



Date: November 10, 2025

Honorable Mayor and Council Members:

Author and title: Mike Ross, Chief Building Official

Title: Consideration of an Ordinance amending Title 15 of the Municipal Code for the purpose of adopting the updated California Building Code of Regulations

Jen Callaway, Town Manager

Recommended Action: Introduce and waive the first reading of Ordinance 2025-09 and set a public hearing for November 24, 2025, to consider the second reading and adoption of the ordinance; and direct the Town Clerk to publish the necessary public notices.

Discussion: The California Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. This year, the State of California has made modifications to the following codes, which should now be adopted by the Town:

- 2025 California Wildland-Urban Interface
- 2025 California Building Code
- 2025 California Electrical Code
- 2025 California Mechanical Code
- 2025 California Plumbing Code
- 2025 California Energy Code
- 2025 California Residential Code
- 2025 California Green Building Standards Code
- 2025 California Fire Code, as amended by Truckee Fire Protection District
- 2025 California Referenced Standards Code
- 2025 California Existing Building Code
- 2025 California Historical Building Code
- 2024 International Swimming Pool and Spa Code

The California Building Standards Commission adopts and publishes the California Building Standard Code of Regulations. These codes are revised annually and reprinted every three (3) years. The 2025 Edition of the California Building Standard Code of Regulations, Title 24, which incorporates the model codes listed above, will become effective statewide on January 1, 2026.

In addition to the California Building Standard Code of Regulations, cities and towns can adopt other model codes not included within the California Building Standard Code of Regulations to assist in its implementation. For example, the 2021 International Solar Energy Provisions. The Town has historically adopted the 2018 International Property Maintenance Code; the 2024 International Swimming Pool and Spa Code; the 1997 Uniform Code for the Abatement of Dangerous Buildings and the 1997 Uniform Housing Code.

Local jurisdictions are required to enforce the 2025 California Building Standards Code of Regulations, effective January 1, 2026. The Town may adopt an altered code or different version of the State amended code. However, any changes to the State amended code must be filed with and approved by the California Building Standards Commission. The Commission will approve local amendments if the changes are stricter than the State amended code and the local jurisdiction can justify the changes as necessary based on local climatic, geographic or topographical conditions.

As of 2025, new legislation known as AB 130 has amended Health and Safety Code sections 17958, 17958.5, and 17958.7 to restrict the adoption of local changes or modifications to the state codes that are applicable to residential units. However, local changes or modifications to be adopted where “the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of September 30, 2025. The draft ordinance attached does not adopt any new local changes or modifications – it just continues the Town’s existing changes and modifications. As a result, the Town’s local changes and modifications are still allowed under the new law.

The State amended code traditionally is on a three-year cycle for changes to update the codes. The new code reflects changes in technology and lessons learned during the previous code cycle. Some of the more significant changes in 2025 edition include:

- The California Energy Codes mandatory requirement that all new houses have photovoltaic generation capabilities unless they meet roof shading exemptions, that quality insulation installation inspections are required on new construction or additions over 700 sq ft and that water heater locations are pre-wired for electric water heaters.
- The California Building Codes require that all new garage door openers and vehicle gates will have battery backup
- Attached for your reference is a 2025 CA Building Standards Code Substantial Changes Quick Reference Guide.

In addition, staff recommend the following additional changes based on Truckee’s unique climate:

All administrative sections of the California Administrative Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Referenced Standards, International Swimming Pool and Spa and Hot Tub Code and International Solar Energy Provisions Code are hereby deleted and replaced by Chapter 1, Division II of the California Building Code 2025 Edition.

The new codes will Continue to make buildings safer, more efficient and will help to preserve California’s resources. Except as noted below, the enclosed ordinance will adopt the State amended code with some amendments based on local conditions. The ordinance will also adopt the additional model codes noted above to assist in implementing the State amended code.

California Fire Code

This ordinance does not address the 2025 California Fire Code. As fire protection services are provided by the Truckee Fire Protection District, adopting the Fire Code is done in conjunction with the district. Town staff are continuing to work with the District to understand and evaluate the changes and modifications proposed by the District to the 2025 California Fire Code. Staff anticipate bringing an item to the Town Council for consideration soon, likely at the November 24th Council meeting. At that point the Town Council can ratify, amend or reject the District’s ordinance. The District’s ordinance will not be effective until it is ratified by the Town and filed with the California Department of Housing and Community Development.

Summary

In conclusion, this year's reprinting of the California Building Standards Code and the additions/modifications to the Town's municipal codes will certainly provide a safer environment in the Town of Truckee and move the Town's building stock toward greater efficiency standards.

Priority:

<input type="checkbox"/>	Enhanced Communication	<input type="checkbox"/>	Climate and Greenhouse Gas Reduction	<input type="checkbox"/>	Housing
<input type="checkbox"/>	Infrastructure Investment	<input type="checkbox"/>	Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/>	Core Service

Fiscal Impact: Building permit review, including implementation of the 2025 California Building Standards Code, is paid for by building permit fees which are designed to cover actual costs to the Building Division.

Public Communication: The new codes, their adoption and revision of Title 15 are anticipated to have been discussed by the Building & Safety Division with CATT and TTEA in November 2025. Notice has been provided by the publication and posting of the agenda for this meeting.

Attachments:

1. Ordinance 2025-09 Updating the California Building Standards Code
2. 2025 California Building and Residential Code Substantial Changes