

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
BOARD ACTION SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA: 7.2  
AGENDA DATE: November 18, 2025

**SUBJECT:**

Public Hearing to Consider the Waiving of the Second Reading of an Ordinance Amending Title 16 of the Stanislaus County Code and Adopting by Reference the California Code of Regulations Title 24, 2025 Edition, of the California Building Standards Code and the International Property Management Code 2021 Edition

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2025-0621**

On motion of Supervisor Chiesa Seconded by Supervisor Chairman B. Condit  
and approved by the following vote,  
Ayes: Supervisors: Chiesa, Withrow, Grewal, C. Condit, and Chairman B. Condit  
Noes: Supervisors: None  
Excused or Absent: Supervisors: None  
Abstaining: Supervisor: None

- 1)  Approved as recommended
- 2)  Denied
- 3)  Approved as amended
- 4)  Other:

**MOTION:**

**WAIVED THE SECOND READING AND ADOPTED ORDINANCE C.S. 1402**



ATTEST: NOEMI LEON, Interim Clerk of the Board of Supervisors

File No. ORD-59-A-1

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:7.2

AGENDA DATE: November 18, 2025

CONSENT

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Public Hearing to Consider the Waiving of the Second Reading of an Ordinance Amending Title 16 of the Stanislaus County Code and Adopting by Reference the California Code of Regulations Title 24, 2025 Edition, of the California Building Standards Code and the International Property Management Code 2021 Edition

**STAFF RECOMMENDATION:**

1. Conduct a public hearing to waive the second reading of an ordinance amending Title 16 of the Stanislaus County Code and adopt, by reference, the California Code of Regulations Title 24, 2025 Edition, of the California Building Standards Code, and the International Property Management Code 2021 Edition.
2. Find that the proposed changes and modifications to the 2025 California Building Standards Code (California Code of Regulations, Title 24) contained in the proposed ordinance are necessary because of specific local climatic, geographical, and/or topographical conditions, as detailed in the proposed ordinance.
3. Adopt the ordinance amending Title 16 of the Stanislaus County Code and adopt by reference the 2025 California Building Standards Code (California Code of Regulations, Title 24), and International Property Management Code 2021 Edition.
4. Direct the Chief Building Official to file the adopted ordinance and the Board of Supervisor's finding with the California Building Standards Commission.
5. Order the Clerk of the Board of Supervisors to publish the ordinance in accordance with Government Code Section 25124(b).

**DISCUSSION:**

The California Building Standards Commission (BSC), an entity within the California Consumer Services Agency, develops the California Building Standards Code known as the California Code of Regulations (CCR) Title 24. Cities and counties are required by state law to enforce the CCR Title 24 (Health and Safety Code Sections: 17950, 17958, 17960, 18938(b), 18941, 18941.5, 18945, and 18948).

The BSC develops the State of California's (State) Building Standards Code by amending the existing model codes, known as the International Building Codes, which are enforced nationally, and publishes the amendments along with the body of the

model codes in thirteen parts. The BSC adopted and approved the 2025 Edition of the California Building Standards Code, CCR Title 24, Parts: 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, and published them on July 1, 2025, with an effective date of January 1, 2026. Attached to this item, see Attachments 1 and 2, are the official bulletins issued by the BSC to the local jurisdictional Building Officials and other interested parties. The bulletin provides the local jurisdictions with the statewide effective date, availability of the code, and the notification of enforcement responsibility.

The thirteen CCR Title 24 parts are as follow:

- Part 1, 2025 California Administrative Code
- Part 2, 2025 California Building Code, Vol. 1 and Vol. 2
- Part 2.5, 2025 California Residential Code
- Part 3, 2025 California Electrical Code
- Part 4, 2025 California Mechanical Code
- Part 5, 2025 California Plumbing Code
- Part 6, 2025 California Energy Code
- Part 7, 2025 California Wildland-Urban Interface Code
- Part 8, 2025 California Historical Building Code
- Part 9, 2025 California Fire Code
- Part 10, 2025 California Existing Building Code
- Part 11, 2025 California Green Building Standards Code
- Part 12, 2025 California Referenced Standards Code

The BSC publishes and adopts the CCR Title 24, in its entirety, every three years; commonly referred to as the triennial code cycle. The proposed ordinance amends Title 16 of the Stanislaus County Code to adopt the entire 2025 CCR Title 24 with the exception of Parts 7 and 9 of the approved standards. CCR Title 24, Part 7, California Wildland-Urban Interface Code and Part 9, 2026 California Fire Code, will be presented for adoption by Stanislaus County Fire Warden's Office.

