



Local Adoption of the 2025 California Building Standards Code and Uniform Housing Code

Ron Takiguchi, P.E., CBO, Interim Superintendent of Building & Safety

Gregory Bowser, S.E., Snr. Structural Engineer

Clara Astua, P.E., Civil Engineer

March 17, 2025

Topics to be Discussed

- Code Adoption Process
- Codes
- State and Local Amendments
- Public Notice
- Outreach Effort
- Implementation
- Proposed Editorial/Administrative Amendments

Introduction

- What is the purpose of the Codes?
- Why is the City required to adopt the Codes?
- What happens if the City does nothing?
- Why can't the City use the older Codes?
- What is BEAC's role in the adoption process?
- What is the City doing to get the word out?

Code Adoption Process

- Building Standards Code (“Codes”) are laws governing the construction of residential and nonresidential buildings and structures.
- Every 3 years the codes are updated by the State.
- CA HSC Sections 17958, 18941.5, and 13869
- State Agencies (i.e. CBSC, HCD, DSA, SFM, etc.)
- California Building Standards Commission (CBSC) is responsible for the administration and implementation of each code cycle.

Code Adoption Process

- CBSC adopted the 2025 Codes on or around January 1, 2025
- Codes to be published by July 1, 2025
- Codes take effect 180 days after on January 1, 2026
- City is mandated by State law to adopt the Codes
- City may amend the Codes to address local issue
- Amendments to “Building Standards” need to be justified on the basis of local geologic, topographic, climatic or environmental conditions

Code Adoption Process

- Amendments must generally be more restrictive, not less
- Amendments to “Administrative Standards” does not require justification
- BEAC assist the Building Official as an advisory body to recommend the adoption of the Codes and local amendments to the City Council (CC)
- BEAC meetings serves as a public forum to allow input and feedback by stakeholders

Code Adoption Process

- Public hearing at the CC meetings to consider a citywide Ordinance and Resolution to adopt the Codes and local amendments (October 21, 2025)
- File Ordinance and Resolution with the CBSC
- Adopted Codes becomes effective January 1, 2026
- All projects submitted prior to January 1, 2026 are subject to the previously adopted Codes
- All projects submitted on or after January 1, 2026 are subject to the newly adopted Codes

- Model Codes
- California Code of Regulations (CCR)
- Long Beach Municipal Code (LBMC)

Model Codes

- 2024 International Building Code (IBC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Residential Code (IRC)
- 2024 International Fire Code (IFC)
- 2023 National Electrical Code (NEC)
- 2024 Uniform Mechanical Code (UMC)
- 2024 Uniform Plumbing Code (UPC)

Model Codes

- 1997 Uniform Housing Code (UHC)
 - Possibly 2024 International Property Management Code (IPMC)

California Code of Regulations (CCR)

- Title 19 Public Safety
- Title 24 Building Standards Code
- Title 25 Housing and Community Development

CCR Title 24 CA Building Standards Code

- Part 1 California Administrative Code (CAC)
- Part 2 California Building Code (CBC)
- Part 2.5 California Residential Code (CRC)
- Part 3 California Electrical Code (CEC)
- Part 4 California Mechanical Code (CMC)
- Part 5 California Plumbing Code (CPC)
- Part 6 California Energy Code (CEEC)

CCR Title 24 CA Building Standards Code

- Part 7 California Wildland-Urban Interface Code
- Part 8 California Historical Building Code (CHBC)
- Part 9 California Fire Code (CFC)
- Part 10 California Existing Building Code (CEBC)
- Part 11 California Green Building Standards Code (CALGreen)
- Part 12 California Reference Standards Code

Long Beach Municipal Code (LBMC)

- LBMC Title 8 Health and Safety
- LBMC Title 9 Public Peace, Morals and Welfare
- LBMC Title 12 Oil Production Regulations
- LBMC Title 18 Building Standards Code
- LBMC Title 21 Zoning
- LBMC Title 22 Transitional Zoning Code

LBMC Title 18 Building Standards Code

- Chapters 18.01 thru 18.30 – Administration Reg.
- Chapters 18.40 thru 18.51 – Adopted Bldg. Reg.
- Chapters 18.60 thru 18.79 – Other Constr. Reg.
- Chapter 18.99 Findings

Updates included by State Agencies

- Update of all CA Codes
- Update to Building Energy Efficiency Requirements
- Relocation of Wildland-Urban Interface (WUI) requirements to standalone Part 7 of CCR Title 24
- Generally minor revisions this adoption cycle

