



Agenda Item No: 2.a

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: November 18, 2025

Submitted by: Joe Lambert

From: Development Services

Subject:

PUBLIC HEARING, SECOND READING AND ADOPTION OF ORDINANCE NO. O-2025-11, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, FINDING THAT ADOPTION OF 2025 FIRE, WILDLAND-URBAN INTERFACE CODE, AND THE 2025 CALIFORNIA BUILDING RELATED CODES ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA SECTION 15061(B)(3) AND, REPEALING CHAPTER 18.04 OF TITLE 18 AND CHAPTERS 20.04, 20.08, 20.12, 20.16, 20.20, 20.46, 20.48, 20.50, 20.52 AND 20.54 OF TITLE 20 AND AMENDING TITLE 18 BY ADDING NEW CHAPTER 18.05, ADOPTING THE 2025 EDITION OF THE WILDLAND-URBAN INTERFACE CODE OF THE PLACENTIA MUNICIPAL CODE, AND ADOPTING BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA FIRE CODE, CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, AND GREEN BUILDING STANDARDS CODE, THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2025 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA ENERGY CODE, INCLUDING ALL APPENDICES, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO, INCLUDING FEES AND PENALTIES

Financial Impact:

Fiscal Impact:

No fiscal impacts are anticipated with this ordinance as all costs will be recovered through the plan check and inspection process for both the Development Services and Placentia Fire and Life Safety Departments.

Summary:

Every three years the California Building Standards Commission ("CBSC") adopts a new set of State mandated model codes to regulate development and construction projects within the State of California. These model codes are effective for all local jurisdictions unless a jurisdiction adopts local amendments to the model codes. If a jurisdiction amends the model codes, then it is the responsibility of that jurisdiction to adopt the code by reference and the applicable local amendments by January 1st of the year the model codes become effective. With this action, the City Council will conduct a Public Hearing to consider the 2025 Fire and Building related Codes and obtain public input regarding the proposed amendments recommended by Staff. The Fire related Codes have been extensively reviewed by the City's Fire Marshal and Building related Codes by the Development Services Director and contract

Building Official.

A Public Hearing was conducted on November 4, 2025, and subsequent to conducting the initial Public Hearing, Ordinance No. O-2025-11, was introduced for first reading. Subsequent to conducting this second Public Hearing, Staff recommends City Council adopt Ordinance No. O-2025-11, to be effective January 1, 2026.

Recommendation:

Recommended Action: It is recommended that the City Council:

1. Open the Public Hearing concerning Ordinance No. O-2025-11; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Find that the recommended actions are exempt from environmental review and direct Staff to file a Notice of Exemption, pursuant to CEQA Section 15061(b)(3) of the CEQA Guidelines, Section 21065 of the Public Resources Code, and the City of Placentia Local Guidelines for implementing CEQA; and
5. Waive full reading, by title only, and adopt Ordinance No. O-2025-11, an Ordinance of the City Council of the City of Placentia, California, finding that adoption of 2025 Fire, Wildland-Urban Interface Code, and the 2025 California Building related codes are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and, repealing Chapter 18.04 of Title 18 and Chapters 20.04, 20.08, 20.12, 20.16, 20.20, 20.46, 20.48, 20.50, 20.52 and 20.54 of Title 20 and amending Title 18 by adding new Chapter 18.05, adopting the 2025 edition of the Wildland-Urban Interface Code of the Placentia Municipal Code, and adopting by reference the 2025 editions of the California Fire Code, California Building, Residential, Electrical, Plumbing, Mechanical, and Green Building Standards Code, the 2024 edition of the International Property Maintenance Code, 2025 edition of the California Existing Building Code, 2025 edition of the California Historical Building Code, 2025 California Energy Code, including all appendices, with certain amendments, additions and deletions thereto, including fees and penalties.

Strategic Plan Statement:

This item is consistent with the City Council approved Five Year Strategic Goal 3: Promote Community and Economic Development, as this item will serve to facilitate the orderly and safe construction of buildings citywide. This item is also consistent with Goal 2: Ensure that Public Safety Continues to be a High Priority, in that updating the Fire and Building Codes will result in safer buildings and structures, reducing exposure for Fire and other City personnel in an emergency.