The BSC does not mandate the adoption of specific administrative provisions within the model codes. Therefore, cities and counties must adopt ordinances specifically stating how they will administer the State's Building Standards. This allows local jurisdictions to make changes appropriate to each jurisdictions need. As an example, this proposed ordinance amends the 2025 California Building Code, Chapter 1, Division II, Scope and Administration, in order to bring it in line with Stanislaus County's (County) business practices. Those business practices are reflected in local amendments to Title 16 of the County Code that have been adopted in the past and are being carried forward as part of this proposed update.

Past local amendments include agricultural building classifications and sewer disposal system standards. The sewer disposal system standards are in response to Measure X, a local voter initiative entitled, "Primary and Secondary Sewage Initiative," approved by the voters of Stanislaus County in June 1990. Measure X requires that any urban development in the unincorporated areas of Stanislaus County occur only in conjunction

with primary and secondary sewage treatment and is more restrictive than the building standards contained in the 2025 CCR Title 24. Most of the County's local amendments are administrative in nature; however, the amendments to incorporate Measure X constitute substantive amendments to the 2025 CCR Title 24 and require a findings statement to be filed with the BSC.

Per Health and Safety Code (H&SC) Section 17958.7, each jurisdiction may draft requirements that are more restrictive than that mandated by the CCR Title 24 due to local topographic, geological, or climatic conditions. In accordance with H&SC Section 17958.7, the Board of Supervisors must make the findings contained in the proposed ordinance that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. Measure X is currently adopted into Chapter 16.10 – Plumbing Code of the Stanislaus County Code (Sections 16.10.20 and 16.10.040).

On June 30, 2025, a budget trailer bill known as AB130 became effective, enacting a moratorium on state and local building standards specific to residential units from October 1, 2025, through June 1, 2031. By amending H&SC Sections 17958, 17958.5, and 17958.7, AB130 now prohibits each jurisdiction's authority in drafting more restrictive requirements than those mandated by CCR Title 24 for residential units unless it can be found that a certain condition, as provided for in Section 17958, is being met. One of those conditions, Section 17958 (b)(1), states that "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." This condition applies to locally adopted Measure X standards which have been incorporated as part of local amendments in the past and, were in effect on September 30, 2025. The BSC has been directed to reject any local modification or change to any building standard affecting a residential unit, unless a qualifying condition has been found to exist.

Also incorporated by reference into Title 16 of the Stanislaus County Code is the International Property Maintenance Code (IPMC). The IPMC establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions. The County Code currently incorporates the 2021 edition of the IPMC. The proposed ordinance amends Section 16.25.030 to reflect changes to the numbering of specific sections of the IPMC.

While no new local amendments to the IPMC are being proposed, amendments adopted in the past are being carried forward as part of this proposed update. Past local amendments include the requirements for serving a notice and order, the method of service, proof of service, and recordation of notice and order. Past local amendments also recognize both the County's Chief Building Official and the Director of the Department of Environmental Resources (DER) as the "code official." This will allow for greater efficiencies when the Director of DER is trying to address a nuisance that would not otherwise require the involvement of the Chief Building Official.

Adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) in that, pursuant to CEQA Guidelines Section 15061(b)(3), there is no possibility that the ordinance may have a significant effect on the environment.

Copies of the 2025 CCR Title 24 and 2021 IPMC are available for review at the Stanislaus County Planning and Community Development Department located on the

first floor of Tenth Street Place (1010 10th Street, Modesto, CA, 95354). The 2025 CCR Title 24 is also available on the BSC's website: <https://www.dgs.ca.gov/BSC/Codes>. The 2021 IPMC is available on the International Code Council's website: <https://codes.iccsafe.org/content/IPMC2021P1>.

**POLICY ISSUE:**

An update to Title 16 of the Stanislaus County Code is mandated as a result of the State's update to the CCR. Up to date building standards, reflecting local business practices, are necessary to ensure the development of a safe and healthy community. Government Code Section 50020 et. seq. requires the Board of Supervisors to hold a public hearing to adopt an ordinance.

