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Esperanza Colio Warren

COUNTY COUNSEL:
Gregory Priamos

CLERK OF THE BOARD:
Vanessa Delgado

Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, November 18, 2025

Item Number: 2.2

MEETING DATE: 11/18/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Abraham Prado

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO PLANNING AND BUILDING DIRECTOR

(To Be Heard at 9:30 a.m. or soon thereafter as the matter may be heard)

1. Receive presentation regarding ordinance to amend the County's Code Chapter 21 of Articles I and II of the San Benito County, CA Code of Ordinances to adopt the 2025 California Building Codes, the 2024 International Property Maintenance, 2024 International Association of Plumbing and Mechanical Officials (IAPMO) Uniform Swimming Pool & Spa, and 2025 California Fire Code with local amendments; and
2. Introduce and Waive the first reading of "An Ordinance Amending Title 21 of the San Benito County Code and Adopting By Reference the California Code of Regulations Title 24, 2025 Edition, of the California Building Standards Code, 2024 International Codes, International Association of Plumbing and Mechanical Officials Codes."; and
3. Continue Ordinance to be adopted during its second reading on Consent Agenda on December 16, 2025.

SBC FILE NUMBER: 790

ORDINANCE NO.: 1088

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The State of California mandates that the California Building Standards Code (Title 24, California Code of Regulations) be updated and adopted every three years—a process commonly known as the Tri-Annual Code Update. Pursuant to the California Health and Safety Code, the California Building

Standards Commission adopted and published the 2025 California Building Standards Code on July 1, 2025, with an effective date of January 1, 2026, for all cities and counties statewide. The 2025 California Building Standards Code (Title 24) consists of the following 12 parts:

1. Administrative Code
2. Building Code (CBC)
3. Residential Code
4. Electrical Code
5. Mechanical Code
6. Plumbing Code
7. Energy Code
8. Fire Code
9. Green Building Standards Code (CALGreen)
10. Existing Building Code (CEBC)
11. Historical Building Code
12. Referenced Standards Code

The County adopts the California Building Standards Code by amending the County's Code (Chapter 21). Staff is recommending that the County Board of Supervisors (BOS) approve the Ordinance to amend Chapter 21 of Articles I and II of the San Benito County Code of Ordinances to adopt the 2025 California Building Codes. In addition to adopting the 2025 California Building Standards Code, staff is recommending that the BOS adopt the 2024 International Property Maintenance Code to replace the currently adopted 2021 version & adopt the 2024 Uniform Swimming Pool Spa Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO) as a stand-alone document to replace the currently adopted 2021 version. These codes are not part of the mandatory 2025 California Building Standards Code but are beneficial in addressing code enforcement issues related to property management & pool construction.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends the Board of Supervisors:

1. Receive presentation regarding ordinance to amend the County's Code Chapter 21 of Articles I and II of the San Benito County, CA Code of Ordinances to adopt the 2025 California Building Codes, the 2024 International Property Maintenance, 2024 IAPMO Uniform Swimming Pool & Spa, and 2025 California Fire Code with local amendments; and
2. Introduce and Waive the first reading of "An Ordinance Amending Title 21 of the San Benito County Code and Adopting By Reference the California Code of Regulations Title 24, 2025 Edition, of the California Building Standards Code, 2024 International Codes, International Association of Plumbing and Mechanical Officials Codes."; and
3. Review any written and oral comments; and
4. Continue Ordinance to be adopted during its second reading on Consent Agenda on December 16, 2025.

ATTACHMENTS:

Agenda Fact Sheet - Building Code Ordinance Update
Ordinance Amending Building Code 2025