Updates under consideration by the City

- Administrative changes in Chapters 18.01 – 18.30 to reflect current practices and procedures that were not previously codified or needs update
- Re-adopt previously adopted amendments in Chapters 18.40 – 18.50 related to structural, fire-life safety and green provisions
- Add Chapter 18.51 to adopt California WUI Code

Updates under consideration by the City

- Administrative (editorial) updates to Chapters Chapters 18.40 through 18.51 to address adoption of 2025 California Building Standards Codes
 - Includes updating references and minor language changes but generally not technical changes

Updates under consideration by the City

- Update and improve Chapter 18.78 for Construction Near Abandoned Oil Wells to clarify requirements
- Update Chapter 18.76 to include streamlined permitting process for hydrogen fueling stations

Updates under consideration by the City – Separate Ordinances

- Adoption of the International Property Maintenance Code
- Adoption of an Energy (electrification) Reach Code
- Building Seismic Resiliency Program
 - Voluntary Strengthening of Soft, Weak, or Open-Front Buildings

Recommendation to the City Council

- Declare the Ordinance adopting and amending the 2025 California Building Standards Code and the 1997 Uniform Housing Code (or 2024 IPMC) by amending Title 18 of the LBMC
- Adopt a Resolution making findings and determinations relating to the adoption of more restrictive Building Standards Code provisions, where appropriate

State Amendments and Analysis

- CA Building Standards Commission

<https://www.dgs.ca.gov/BSC/Rulemaking/2024-Triennial-Cycle/CAC-Mtgs>

- Office of the State Fire Marshal

<https://osfm.fire.ca.gov/what-we-do/code-development-and-analysis/title-24-development>

State Amendments and Analysis

- Housing and Community Development

<https://www.hcd.ca.gov/building-standards/building-code-development-and-adoption-title-24>

- Division of the State Architect

<https://www.dgs.ca.gov/DSA/Resources/Page-Content/Resources-List-Folder/Structural-Safety-Code-Development>

City Amendments and Analysis

- Proposed Code Amendments
- Statement of Reasons
- Findings

https://longbeach.gov/building_codes/

<https://www.longbeach.gov/lbcd/enforcement/beac/>

Public Notice

- Post information on website
- Public flyers available at public counter
- Information included in newsletter
- Multiple press releases
- Post information to City social networking sites
- Spread news via several E-Notify and email distribution lists
- Post to local newspapers

Stakeholder Participation

- Public hearings at the Sustainability Committee
- Public hearings at the BEAC meetings
- Public hearing at the City Council meeting
- Various stakeholders to be notified of all hearing dates

Conducting Community Workshops

- Workshops/Training to provide participants with updates on state and local changes to the Codes
- Anticipate having a few workshop meetings at a public venue
- Anticipate having private workshop meetings at local organizations or associations
- Dates and locations TBD

Training and Preparation Efforts

- Technical staff to provide general training of new Codes to the broader department staff, including Building, Planning, Code Enforcement or others
- Supplement technical training for staff by outside organizations such as ICC, CALBO, ICC-LABC, So. Cal. FPO, etc.

Technical Information Updated for the Public

- Training materials
- Design and construction checklists
- Information bulletins
- Guidelines
- Illustrative handouts

ACCESS TO INFORMATION

- A copy of the proposed amendments discussed today, reasons for the changes, and the associated findings can be found on the Department of Community Development's website at:

<https://longbeach.gov/buildingcodes/>

LONG BEACH MUNICIPAL CODE (LBMC)

- This presentation is intended to focus on the bulk of this process
- These items are unchanged, or amended without changing the content

PROPOSED AMENDMENTS

LONG BEACH MUNICIPAL CODE (LBMC)

- LBMC Title 18 Long Beach Building Standards Code
- Amendments are proposed by the Building and Safety Bureau
- Amendments at future BEAC meetings may be proposed by the Department of Public Works, Fire Prevention, Code Enforcement Bureau, Planning Bureau, and Building and Safety Bureau
- Administrative and Editorial Changes
- Continuation of amendments previously adopted
- Substantive changes will be presented at April BEAC meeting