**FISCAL IMPACT:**

The 2025 CCR Title 24 is mandated by the State and passed down to the local jurisdictions to enforce without funding. Staff is currently investing resources through training and the purchase of books in order to enforce and implement the mandatory measures, efficiently, and in the least evasive means possible for the building community. Costs of preparing and implementing the proposed ordinance amendment, including public notices, purchasing of new code books, and staff training are covered through the Planning Department's Building Permits Special Revenue Fund existing appropriations.

**BOARD OF SUPERVISORS' PRIORITY:**

Approval of this action supports the Board's priority of *Developing a High-Performing Economy, Delivering Efficient Public Services, and Enhancing Community Infrastructure* by implementing the latest 2025 BSC and 2021 IPMC, through incorporation of local amendments reflecting the County's business practices, necessary to ensure development of a safe and healthy community.

**STAFFING IMPACT:**

Staff is required to undertake training as a result of the BSC's adoption of the 2025 Edition of the California Building Standards. Staff will participate in training opportunities offered by International Code Council (ICC) and California Building Officials (CALBO).

**CONTACT PERSON:**

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Denny Ferreira, Planning and Community Development Building Official  
Telephone: (209) 525-6557

**ATTACHMENT(S):**

1. California Building Standards Commission Information Bulletin 25-01
2. California Building Standards Commission Information Bulletin 25-02
3. Proposed 2025 Title 16 Ordinance Amendment

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
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(916) 263-0916

## **CALIFORNIA BUILDING STANDARDS COMMISSION INFORMATION BULLETIN 25-01**

**DATE:** July 1, 2025

**TO:** LOCAL BUILDING DEPARTMENTS  
STATE AGENCIES AND DEPARTMENTS  
INTERESTED PARTIES

**SUBJECT:** 2025 California Building Standards Code – Now Available

This Information Bulletin announces the publication of the 2025 California Building Standards Code, the effective date and application of the codes, availability, as well as enforcement responsibility.

The 2025 California Building Standards Code, Title 24, California Code of Regulations (Title 24) was published July 1, 2025, and is now available for purchase.

### **Effective Date and Application of the 2025 California Building Standards Code**

January 1, 2026, is the statewide effective date for the 2025 California Building Standards Code, as established by the California Building Standards Commission (CBSC). In accordance with California Health and Safety Code Section 18938.5, all applications for building permits submitted on or after January 1, 2026, are subject to compliance with the 2025 California Building Standards Code.

The 2022 California Building Standards Code remains in effect and is applicable to all plans and specifications related to construction performed where the application for a building permit is received on or before December 31, 2025.

### **Availability of the 2025 California Building Standards Code**

The 2025 edition of Title 24 may be purchased from the following publishers:

- International Code Council (ICC)  
Parts 1, 2, 2.5, 6, 7, 8, 9, 10, 11 and 12  
[ICC Online Store](http://shop.iccsafe.org): shop.iccsafe.org  
Telephone: ICC Store (800) 786-4452
- International Association of Plumbing and Mechanical Officials (IAPMO)  
Parts 4 and 5  
[IAPMO Online Store](http://www.iapmomembership.org): www.iapmomembership.org  
Telephone: (909) 472-4208
- National Fire Protection Association (NFPA)  
Part 3  
[NFPA Online Store](http://www.nfpa.org): www.nfpa.org

Telephone: (800) 344-3555

The thirteen parts of Title 24 may be accessed through the [California Building Standards Commission website](https://www.dgs.ca.gov/BSC/codes) <https://www.dgs.ca.gov/BSC/codes>.

## **Enforcement Responsibility**

Title 24 is the minimum standard established in law for the design and construction of buildings and structures in California. State law mandates that local governments enforce these regulations or enforce local ordinances containing qualified reasonably necessary and generally more restrictive building standards than those provided in the California Building Standards Code.

Exceptions are building standards applicable to hospitals, state buildings, public schools and colleges, and other occupancies that are subject to enforcement by state agencies. For detailed information regarding enforcement responsibilities refer to Part 1 of Title 24 and Chapter 1 of most Parts of Title 24.

References in law pertaining to enforcement responsibility include, but are not limited to, Health and Safety Code Sections 17950, 17958, 17958.5, 17958.7, 17960, 18938 and 18941.5. Additional information may be found in CBSC's guide, [It's your Building Department](#). This guide was developed to aid elected officials and executive managers of local governments in understanding the roles and responsibilities of their building departments which are established in state law.

