



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: ORD 25-019

December 09, 2025

Introduced: 11/18/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Ordinance

Public hearing to consider adoption of an ordinance:

- a. To make express findings that County amendments to the 2025 California Building Standards Code are reasonably necessary due to local climatic, geological or topographical conditions, and that these changes or modifications are substantially equivalent to changes or modifications that were previously filed and were in effect as of September 30, 2025; and
- b. To repeal the 2022 California Building Standards Code with County amendments and adopt the 2025 California Building Standards Code with County amendments.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Adopt an ordinance (**Attachment A**):

- a. To make express findings that County amendments to the 2025 California Building Standards Code are reasonably necessary due to local climatic, geological or topographical conditions, and that these changes or modifications are substantially equivalent to changes or modifications that were previously filed and were in effect as of September 30, 2025; and
- b. To repeal the 2022 California Building Standards Code with County amendments and adopt the 2025 California Building Standards Code with County amendments.

SUMMARY:

By state law, the 2025 edition of the California Building Standards Code and other regulations adopted pursuant to Health and Safety Code Section 17922 becomes effective in each local jurisdiction throughout California on January 1, 2026. These replace the 2022 state code. The County may make changes or modifications in the state-mandated standards upon express findings that the changes or modifications are “reasonably necessary because of local climatic, geological or topographical conditions.” (Health and Safety Code sections 17958.7, 18941.5) Pursuant to AB 130 (2025), such changes are now permitted only when, among other qualifying conditions, the changes or modifications are substantially equivalent to changes or modifications that were previously filed and were in effect as of September 30, 2025. Accordingly, the proposed ordinance amends several chapters of Title 18 of the Monterey County Code to repeal the 2022 California Buildings Standards Code with local amendments and to adopt the 2025 California Building Standards Code with local amendments. On November 18, 2025, the Board of Supervisors introduced the ordinance, waived reading, and set a public hearing on December 9, 2025 to consider adoption of the ordinance. Staff recommends adoption of the ordinance.

DISCUSSION:

The proposed ordinance adopts the entirety of the 2025 California Building Standards Code into the Monterey County Code, including certain administrative and enforcement provisions, with County amendments based on Monterey County's unique local climate, geography, and topography, and that these changes or modifications are substantially equivalent to changes or modifications that were previously filed and were in effect as of September 30, 2025.

The following publications will be adopted by reference and incorporated in Title 18 of the Monterey County Code, except as expressly amended: The 2025 edition of Title 24, California Code of Regulations ("CCR") consisting of the following Parts:

- Part 1 - California Administrative Code;
- Part 2 - California Building Code;
- Part 2.5 - California Residential Building Code;
- Part 3 - California Electrical Code;
- Part 4 - California Mechanical Code;
- Part 5 - California Plumbing Code;
- Part 6 - California Energy Code,
- Part 8 - California Historical Building Code;
- Part 9 - California Fire Code;
- Part 10 - California Existing Building Code;
- Part 11 - California Green Building Standards Code (*CALGreen Code*); and
- Part 12 - Reference Standards Code.

All of these "Parts" make up the Building Code. The ordinance also includes locally adopted standards such as a Property Maintenance Code.

The amendments to the local Fire Code reflect a consensus among all fire districts regarding code content. Thus, the amended local Fire Code applies across division lines, eliminating need for multiple codes. Fire Codes are part of the Building Code, subject to interpretation by the County's Building Official. Monterey County defers inspection of fire codes to the responsible fire district/agency.

Staff has met with stakeholders from the building industry to present the changes (specifically the local amendments) for their review and comment. Staff has not received any concerns from stakeholders about the proposed local amendments.

OTHER AGENCY INVOLVEMENT:

County Counsel has approved the ordinance as to form.

FINANCING:

Building permit fees are based on estimated construction valuation. Staff does not anticipate any change in revenue as a result of these Code changes.

Staff time related to the amendment and adoption of the ordinance are a normal cost of operations. Staff time is charged to the FY 2025/26 adopted budget for Community Development, Appropriation unit HCD002, Unit 8543.

Prepared by: Joshua Bowling, Chief of Building Services, Housing and Community Development
Approved by: Craig Spencer, Director, Housing and Community Development

The following attachments are on file with the Clerk of the Board:

Attachment A - Ordinance

Attachment B - 2025 Title 24 California Code Changes

Attachment C - 2025 Building Energy Efficiency Standards Summary