



CITY COUNCIL STAFF REPORT

ITEM NO. 7.1

DATE: October 13, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Adoption of an ordinance amending and revising the Building Code, Property Maintenance Code, Fire Code, Electrical Code, Mechanical Code, Plumbing Code, Residential Code, Swimming Pool and Spa Code, Wildland Urban Interface Code, and the Green Building Standards Codes in the City's Municipal Code, to adopt by reference and amend the 2025 California Building Standards Code and the codes set forth therein. No amendments are proposed to the California Residential Code or other codes currently governing residential structures. All provisions related to residential construction remain substantially similar to current regulations, with only editorial revisions that do not affect regulatory requirements.

RECOMMENDED ACTION

Staff recommends the City Council **adopt an ordinance**, with an effective date of January 1, 2026:

1. Revising and amending Chapter 15.02 (Building Code), 15.04 (Property Maintenance Code), 15.06 (Fire Code), 15.08 (Electrical Code), 15.10 (Mechanical Code), 15.12 (Plumbing Code), 15.14 (Residential Code), 15.26 (Green Building Standards Code), 15.92 (Swimming Pool and Spa Code), and 15.94 (Wildland Urban Interface Code) in The Livermore Municipal Code.
2. Adopting new Chapters 15.02 (Building Code), 15.06 (Fire Code), 15.08 (Electrical Code), 15.10 (Mechanical Code), 15.14 (Residential Code), 15.26 (Green Building Standards Code), and 15.94 (Wildland Urban Interface Code) of the Livermore Municipal Code by adopting and amending the 2025 Editions of the California Building, Fire, Electrical, Mechanical, Plumbing, Residential, Wildland Urban Interface, and Green Building Standards Codes.
3. Adopting new Chapter 15.04 (Property Maintenance Code) and 15.92 (Swimming Pool and Spa Code), of the Livermore Municipal Code by adopting and amending the 2024 edition of the International Property Maintenance Code and the 2024 edition of the International Swimming Pool and Spa Code.
4. Find that all codes adopted herein related to residential structures are "substantially similar" to the one currently in place and the Residential Code will not be amended before June 2031 in compliance with AB 130 and AB 306.

DECISION TYPE

SUMMARY

This item represents the second reading of Consent Calendar Item 6.4, which was first introduced at the September 8 Council meeting. The information presented is identical to the original item.

State law mandates all local jurisdictions enforce the California State Building Standards (Title 24 of the California Code of Regulations) in the construction and maintenance of all buildings and structures. These standards include provisions of the nationally recognized model Building, Fire, Electrical, Mechanical and Plumbing Codes. These standards are updated on a triennial basis. The City currently enforces the 2022 California Building Standards Code. The State recently published the 2025 version of the Codes; per State law, local jurisdictions must enforce these codes with an effective date of January 1, 2026. Local amendments are permitted if they are no less restrictive than the State Code and are determined to be reasonably necessary in order to meet local climatic, geological, topographical, and environmental conditions.

This proposed ordinance amends and revises the old codes and amends and adopts the new 2025 California Building Standards Code. In addition, staff has identified a few minor administrative amendments within the Building, Fire, Electrical, and Residential codes that help to clarify the intent of pertinent code sections. These minor amendments are consistent with amendments made in previous code adoptions. Exhibit K highlights notable amendments to the code.

The recent passage of Assembly Bills AB 130 and AB 306 have placed a moratorium on local amendments to the Residential Code until 2031. This code adoption does not include any new local amendments to the Residential Code or Green Building Standards Code; it is “substantially similar” to the one in place.

DISCUSSION

Under State law, various State agencies have statutory authority to develop building standards, also known as building codes. These standards are updated every three years and are adopted into Title 24 of the California Code of Regulations through the California Building Standards Commission. The California Building Standards are based primarily on model codes developed by national code development organizations known as the International Code Council (Building, Fire, Residential, Swimming Pool and Spa, Wildland Urban Interface, and Property Maintenance Codes), the National Fire Protection Association (Electrical Code), and the International Association of Plumbing and Mechanical Officials (Plumbing and Mechanical Codes). The one exception to this is the Green Building Standards Code, which is developed in its entirety by the State.

As with the State Building standards, the model codes are also updated every three years. Both the model codes and state standards are developed with extensive local government input. Livermore participates in these efforts by providing testimony on behalf of the city, region and state during national model code hearings. The City also represents local government through participation on statewide seismic design, disabled access, and code advisory committees.

Livermore is a founding member city of the Tri-Chapter Uniform Code Adoption committee, a committee

comprised of Bay Area cities, whose goal is to promote regional consistency in the local amendment process. These efforts have helped to maintain regional consistency, promoting user-friendly and easily understood construction codes throughout the Bay Area.

In addition, local jurisdictions can adopt code amendments that establish requirements above the minimum State building code requirements. These amendments are called “reach codes” and must be filed with and approved by the California Building Standards Commission (CBSC). A jurisdiction can adopt a reach code at any time; however, the most streamlined approach is to adopt the reach code concurrently with the new state building code.

Livermore’s Draft Climate Action Plan (CAP) calls for the City to adopt reach codes for all-electric buildings and electric vehicle charging in new construction. Conversations with the community during outreach for the CAP revealed overall support for these requirements in new construction. The community expressed concern about applying these requirements to additions or renovations in existing buildings due to costly upgrades that may be required, particularly in older homes with limited electrical capacity. Requiring new construction to be all-electric and to install electrical infrastructure for EV charging upfront is a more cost-effective approach.

Although the recent passage of AB 130 and AB 306 has limited the adoption of new local code amendments, the City of Livermore maintains a robust Reach Code that amended the 2022 Green Building Standards Code. This local Reach Code can remain in effect if it is unchanged from the 2022 update. The City’s Reach Code established requirements for all-electric buildings in new construction and enhanced electric vehicle (EV) charging infrastructure, with limited, practical exceptions. These provisions are designed to maximize public health and environmental benefits by promoting all-electric buildings, which improve both indoor and outdoor air quality and reduce greenhouse gas emissions, particularly when powered by carbon-free and renewable energy sources. In addition, the Reach Code positions Livermore to meet the anticipated growth in electric vehicle usage by ensuring adequate charging infrastructure in new development. The Reach Code requirements do not apply to renovations or additions to existing buildings.

Exhibit K highlights the Reach Code provisions, which remain unchanged from 2022, as well as other notable amendments to the code in the areas of Building, Plumbing and Fire.

FISCAL AND ADMINISTRATIVE IMPACTS

The cost of new codebooks and the training of staff are incorporated into the related plan review and permit fee structure.

COMMUNITY PILLAR

1: A Safe Community that Thrives

GOAL

14: Update Development Standards, Codes, and Ordinances

ATTACHMENTS

1. Ordinance
2. Exhibit A - Chapter 15.02, Building Code
3. Exhibit B - Chapter 15.04, Property Maintenance Code
4. Exhibit C - Chapter 15.06, Fire Code
5. Exhibit D - Chapter 15.08, Electrical Code
6. Exhibit E - Chapter 15.10, Mechanical Code
7. Exhibit F - Chapter 15.12, Plumbing Code
8. Exhibit G - Chapter 15.14, Residential Code
9. Exhibit H - Chapter 15.26, Green Building Standards Code
10. Exhibit I - Chapter 15.92, Swimming pool and Spa Code
11. Exhibit J - Chapter 15.94, Wildland-Urban Interface Code
12. Exhibit K - Notable Amendments to Building Standards Code

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Approved by:



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Fiscal Review by:



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