




675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532

For Meeting of: January 20, 2026

☒ Consent Item; ☐ Public Hearing Item

To: City Council

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: January 12, 2026

Subject: Adoption of Ordinance No. 420-2026 amending Sections 15.05.020 of the Rio Dell Municipal Code (RDMC) by adopting the 2025 California Building Codes and the 2024 International Property Maintenance Code.

Recommendation:

That the City Council:

1. Waive the second reading of Ordinance No. 420-2026 amending Sections 15.05.020 of the Rio Dell Municipal Code (RDMC) adopting the 2025 California Building Codes and the 2024 International Property Maintenance Code; and
2. Should the item be pulled from the Consent Calendar, open the public hearing, receive public input and deliberate; and
3. Adopt Ordinance No. 420-2026 amending Sections 15.05.020 of the Rio Dell Municipal Code (RDMC) adopting the 2025 California Building Codes and the 2024 International Property Maintenance Code.

Background

The California Building Standards Commission (CBSC) is an independent commission within the State Consumer Services Agency responsible for reviewing, adopting, and publishing building standards for the State of California. Every three years, the CBSC adopts a compilation of building regulations referred to as the California Building Standards Code (California Code of Regulations, Title 24). Through the code adoption process, the CBSC

selects and approves a set of model codes. Inclusive in these regulations are the California Building, Mechanical, Plumbing, Electrical, Existing Buildings, Fire, Energy, Residential Building, Historical Building, and Green Building Codes. Participating State agencies, such as State Fire Marshal (SFM), Division of the State Architect (DSA), Housing and Community Development (HCD), and Office of Statewide Health Planning and Development (OSHPD), have an opportunity to amend the code for the occupancy groups under their respective authorities.

Local governments or jurisdictions can also modify the code to add more restrictive provisions based on their specific local geologic, climatic, and topographic conditions to protect their communities. Any local amendments to the above mandated codes must be more restrictive than the State Building Standards Code and must be substantiated with findings, per California Health & Safety Code Section 17958. The administrative provisions of the code can be modified without specific justification based on local conditions.

The 2025 Codes become effective on January 1, 2026; however, the specific code addition applicable to a building project is established by the building permit application date. Therefore, projects submitted for a permit on or after January 1, 2026, must be designed and constructed to the 2025 edition of the California Building Standards Code. The specific codes mandated for effectiveness in January 2025 by the State of California are as follows:

- 2025 California Building Code Volumes 1 & 2
- 2025 California Mechanical Code
- 2025 California Plumbing Code
- 2025 California Electrical Code
- 2025 California Existing Buildings Code
- 2025 California Fire Code
- 2025 California Energy Code
- 2025 California Residential Building Code
- 2025 California Green Building Standards Code
- 2025 California Historical Building Code

Included with the adoption of the California Building Standards Code is the 2024 International Property Maintenance Code (IPMC). This model code provides the City authority to abate structures that are imminent hazards to the public in a quick and efficient manner. The model code includes definitions of terms for enforcement, for the integrity of structural elements of buildings, and specific hazards. These definitions are not included in the other standard codes.

Attachments

Attachment 1: Ordinance No. 420-2026 amending Chapter 15.05, "Construction Codes", Section 15.05.020 of the Rio Dell Municipal Code (RDMC).

ORDINANCE NO. 420-2026



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING SECTION 15.05.020 "BUILDING CODES" OF THE RIO DELL MUNICIPAL
CODE (RDMC) TO REFERENCE THE 2025 CALIFORNIA BUILDING CODES AND THE
2024 INTERNATIONAL PROPERTY MAINTENANCE CODE.**

THE CITY COUNCIL OF THE CITY OF RIO DELL ORDAINS AS FOLLOWS:

WHEREAS every three years, the CBSC adopts a compilation of building regulations referred to as the California Building Standards Code (California Code of Regulations, Title 24); and

WHEREAS through the code adoption process, the CBSC selects and approves a set of model codes; and

WHEREAS inclusive in these regulations are the California Administrative Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Fire, Existing Building, Green Building Standards and California Referenced Standards Codes; and

WHEREAS the 2025 Codes become effective on January 1, 2026; however, the specific code addition applicable to a building project is established by the building permit application date; and

WHEREAS therefore, projects submitted for a permit on or after January 1, 2026, must be designed to the 2025 edition of the California Building Standards Code; and

WHEREAS included with the adoption of the 2025 California Building Standards Codes is the adoption of the 2024 International Property Maintenance Code (IPMC); and

WHEREAS the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment under Title 14 of the California Code of Regulations, Section 15061(b)(3). No further environmental review is necessary.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Rio Dell does hereby ordain as follows:

Section 1.

Chapter 15.05 of the Rio Dell Municipal Code is hereby amended to read in as follows:

Chapter 15.05 Construction Codes

Sections

- 15.05.010 Administration
- 15.05.020 Building Codes.
- 15.05.030 Work Exempt from Permit.
- 15.05.040 Fees for permits and inspections.
- 15.05.050 Person may do own work.
- 15.05.060 Penalty.