## **Amendment by Local Ordinance**

Local ordinances that amend Title 24 building standards are subject to requirements of California law and must be ratified and filed for each triennial edition of Title 24. Generally, local ordinances must implement standards which are more restrictive than the building standards approved/adopted by the CBSC. Local ordinances containing building standards must be filed with CBSC, the Department of Housing and Community Development, the Office of the State Fire Marshal, or the State Historical Building Safety Board, as appropriate, before they are effective and operative.

References in law pertaining to local ordinance adoption include, but are not limited to, Health and Safety Code Sections 13143.5, 17950, 17958, 17958.5, 17958.7, 18938, 18941.5 and 18959. The [Local Code Ordinances webpage](#) on CBSC's website has a number of helpful resources including the 2022 edition of the [Guide for Local Amendments of Building Standards](#), examples of ordinances that were filed in accordance with state law, and the updated [California Code Adoption for Local Jurisdictions](#) video.

## **2025 Title 24 California Code Changes**

Please see CBSC's 2025 Title 24 California Code Changes document (or web page) for details of California code changes in the individual parts of Title 24 that were amended by state agencies during the 2024 Triennial Code Adoption Cycle. They will be listed by chapter, agency, and sections within each part, as appropriate. This information will be made available as both a downloadable PDF document and on the [CBSC Resources webpage](#) in the coming weeks.

Questions or comments regarding the subject of this information bulletin should be directed to CBSC's staff at (916) 263-0916 or via email at [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov).

*Stoyan Bumbalov*

Stoyan Bumbalov  
Executive Director

**BUILDING STANDARDS COMMISSION**

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## **CALIFORNIA BUILDING STANDARDS COMMISSION INFORMATION BULLETIN 25-02**

**DATE:** August 20, 2025

**TO:** LOCAL BUILDING DEPARTMENTS  
STATE AGENCIES AND DEPARTMENTS  
INTERESTED PARTIES

**SUBJECT: 2025 California Building Standards Code - Local Ordinance Filing Requirements, Accessibility Recommendations, and Passage of AB 130**

The purpose of this Information Bulletin is to notify local jurisdictions and code users of changes impacting the ordinance filing requirements for the recently completed 2024 Triennial Code Adoption Cycle that resulted in the 2025 California Building Standards Code, Title 24 of the California Code of Regulations (Title 24), including the request that ordinances be filed in an accessible format so they can be posted directly on the California Building Standards Commission (CBSC) website. This Information Bulletin also serves to bring attention to requirements of state law establishing the application of Title 24, and how local government must enforce its provisions as applicable, may enact more restrictive requirements for local conditions, adopt administrative regulations and approve alternatives. This bulletin supersedes all other information bulletins previously issued by CBSC on this subject.

### **Referenced State Law and Code**

All state laws referenced herein may be viewed at the [California Legislative Information website](http://leginfo.legislature.ca.gov/) <http://leginfo.legislature.ca.gov/>. The thirteen parts of the California Code of Regulations, Title 24 may be accessed through the [California Building Standards Commission website](https://www.dgs.ca.gov/BSC) <https://www.dgs.ca.gov/BSC>. Referenced California Code of Regulations, Title 25, and provisions may be viewed at the [Office of Administrative Law website](https://oal.ca.gov/) <https://oal.ca.gov/>.

### **Applicability**

The applicability of Title 24 is identified in the California Health and Safety Code (HSC), which is state law. Within the HSC there are two bodies of law addressing the application of Title 24. First is the California Building Standards Law, located in HSC Division 13, Part 2.5, commencing with Section 18901, and the second is the State Housing Law, located in HSC Division 13, Part 1.5, commencing with Section 17910. These provisions of law establish that Title 24, as published, and incorporating the latest editions of selected model codes, is the applicable code for all building occupancies

throughout the state. Model codes by themselves do not include all applicable requirements for the design and construction of buildings in California. (The term “occupancy” as used in the California Building Standards Code is the method of classifying all buildings as to their designated use as structures).

Additionally, the Department of Housing and Community Development (HCD) has adopted regulations implementing the State Housing Law in the California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1 (Title 25) for residential structures subject to the State Housing Law. These regulations, Title 24, and the requirements of the State Housing Law, are applicable throughout the state.

