

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Chenin Dow, Community Development Director

DATE: December 2, 2025

SUBJECT: Adoption of Ordinance No. 2025-05 Amending Portions of Chapters 9-04 through 9-76 of Title 9 of the City of Santa Maria Municipal Code Concerning Building and Fire Regulations

RECOMMENDATION:

The City Council will waive the second reading and adopt Ordinance No. 2025-05, amending portions of Chapters 9-04 through 9-76 of Title 9 of the City of Santa Maria Municipal Code concerning Building and Fire Code regulations.

BACKGROUND:

At its regular meeting held on November 4, 2025, the City Council introduced Ordinance No. 2025-05, amending portions of Chapters 9-04 through 9-76 of Title 9 of the City of Santa Maria Municipal Code concerning Building and Fire Code regulations and amending the previously adopted 2024 International Property Maintenance Code. This constitutes the second reading and adoption of Ordinance No. 2025-05. This ordinance becomes effective 30 days after City Council adoption.

DISCUSSION:

This item constitutes a regular update of the California Building Code, which occurs based on the State of California's updates every three years.

There are no significant changes to the 2025 California Building Code. Changes focus on enhancing safety, such as a new requirement for protection of stairway exterior walls and clarifying requirements for stairway and elevator two-way communication systems.

Local deviations from the State code are permitted if determined necessary by the City. As stated, the changes mandated by the State, and other local amendments or additions to the Building and Fire Codes are minor in nature and are primarily for organization and clarity. The Code updates will take effect January 1, 2026.

Alternative

If the City Council does not locally adopt the Codes, the City would default to the State codes and, with regards solely to the IPMC, the City's existing Municipal Code provisions relating to property maintenance. However, failure to adopt the suggested Codes would limit the City's enforcement mechanisms, and the City's ability to include adjustments specific to the City's local conditions.

Fiscal Considerations

There is no fiscal impact associated with the adoption of the Ordinance.

Impact on the Community

The proposed action would adopt the latest building standards to ensure optimal safety in buildings constructed in the City of Santa Maria.

ATTACHMENT(S)

A. Ordinance No. 2025-05