Discussion:

The CBSC reviews and revises the model codes that regulate development and construction projects within the State of California every three years. The new model codes are then adopted by the State. California adopted the model codes in July 2025, with an effective date of January 1, 2026. Although the models are effective without local adoption, local adoption permits a city to amend the codes to reflect local conditions. The State Fire Marshal is responsible for adopting the Fire Code updates and the City adopts the code with local amendments.

The City's Building and Fire Authorities participated with other Orange County jurisdictions in reviewing the updated codes as adopted by the CBSC and the Fire Code as adopted by the

State Fire Marshal. There are a total of twelve relevant codes which have been revised for the 2025 cycle and adopted by the State as follows:

- 2025 California Fire Code (reviewed by City's Fire Marshal)
- 2025 Wildland-Urban Interface Code (reviewed by City's Fire Marshal)
- 2025 California Building Code (reviewed by City's contract Building Official and Development Services Director)
- 2025 California Residential Code (reviewed by City's contract Building Official and Development Services Director)
- 2025 California Plumbing Code (reviewed by City's contract Building Official and Development Services Director)
- 2025 California Electrical Code (reviewed by City's contract Building Official and Development Services Director)
- 2025 California Mechanical Code (reviewed by City's contract Building Official and Development Services Director)
- 2025 California Energy Code (reviewed by City's contract Building Official and Development Services Director)
- 2025 California Green Building Standards Code (reviewed by City's contract Building Official and Development Services Director)
- 2025 California Existing Building Code (reviewed by City's contract Building Official and Development Services Director)
- 2025 California Historical Building Code (reviewed by City's contract Building Official and Development Services Director)
- 2024 International Property Maintenance Code (reviewed by City's contract Building Official and Development Services Director)

Per California Government Code § 50022.1, the model codes may be adopted by reference, without the necessity of publishing the entirety of the model codes. Local adoption of such codes is mandated on January 1, 2026 and requires approval of the City Council. Prior to such adoption, jurisdictional bodies may amend said codes if such amendments are justified on the basis of a local climatic, local geological or local topographical condition which makes such amendments necessary. The proposed local amendments reflect local climactic, geographic, or geological conditions that are unique to Placentia as stated.

The City Attorney's Office in conjunction with the City's Fire Marshal, Fire personnel, contractors, the City's Building Division, Development Services Director, and contract Building Official, have completed a thorough analysis of the State Codes and developed locally amended versions for consideration of adoption.

A Public Hearing was conducted on November 4, 2025, and subsequent to conducting the initial Public Hearing, Ordinance No. O-2025-11, was introduced for first reading. Subsequent to conducting the second Public Hearing, Staff recommends City Council adopt Ordinance No. O-2025-11, to be effective January 1, 2026. In addition, on November 4, 2025, Resolution No. R-2025-66, was adopted making required findings pertaining to modifications to the California Fire and Building Codes adopted by Ordinance No. O-2025-11, based upon local climatic, topographic and geologic conditions in accordance with the requirements of § 17958 of the California Health and Safety Code.

Fiscal Impact Summary:

No fiscal impacts are anticipated with this ordinance as all costs will be recovered through the plan check and inspection process for both the Development Services and Placentia Fire and

Life Safety Departments.

Attachments

- 1.Ordinance No. O-2025-11
- 1.a.Exhibit A Chapter 18.04 to 2025 Building Code Ordinance Revised
- 1.b.Exhibit B Chapter 18.05 to 2025 Building Code Ordinance
- 1.c.Exhibit C Chapter 20.04 to 2025 Building Code Ordinance
- 1.d.Exhibit D Chapter 20.08 to 2025 Building Code Ordinance
- 1.e.Exhibit E Chapter 20.12 to 2025 Building Code Ordinance
- 1.f.Exhibit F Chapter 20.16 to 2025 Building Code Ordinance
- 1.g.Exhibit G Chapter 20.20 to 2025 Building Code Ordinance
- 1.h.Exhibit H Chapter 20.46 to 2025 Building Code Ordinance
- 1.i.Exhibit I Chapter 20.48 to 2025 Building Code Ordinance
- 1.j.Exhibit J Chapter 20.50 to 2025 Building Code Ordinance
- 1.k.Exhibit K Chapter 20.52 to 2025 Building Code Ordinance
- 1.l.Exhibit L Chapter 20.54 to 2025 Building Code Ordinance