must officially adopt these Codes by Ordinance. Additionally, as required by law, the proposed California Code of Regulations Title 24 with amendments and the proposed adoption of the 2024 International Property Maintenance Code (IPMC), 2006 Uniform Swimming Pool and Hot Tub Code, 1997 Uniform Housing Code, and the 1997 Uniform Code for Abatement of Dangerous Buildings must be considered at a public hearing.

Amendments to the 2025 California Fire Code update the RBMC to have the current references to

the sections in the newest code for all of the existing local restrictions. All existing code amendments would remain in place and are carried forward in Title 3, Chapter 4 of the RBMC. These existing amendments cover topics such as fire alarm systems, fire sprinklers, fireworks, and enhanced lettering on addresses. The amendments maintain the width of roads on private property that allow for Fire Apparatus access and require additional safety features for photovoltaic arrays on roofs. These restrictions allow firefighters access to private roads and build safety features into solar energy systems.

The Building and Fire Code amendments are part of the joint effort by 89 jurisdictions within Los Angeles County to meet local conditions and present similar requirements for vendors who work in the area.

All previous amendments would remain in force, and are identified in Title 9, of the RBMC. The recommended action is consistent with actions taken by other cities which adopt State codes by reference. This agenda item allows for the statutorily mandated public hearing to take place and for the code amendments to be introduced for Council consideration.

COORDINATION

The California Code of Regulations Title 24 code amendments have been developed in collaboration between the Community Development Department and the Fire Department. Regional municipal agencies have been consulted in the process to develop reasonable continuity between other local cities. The draft Ordinance has been reviewed and approved as to form by the City Attorney's Office.

FISCAL IMPACT

The cost for preparing the Building Code adoption is included in the Fiscal Year 2025-26 Annual Budget for the City and is part of each Department's regular work program.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - No. 3307-25 Amending Title 9 Building Code and Title 3 Chapter 4 Fire Prevention Code
- Notice of Public Hearing - October 10, 2025