### **Local Government Adoption of Title 24 by Ordinance**

- Title 24 is applicable to all occupancies throughout California as per HSC Sections 17950 and 18938(b). If a local government does not adopt Title 24 by ordinance, Title 24 becomes the applicable code for all building occupancies by default as per HSC Section 17958.
- The State Housing Law requires local building department enforcement of the Law, building standards, and implementation of regulations of the Department of Housing and Community Development for residential structures. HSC, Sections 17950 and 18948.
- Local government should work closely with its legal counsel to develop an adopting ordinance pursuant to Government Code, Section 50020, et. seq., express findings for any amendment of Title 24, and provide for enforcement of Title 24.

### **Amendment by Local Ordinance**

Local governments may amend Title 24, including the adoption of appendices, and the regulations of the Department of Housing and Community Development in Title 25 applicable to residential structures. The provisions of law that permit these local government amendments contain subtle differences.

Local governments may also adopt other model codes, provided the adoption of such model codes does not conflict with state law, building standards or other adopted California regulations.

### **Local Government Amendments under the Building Standards Law**

The Building Standards Law takes a straightforward approach to amendments by local governments.

- The governing body of a local jurisdiction shall make express findings that amendments to the building standards, including green building standards, and adoption of appendices contained in Title 24 are reasonably necessary because of local climatic, geological, or topographical conditions. HSC, Sections 17958.7(a) and 18941.5(b).

- Local governments are not limited in their authority to establish more restrictive and reasonably necessary building standards, including green building standards, than those contained in Title 24. HSC, Section 18941.5 (b).
- The local amendments are not effective or operative until a copy of the express findings and the amendments, with the amendments expressly marked and identified as to the applicable findings, have been filed with the California Building Standards Commission. HSC, Section 17958.7(a).

### **Local Government Amendments under the State Housing Law**

The State Housing Law provides for amendment of building standards related to residential construction and for amendment of Title 25.

- The governing body of a local jurisdiction shall make an express finding that amendments to either the building standards, including green building standards, and the adoption of appendices for residential construction contained in Title 24, or the regulations of the Department of Housing and Community Development contained in Title 25, are reasonably necessary because of local climatic, geological, or topographical conditions. HSC, Sections, 17958.5 and 17958.7(a). There is an exception in Title 25, Section 52 to the requirement for an express finding where alternate abatement procedures are determined by the local enforcement agency to be the equivalent of those contained in Title 25.
- Unlike the California Building Standards Law, there is no specific requirement in the State Housing Law that local government amendments provide either more restrictive building standards, including green building standards, than those contained in Title 24, or more restrictive regulations than those contained in Title 25. However, Title 24 provisions are the minimum standards, thus local amendments must be equivalent or more restrictive, but not less restrictive. HSC, Sections, 17958.5, 17958.7(a), and 18941.5(b)
- The local amendments are not effective or operative until a copy of the express findings and the amendments, with the amendments expressly marked and identified as to the applicable findings, have been filed with the California Building Standards Commission. HSC, Section 17958.7(a).

### **Filings with the California Building Standards Commission**

Filings submitted to the California Building Standards Commission (CBSC) are reviewed and processed in the following manner:

- The absence of a filing with CBSC of local government amendments implies that Title 24 is applicable within that local jurisdiction without amendment. HSC, Section 17958.
- Local ordinances that only adopt Title 24 by reference without amendments need not be filed with the California Building Standards Commission or the Department of Housing and Community Development. Refer to HSC, Section 18909 regarding a local regulation that is not deemed a building standard and does not require filing.

- CBSC is not authorized by law to evaluate the merits of the express findings that support the local climatic, geological, or topographical (environmental for CALGreen) conditions necessitating its amendments.
- CBSC may reject, in writing, any filings by local governments proposing to adopt and amend model codes adopted by California without California amendments included. Only Title 24, incorporating model codes and including California amendments by the state agencies, and the related regulations of the Department of Housing and Community Development, are subject to adoption and amendment by local governments. HSC, Sections 17958.5 and 17958.7.
- CBSC may reject, in writing, a local government filing for the following reasons:
  - No express finding was submitted with the proposed amendments. HSC, Section 17958.7.
  - The proposed amendments are not expressly marked and identified as to the applicable express findings. HSC, Section 18941.5.
  - There is no evidence by signature(s), certification of the city/county clerk, transmittal letter or other reasonable means to validate that the express findings were a lawful action of the governing body of the local jurisdiction.
- CBSC will issue a letter to the local enforcement agency stating that the code modifications are accepted for filing when they meet the requirements of Health and Safety Code Sections 17958.7 and 18941.5.

