



Report to City Council

TO: Mayor and City Council

FROM: Angelica Frausto-Lupo, Community Development Director
Jesse Park, Fire Chief

AGENDA DATE: October 21, 2025

TITLE: ORDINANCE AMENDING TITLE 8 (BUILDING AND CONSTRUCTION) ADOPTING AND AMENDING THE CALIFORNIA BUILDING STANDARD CODES 2025 EDITIONS (REPORT OF: COMMUNITY DEVELOPMENT, FIRE) (DISTRICT: ALL DISTRICTS)

TITLE SUMMARY: Ordinance Amending Title 8 (Building And Construction) Adopting And Amending The California Building Standard Codes 2025 Editions

DISTRICT: All Districts

Recommendation(s)

That the City Council:

1. Conduct the Public Hearing on the proposed Ordinance; and
2. Introduce and subsequently adopt the Ordinance Amending Title 8 (Buildings and Construction) Adopting and Amending the California Building Standard Codes 2025 Editions

BACKGROUND

The California Building Standards Commission (Commission) has adopted the California Building Standards Code 2025 Edition, which includes regulations that govern structural

safety, sustainability, and accessibility for several types of buildings in California. The California Building Standards Code is set forth in Title 24 of the California Code of Regulations, and the Commission amends it (for updates) every three years, with updates being necessary due to changes in technology, building practices, materials, etc.

California Building Standards Code (Title 24) California Code of Regulations include the following 2025 Editions:

- Part 1 - Administrative Code, which contains administrative regulations of the California Building Standards Commission and administrative regulations of all applicable agencies that implement or enforce building standards.
- Part 2 - Building Code, which contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance and provides minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment.
- Part 2.5 – Residential Building Code, which contains provisions that cover construction of one- and two-family dwellings and townhouses that are three stories or less, and provides minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment. This code does not include Energy, Mechanical, Plumbing, or Electrical standards, which are found in other parts of Title 24.
- Part 3 - Electrical Code, which contains electrical design and construction standards and provides minimum standards to safeguard life or limb, health, property, and public welfare, and to protect against hazards that may arise from the use of electricity by regulating and controlling the design, construction, installation, quality of materials, location and operation of electrical equipment, wiring, and systems.
- Part 4 - Mechanical Code, which contains mechanical design and construction standards and provides minimum standards to safeguard life and limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances.
- Part 5 - Plumbing Code, which contains plumbing design and construction standards and provides minimum standards to safeguard life and limb, health, property and public welfare and also protects against hazards that may arise from the use of plumbing piping and systems by regulating and controlling the design,

construction, installation, quality of materials, location and operation of plumbing piping systems within California.

- Part 6 - Energy Code, which contains energy conservation standards applicable to all residential and non-residential buildings throughout California, including schools and community colleges.
- Part 7 - California Wildland Urban Interface Code (CWUIC), which contains provisions addressing fire spread, accessibility, defensible space, water supply, and more for buildings constructed near wildland areas.
- Part 8 - Historical Building Code, which contains regulations that provide for the preservation, restoration, rehabilitation, relocation, or reconstruction of buildings or structures designated as qualified historical buildings or properties.
- Part 9 - Fire Code, which contains regulations consistent with nationally recognized accepted practices for safeguarding, to a reasonable degree, life and property from the hazards of fire and explosion, hazardous conditions in the use or occupancy of buildings or premises, and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, along with provisions to assist emergency response personnel.
- Part 10 – Existing Building Code, which contains provisions that govern the repair, alteration, addition, and change of occupancy for existing buildings in California. It adopts the International Existing Building Code 2021 with specific amendments to address seismic retrofitting, energy efficiency, and fire safety.
- Part 11 - Green Building Standards Code, which contains standards applicable to residential and non-residential buildings throughout California, including schools and community colleges.
- Part 12 - Referenced Standards Code, which contains minimum test and reference standards required by the California Building Standards Code.

Although the state fully occupies the field of building standards which “generally” preempts cities from adopting their own individual building standards, cities are specifically authorized to amend the State’s building standards as contained in Title 24 to establish more restrictive local building standards. However, in order to establish more restrictive building standards, cities must make specific findings that justify the need to adopt more restrictive building standards based on local climatic, geological, or topographical conditions which must be made available as a public record, with a copy of the findings, together with the modifications or changes expressly marked and identified to which each finding refers, being filed with the Commission.

DISCUSSION

Amendments

The Building and Safety Division of the Community Development Department and the Fire Department believe it is in the best interest of the City, to adopt the International Property Maintenance Code 2024 Edition and the 2025 Editions of the various California Building Standards Codes, including without limitation, the California Wildland Urban Interface Code (CWUIC) 2025 Edition, subject to various amendments for the purpose of improving building safety standards to protect lives and property, improving energy efficiency, reducing energy consumption, reducing greenhouse gas emissions, and addressing specific local conditions such as climate, topography and geologic features.