GENERAL FINDINGS

- Administrative Changes
 - These are minor changes that do not impact the content of the existing LBMC section
 - Includes change of references to the 2025 Codes
- Editorial Changes
 - These are minor changes that do not impact the content of the existing LBMC section
 - Includes language clean-up, spelling corrections, and revisions to mirror the updated model code language

(Specific findings for the items discussed can be found in the supporting documentation)

PROPOSED AMENDMENTS

LONG BEACH MUNICIPAL CODE (LBMC)

- “Track Changes” are used in this presentation and the supporting documents to indicate where alterations to existing text
- ~~Strikeout~~ is used for deletions from existing text
- Underline is used to indicate insertions into existing text
- Amendments may show up in blue, purple or red
- There is no significance to the color, just indicates a different editor

PROPOSED AMENDMENTS

LONG BEACH MUNICIPAL CODE (LBMC)

- The following is an example of “Track Changes”. The text shown in black is existing and colored text (red in this case) represents the alterations.

This is an example ~~of~~ to show the use of strikeout and underline “Track Changes.” This MS Word feature is used to clearly show ~~changes~~ alterations to the original text. New text or added sections are shown completely as underlined. The final documents presented to City Council for approval will not include “track changes.”

SECTIONS WITHOUT CHANGES OR EDITS

- The following chapters are a continuation of the existing Municipal Code chapters with no changes
 - 18.08 thru 18.11, 18.45, 18.60, 18.62 thru 18.65, 18.69 thru 18.72, 18.77
 - Any future amendments to these chapters will be presented at a future BEAC meeting

CHAPTERS WITH ADMINISTRATIVE AND EDITORIAL CHANGES

- The following chapters are amended for Administrative and/or Editorial changes, but no changes in content occur
 - 18.01 thru 18.04, 18.15 thru 18.21, 18.24, 18.25, 18.29, 18.30, 18.40 thru 18.44, 18.46 thru 18.51, 18.68, 18.78, 18.99
 - Any future specific amendments to these chapters/sections resulting in content changes will be presented at a future BEAC meeting

(Reference the following pages of the supporting documents for specific amendments :

18.01 thru 18.04 – pg. 4, 18.15 thru 18.21 – pg. 7, 18.24 – pg. 12, 18.25 – pg. 12, 18.29 – pg. 15, 18.30 – pg. 17, 18.40 thru 18.44 – pg.18, 18.46 thru 18.51 – pg. 44, 18.68 – pg. 59, 18.78 – pg.60, 18.99 – pg. 60)

- Comments/Feedback from the Board?

CHAPTERS UNDER CONSIDERATION FOR CONTENT CHANGES

- The following chapters are under consideration for significant changes to content
 - 18.67 CONSTRUCTION AND DEMOLITION RECYCLING PROGRAM
 - 18.74 LOW IMPACT DEVELOPMENT STANDARDS
 - 18.75 GRADING, EXCAVATIONS AND FILLS
 - 18.76 STREAMLINED PERMITTING... – for hydrogen fueling stations
 - 18.78 CONSTRUCTION IN THE VICINITY OF ABANDONED OIL WELLS
 - 18.XX SEA-RISE CONSTRUCTION STANDARDS
- A detailed presentation of these items will be given at a future BEAC meeting

Upcoming BEAC Activities

- Continue public hearings at the next BEAC meetings in the next few months
- Provide more detail of amendments and changes proposed
- Have all information and analysis posted on the Department's website
- Respond to and incorporate any public input or discussion from these and other meetings
- Request BEAC to adopt staff's recommendations

UPCOMING BEAC MEETINGS

- April 21, 2025
- May 19, 2025
- June 16, 2025 and Beyond
 - Specific chapter/section amendments will be presented at the next BEAC meetings
 - Presentations will include reasons for changes and applicable findings
 - Upon completion of the presentations, BEAC will be requested to reaffirm the items we will have looked at during all previous presentations and vote to support the proposed amendments in totality (Anticipated in July)

CITY COUNCIL

- October 21, 2025
 - First reading of proposed amendments with City Council
- November 11, 2025
 - Second reading and City Council to adopt the Ordinance and Resolution



Conclusion

- Open for questions/discussion from the BEAC members
- Open for questions/discussion from the public members



Thank you

Ron Takiguchi, Interim Superintendent of B&S

Ron.Takiguchi@longbeach.gov

Gregory Bowser, Senior Structural Engineer

Gregory.Bowser@longbeach.gov

Clara Astua, Civil Engineer

Clara.Astua@longbeach.gov