### **Local Amendments for Universal Design in Housing**

HSC Section 17959 authorizes local ordinances for universal design in residential occupancies based on guidelines and the [Universal Design Model Ordinance](#) developed by HCD. In general, the HCD model ordinance applies to new or substantially rehabilitated single-family, duplex, and triplex residential dwellings, except for custom-built homes, that are not otherwise subject to the accessibility requirements in Part 2 of Title 24. These ordinances are filed with HCD.

### **Local Amendments for Shelter Crisis**

Government Code (GOV) Sections 8698.3 and 8698.4 permit local jurisdictions to adopt ordinances to address shelter crises arising from homelessness or a natural disaster, such as fire. These local jurisdictions, upon declaring a shelter crisis, may adopt reasonable local standards and procedures for the design, site development and operation of shelters in lieu of compliance with state and local building approval procedures or state housing, health, habitability, planning, zoning or safety standards, procedures and laws. To assist locals with quickly adopting shelter crisis regulations, Appendix Q of the CBC and Appendix CJ of the CRC are available for adoption by ordinance without the need for express findings. Appendices Q and CJ are the minimum standards that must be met by a local shelter crisis ordinance. Refer to HCD's [Information Bulletin 2020-09](#) for filing of Emergency Housing Ordinances with HCD.

## **Local Amendments under the Fire Protection District Law**

Local government amendments to building standards in Title 24 adopted by the State Fire Marshal for fire and panic safety that are more stringent are permitted under this provision of state law for fire protection districts organized under HSC, Division 12, Part 2.7. There are differences in how these amendments are implemented. These ordinances are filed with HCD.

## **Local Amendments for Energy Conservation**

Public Resources Code (PRC) Section 25402.1(h)(2) allows more stringent local amendments to the energy conservation provisions in the California Energy Code, Title 24, Part 6, and the California Green Building Standards Code, Part 11 (also known as “CALGreen”). The California Administrative Code, Title 24, Part 1, Chapter 10, Section 10-106, requires local government to gain approval from the California Energy Commission (CEC) for any local energy conservation requirement more restrictive than the regulations in the Energy Code and/or CALGreen Code. Filed with CBSC and application approval by the CEC.

## **Local Amendments under the State Historical Building Code**

HSC, Division 13, Part 2.7 (the State Historical Building Code), Section 18959 (f), authorizes local government to make amendments to the California Historical Building Code, Part 8 of Title 24, for qualified historical buildings. Filed with the State Historical Building Safety Board.

## **Local Amendments under the Earthquake Protection Law**

CBSC does not review ordinances developed pursuant to the Earthquake Protection Law (HSC Section 19100, et seq.) relative to seismic retrofit standards for seismically hazardous buildings. HSC Section 19165 requires these amendments be filed with HCD for informational purposes.

## **Local Amendments for Accessory Dwelling Units**

Local amendments developed for the purpose of regulating accessory dwelling units pursuant to GOV Section 65852.2 are subject to the requirements of those provisions of law and local building code requirements that apply to detached dwellings. Filed with HCD.

**Note:** Refer to [Guidebooks for Local Jurisdictions](#) for detailed filing requirements for each of these types of amendments.

## **Submitting Accessible Documents for Posting on CBSC’s Website**

In accordance with GOV Sections 7405, 11135 and 11546.7, in order for ordinances to be posted to CBSC’s website for viewing or downloading by the public, they must be provided in a format that is accessible to persons with disabilities. The applicable standards for accessible documents are as follows:

- Meet WCAG 2.0 AA (see \* below) standards for document attributes including headers, lists, tables, alternative text for images (including signatures and logos), font and text styles, color and/or meaningful links

CBSC will review submitted documents for accessibility and will not be able to remediate those that do not meet these standards. When an ordinance document is not accessible, CBSC's local amendments webpage will only list the identification number of the ordinance. Constituents will then be able to request a copy by contacting CBSC or the local jurisdiction.