15.05.020 Building Codes

(1) The City of Rio Dell hereby incorporates by reference and adopts as its building standards and regulations applicable to all occupancies in the City of Rio Dell each and all of the terms, conditions, regulations, penalties, and provisions of the following codes as from time to time adopted, amended, added, and deleted by regulation of the California State Building Standards Commission:

- (a) California Administrative Code. ~~2022~~ 2025 California Administrative Code (Part 1 of Title 24).
- (b) California Building Code. ~~2022~~ 2025 California Building Code (Part 2 of Title 24), including Appendices.
- (c) California Residential Code. ~~2022~~ 2025 California Residential Code (Part 2.5 of Title 24) including Appendices.
- (d) California Electrical Code. ~~2022~~ 2025 California Electrical Code (Part 3 of Title 24).
- (e) California Mechanical Code. ~~2022~~ 2025 California Mechanical Code (Part 4 of Title 24).
- (f) California Plumbing Code. ~~2022~~ 2025 California Plumbing Code (Part 5 of Title 24).
- (g) California Energy Code. ~~2022~~ 2025 California Energy Code (Part 6 of Title 24).
- (h) California Historical Building Code. ~~2022~~ 2025 California Historical Building Code (Part 8 of Title 24).
- (i) California Fire Code. ~~2022~~ 2025 California Fire Code (Part 9 of Title 24).
- (j) California Existing Building Code. ~~2022~~ 2025 California Existing Building Code (Part 10 of Title 24).

(k) California Green Building Standards Code — "CAL Green." ~~2022~~ 2025 California Green Building Standards Code (Part 11 of Title 24).

(l) California Referenced Standards Code. ~~2022~~ 2025 California Referenced Standards Code (Part 12 of Title 24).

(m) 1997 Uniform Housing Code. Published by the International Conference of Building Officials as referenced by the California Department of Housing and Community Development and pursuant to the provisions of Section 17958, 17958.5, 17958.9, and 17959 of the California Health and Safety Code.

(n) ~~2021~~ 2024 International Property Maintenance Code (IPMC).

(2) The above-mentioned codes, new additions, and amendments thereto shall become effective and operative within the City of Rio Dell 30 days after the date of first publication of the State Building Standards Code by the State Building Standards Commission in the California Code of Regulations, the California Regulatory Notice Register or the California Regulatory Code Supplement.

(3) The above-mentioned codes, new additions, and amendments thereto shall be and hereby are adopted as the Construction Code of the City of Rio Dell for regulating and providing minimum standards for the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, location, design, quality of materials, operation, installation, replacement, and maintenance of all buildings and/or structures; heating, ventilation, cooling, refrigeration systems; electrical systems; plumbing and drainage systems; signs; and solar systems in the City of Rio Dell and providing for the issuance of permits and the collection of fees therefore.

(4) Nothing contained herein shall be construed as prohibiting or limiting the authority of the City of Rio Dell from adopting or establishing more restrictive building standards than provided for in the above-mentioned codes and amendments thereto after making the findings required by Government Code Section 17958.7.

(5) The City shall maintain one current copy of all building standards codes on file. [Ord. 315 § 1 B), 2014; Ord. 286, 2012; Ord. 269 § 1, 2014]

15.05.030 Fees for permits and inspections.

(1) Any person required to obtain a permit hereunder shall at the time of filing an application therefor pay to the City Clerk a deposit for plan review in the amount as set forth in the California Administrative Code referred to in RDMC 15.05.020. Notwithstanding any other provision of these regulations to the contrary, the City shall collect upon the issuance of any permit the actual cost of the plan review services rendered or the plan review fee as set forth in

the California Administrative Code, whichever is greater.

(2) Where work is commenced prior to obtaining a permit, a double fee shall be charged.

(3) For the purpose of determining valuation of any work to be performed hereunder, the City may use the Valuation Data Table published by the International Code Council. The above-mentioned table, new editions, and amendments thereto shall become effective and operative within the City of Rio Dell 30 days after the date of first publication. The City may choose to modify the data published as determined by regional conditions, but will not exceed the costs as published. [Ord. 286, 2012; Ord. 262 § 15.01.030, 2009.]

15.05.040 Person may do own work.

Nothing in this chapter shall be construed as prohibiting any person from doing his own work or employing any person to work on a building or structure to which the provisions of this chapter apply unless otherwise prohibited by law. [Ord. 286, 2012; Ord. 262 § 15.01.040, 2009.]

15.05.050 Penalty.

Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, violating or causing the violation of any part of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than \$1,000.00. Such person, firm, or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this chapter, or any part hereof, is committed, continued, or permitted by such person, firm, or corporation, and shall be punishable as herein provided. [Ord. 286, 2012; Ord. 262 § 15.01.050, 2009.]

Section 2. Severability

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

Section 3. Limitation of Actions

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

Section 4. Effective Date

This ordinance becomes effective immediately.

I HEREBY CERTIFY that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on January 6, 2026 and furthermore the forgoing Ordinance

was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the January 20, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Garnes, Mayor

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Ordinance No. 420-2026 which was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the January 20, 2026.

Karen Dunham, City Clerk, City of Rio Dell