Proposed Ordinance

The Building and Safety Division recommends that the City Council introduce and subsequently adopt the proposed Ordinance to adopt the following 2025 California Building Standards Codes without any amendments:

- Administrative Code
- Electrical Code
- Historical Building Code
- Existing Building Code
- Green Building Standards Code
- Referenced Standards Code

The proposed Ordinance, also at the recommendation of the Building and Safety Division, includes the adoption of the following 2025 California Codes with amendments:

- Building Code
- Residential Code
- Mechanical Code
- Plumbing Code

Moreover, the proposed Ordinance, at the recommendation of the Fire Department, includes the adoption of the following 2025 California Codes with amendments:

- Fire Code
- California Wildland Urban Interface Code

In addition to the above, the proposed Ordinance, at the recommendation of the Building & Safety Department, includes the adoption of the International Property Maintenance Code 2024 Edition. The International Property Maintenance Code provides requirements for continued use and maintenance of building elements, site conditions, swimming pools, plumbing, mechanical, electrical and fire protection systems in existing residential and nonresidential structures.

Findings

Again, in order to establish more restrictive building standards, the cities must make specific findings that justify the need to adopt more restrictive building standards based on local climatic, geological, or topographical conditions.

In general terms (with more specificity provided in Exhibit A of the proposed Ordinance), the following local climatic, geological, or topographical conditions are what the Building and Safety Division and the Fire Department believe justify the various amendments to the 2025 Editions of the Building Code, Mechanical Code, Plumbing Code, Fire Code and California Wildland Urban Interface Code.

Climatic Conditions

- The City's base climate consists of semi- arid Mediterranean weather patterns, and hot, dry winds, which may reach speeds of 70 M.P.H. or greater, are common to the area.
- The local climatic conditions cause extreme drying of vegetation and common building materials, and frequent periods of drought and low humidity add to the fire danger.
- While the City is generally dry, it occasionally experiences periods of heavy rainfall, particularly during winter storms or summer monsoonal activity, often leading to localized flooding, including flash flooding which poses risks to infrastructure and emergency access routes.
- Water demand in densely populated Southern California far exceeds the quantity supplied by natural precipitation which could leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.
- The City's dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation.
- The City of Moreno Valley has an arid climate with annual rainfall of approximately 8.6 inches.

Topographical Conditions

- The City's topography ranges from flat valley floors to foothills with slopes exceeding 25%, and it is bordered by the Box Springs Mountains and the San Timoteo Badlands, which create natural barriers and complicate emergency access.

- Traffic congestion along major corridors such as State Route 60, Interstate 215, and local arterials like Alessandro Boulevard and Moreno Beach Drive presents artificial topographical challenges which can delay emergency vehicle access and necessitate built-in fire protection systems to mitigate risk.
- Elevations within the City range from approximately 1,500 feet to over 3,000 feet above sea level, which can impact emergency response times and necessitates coordination among local agencies.

Geological Conditions

- Two major earthquake faults are the San Jacinto Fault and the Casa Loma Fault which run near the City, along with several minor faults, which pose risks to life and property and require robust emergency preparedness and response capabilities.
- The City is susceptible to landslides, wind erosion, blown sand, flooding, and wildfires due to its unique climatic, geological, and topographical conditions.

ALTERNATIVES

1. Introduce and conduct the first reading of the proposed incorporating local amendments to the 2025 California Building Standards Code in accordance with Health and Safety Code, §§ 17950 and 18938 (b), and schedule the second reading and adoption by reference for the next regular City Council meeting. *Staff recommend this alternative.*
2. Do not introduce, nor pursue, the adoption of the proposed Ordinance amending the 2025 California Building Standards Code with amendments thus reducing measures ensuring consistent development. *Staff does not recommend this alternative.*

FISCAL IMPACT

There is no fiscal impact with the adoption of this Ordinance.

NOTIFICATION

The City Council meeting of October 21, 2025, has been properly noticed as a Public Hearing as required by Government Code Section 6066.

PREPARATION OF STAFF REPORT

Prepared By:
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Department Head Approval:
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Concurred By:
Edgar Gonzalez
Fire Marshal

Concurred By:
Jesse Park
Fire Chief

CITY COUNCIL GOALS

Community Image, Neighborhood Pride and Cleanliness: Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

Positive Environment: Create a positive environment for the development of Moreno Valley's future.

Public Safety: Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

CITY COUNCIL STRATEGIC PRIORITIES

- 1. Economic Development**
- 2. Public Safety**
- 3. Library**
- 4. Infrastructure**
- 5. Beautification, Community Engagement, and Quality of Life**
- 6. Youth Programs**

Report Approval Details

Document Title:	STAFFREPORT_CDD_CBSC Ordinance.docx
Attachments:	- ORDINANCE 2025-XX - CBSC Title 8.docx - EXHIBIT A_Findings_CBSC Ordinance.pdf
Final Approval Date:	Oct 14, 2025

This report and all of its attachments were approved and signed as outlined below:

Angelica Frausto-Lupo

Sean Kelleher

Natalia Lopez

No Signature - Task assigned to Dena Heald was completed by workflow administrator Patty Rodriguez

Dena Heald

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