CBSC highly encourages jurisdiction staff to obtain training in creating accessible documents to proactively meet the needs of constituents now and in the future. Some resources for accessibility information and training are:

- California Department of Technology (CDT) [Web Accessibility Training](http://cdt.ca.gov/workforce-development/course-schedule/) at [cdt.ca.gov/workforce-development/course-schedule/](http://cdt.ca.gov/workforce-development/course-schedule/)
- [California Department of Rehabilitation \(DOR\) Accessibility](https://www.dor.ca.gov/Home/Accessibility) at <https://www.dor.ca.gov/Home/Accessibility>
- \*[Web Content Accessibility Guidelines \(WCAG\)](http://www.w3.org/TR/WCAG20/) by the World Wide Web Consortium (W3C) at [www.w3.org/TR/WCAG20/](http://www.w3.org/TR/WCAG20/)

### **Local Administrative Ordinances**

Local regulations necessary to carry out procedures by a city, county, or city and county relating to civil, administrative, or criminal procedures and remedies available for enforcing code violations, and that do not establish building standards, may be enacted without meeting the requirements of HSC, Sections 17958, 17958.5, 17958.7 and 18941.5.

However, amendments to administrative provisions in Title 24 that relate to the implementation or enforcement of a building standard that do not have express findings that each amendment is reasonably necessary because of local climatic, geological, topographical, or environmental conditions and/or are not expressly marked is reason for rejection of the filing.

An example of an amendment of an administrative requirement necessitating an express finding is where a local ordinance changes when a permit is required by modifying the height provision for a fence. The administrative provisions of Title 24 do not require a permit for fencing not over 7 feet in height. A local ordinance changing the height requirement to 6 feet necessitates a permit, and compliance with design provisions (building standards) would be mandatory, thereby implementing or enforcing a building standard.

### **Local Approval of Alternatives**

Local building departments have authority under HSC, Section 17951(e) to allow alternative materials and methods of construction that are not specifically adopted in Title 24. Said section is from the State Housing Law with application to the design and construction of hotels, motels, lodging houses, apartments, condominiums, and dwellings. Thus, an alternative material or method of construction not specifically adopted in Title 24 may be approved on a case-by-case basis for residential structure

construction under the conditions stated in HSC, Section 17951(e), without the need for a local ordinance or code amendment. Additionally, Chapter 1 of various parts of Title 24 allows for the use of alternate materials, design, and methods of construction for both residential and nonresidential occupancies.

### **Note on the Passage of Assembly Bill 130 (Chapter 22, Statutes of 2025)**

Many of the laws governing the local amendment (ordinance) filing process referenced in this bulletin were recently amended by budget trailer bill AB 130, statutes which became effective June 30, 2025 (see Sections 29-31 and 37-42 of the bill). This bill enacts a moratorium on state and local building standards affecting residential occupancies, as specified, and becomes operative October 1, 2025. It is important to note that the process outlined in this bulletin and the laws governing this process remain in effect through September 30, 2025. As such, all filings of local amendments to Title 24 received by CBSC through September 30, 2025 are subject to the existing laws cited herein. However, local amendment ordinances received by CBSC on or after October 1, 2025 will be subject to the new requirements outlined in AB 130 which requires CBSC to reject a modification or change to any building standard affecting a residential unit unless the submitted filing establishes that one of the statutory conditions is met. CBSC will soon issue a subsequent information bulletin on how AB 130 revises the existing local amendment filing process applicable to ordinances received on or after October 1, 2025. To receive this bulletin and other relevant information, please subscribe to our mailing list on the CBSC [Contact webpage](#).

### **Additional Resources**

The [Local Code Ordinances webpage](#) on CBSC's website has a number of helpful resources including the 2022 edition of the [Guide for Local Amendments of Building Standards](#), the 2022 *California Code Adoption for Local Jurisdictions* video presentation and a list of acceptable ordinances that were filed in accordance with state law. This video is a joint effort with the California Building Standards Commission, JAS Pacific, and the International Code Council. We highly recommend reviewing the guide and video after reading this bulletin, as these additional resources provide an in-depth overview of required ordinance filings with numerous state agencies and the approval of certain building standards such as amendments to the California Energy Code, Part 6 of Title 24. Additionally, please see [BSC Information Bulletin 25-01](#) Announcing 2025 Codes.

