



Agenda Report

Item #: 25-566

Meeting Date: 11/18/2025

TITLE: ADOPTION OF ORDINANCE NO. 2025-08 – AMENDING TITLE 5: BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS

DEPARTMENTS: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT / BUILDING DIVISION AND FIRE AND RESCUE/ FIRE PREVENTION & COMMUNITY RISK REDUCTION DIVISION

PRESENTED BY: ZIAD DOUDAR, BUILDING OFFICIAL & RYAN BOHR, FIRE MARSHAL

**CONTACT INFORMATION: ZIAD DOUDAR, BUILDING OFFICIAL, (714) 754-5604 AND
RYAN BOHR, FIRE MARSHAL, (714) 754-5049**

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Ordinance No. 2025-08 to:
 - Amend Titles 5 and 7 of the Costa Mesa Municipal Code;
 - Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current Orange County Grading and Excavation Code;
 - Repeal the City's prior adoption of the 2022 editions; and
 - Set an effective date of January 1, 2026.

BACKGROUND:

At its November 4, 2025 meeting, the City Council conducted a duly noticed public hearing and introduced Ordinance No. 2025-08 for first reading. The proposed updates bring the City into alignment with the 2025 California Building Standards Code (Title 24, California Code of Regulations), effective statewide January 1, 2026, and maintain local amendments supported by the adopted findings resolution, Resolution No. 2025-44.

These amendments continue the City's long-standing policy of adopting the State codes every three years, together with local modifications necessary to reflect Costa Mesa's specific climatic, geological, and topographical conditions, and to align with the Orange County Fire Authority and Orange County Building Officials Chapter recommendations for regional consistency.

Table 1. Reference Model Codes for the 2025 California Building Standards Code

<u>California Building Standards Code</u>	<u>Reference Model Code</u>
2025 California Building Code (Vol. 1 & 2)	2024 International Building Code (ICC)
2025 California Residential Code	2024 International Residential Code (ICC)
2025 California Green Building Standards Code (CALGreen)	California-Specific Code
2025 California Fire Code	2024 International Fire Code (ICC)
2025 California Existing Building Code	2024 International Existing Building Code
2025 California Plumbing Code	2024 Uniform Plumbing Code (IAPMO)
2025 California Mechanical Code	2024 Uniform Mechanical Code (IAPMO)
2025 California Energy Code	2024 International Energy Conservation Code
2025 California Wildland-Urban Interface Code	2024 International Wildland-Urban Interface Code
2025 California Electrical Code	2023 National Electrical Code (NFPA)
2021 International Swimming Pool & Spa Code	

ANALYSIS:

Ordinance No. 2025-08:

- Adopts by reference the 2025 California Building Standards Code with Costa Mesa's local amendments;
- Repeals references to the 2022 editions;
- Adopts the current Orange County Grading and Excavation Code and its supplements; and
- Sets an effective date of January 1, 2026.

One minor change was made at the introduction and first reading:

- Per City Council direction on November 4, 2025, amend CFC Section 1207.11.5.1 (ESS Electrical disconnect in Group R-3 and R-4 occupancies) to replace “shall be provided within 36-inches of the main electrical service disconnecting means” with: “shall be provided within 72-inches of, and readily visible from, the main electrical service disconnecting means”.

As noted previously, Assembly Bill 130 (2025) restricts new or more stringent residential building standards through June 1, 2031. The City’s ordinance complies with AB 130 by carrying forward existing residential amendments and introducing no new ones.

FISCAL REVIEW:

There are no fiscal impacts associated with these actions.

LEGAL REVIEW:

The City Attorney’s Office has reviewed the ordinance and approved it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the City Council’s Goal:

- Strengthen the Public’s Safety and Improve the Quality of Life.

CONCLUSION:

Staff recommends that the City Council adopt Ordinance No. 2025-08. Upon adoption, the ordinance will become effective January 1, 2026, replacing the 2022 editions of the California Building Standards Code within the City of Costa Mesa.