Questions or comments regarding the contents of this information bulletin should be directed to CBSC's staff at (916) 263-0916 or via email at [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov).

*Stoyan Bumbalov*

Stoyan Bumbalov  
Executive Director

ORDINANCE NO. C.S. 1402

**AN ORDINANCE AMENDING TITLE 16 OF THE STANISLAUS COUNTY CODE AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2025 EDITION, OF THE CALIFORNIA BUILDING STANDARDS CODE, AND THE INTERNATIONAL PROPERTY MANAGEMENT CODE 2021 EDITION**

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA ORDAINS AS FOLLOWS:

**Section 1.** Section 16.00.020 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

“16.00.020 Conflicting Provisions.

The provisions of this title are to operate in conjunction with the provisions of the California Building Code 2025 Edition Part 2, Volumes 1 and 2; the California Building Code Appendices as adopted; the California Residential Code 2025 Edition Part 2.5; the California Residential Code Appendices as adopted; the California Plumbing Code 2025 Edition Part 5; the California Plumbing Code Appendices as adopted; the California Electrical Code 2025 Edition Part 3; the California Mechanical Code, 2025 Edition Part 4; the California Energy Code 2025 Edition Part 6; California Historical Building Code 2025 Edition Part 8; the California Existing Building Code 2025 Edition Part 10; the California Green Building Standards Code 2025 Edition Part 11; the California Referenced Standards Code 2025 Edition Part 12 and the International Property Maintenance Code 2021 Edition. Whenever any provision of this chapter is in conflict with the provisions of the California Building Code 2025 Edition; the California Building Code Appendices as adopted; the California Residential Code 2025 Edition; the California Residential Code Appendices as adopted; the California Plumbing Code 2025 Edition; the California Plumbing Code Appendices as adopted; the California Electrical Code 2025 Edition; or the California Mechanical Code 2025 Edition, the provisions of this title shall govern.”

**Section 2.** Section 16.00.040 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

“16.00.040 Enforcement.

The Chief Building Official is authorized and directed to enforce all the provisions of this title in accordance with the provisions of 2025 California Building Code Chapter 1, Scope and Administration, Division I, California Administration, Section 1.8.3 and Division II, Scope and Administration Section 104.”

**Section 3.** Section 16.05.010 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

“16.05.010 California Building Code and Appendixes Adopted.

Except as hereafter changed or modified, the California Building Code, as published by the International Code Council, 2025 Edition, Part 2, Volume 1, Chapter 1, Division II Scope and Administration and Part 2, Volume 2, Appendix “C” “Group U - Agricultural Buildings”, Appendix “H” “Signs”, and Appendix “J” “Grading”, are adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be known and referred to as the Building Code of the County. A copy of said code, together with all adopted appendices, shall be kept and maintained by the Building Official for use and examination by the public.”

**Section 4.** Section 16.05.020 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

“16.05.020 Amendment of the California Building Code, 2025 Edition, Chapter 1, Division II Scope and Administration.

A. Section 101.1 Title, is deleted in its entirety and replaced with the following:

These regulations shall be known as the Building Code of Stanislaus County, hereinafter referred to as “this code”.

B. Section 105.1 Required, is deleted in its entirety and replaced with the following:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the Building Official and obtain the required permit.

C. Sections 105.1.1 Annual Permits and 105.1.2 Annual Permits Records, are deleted in their entirety.

D. Section 105.2 Work Exempt from Permit, is amended to add the following paragraph under "Building":

14. Produce Stands as defined in Stanislaus County Ordinance Section 21.90.020, which have less than 120-sq. ft. (11.15m<sup>2</sup>) floor area.

E. Section 110.3.6 Lath, Gypsum Board and Gypsum Panel Product Inspection, is amended to delete the following sentence:

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

F. Section 111.2 Certificate Issued is amended to delete the following paragraphs:

10. The design occupant load.

11. Where an automatic sprinkler system is provided, whether the sprinkler system is required.

G. Section 113 Means of Appeals, is deleted in its entirety.”

**Section 5.** Section 16.05.040 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

“16.05.040 Amendment of California Building Code, Appendix C, Group U Agricultural Buildings.

The 2025 California Building Code Appendix C, Group U-Agricultural Buildings is hereby adopted and amended to read as follows:

A. Section C101.1 Scope, is deleted in its entirety and replaced with the following:

The provisions of this appendix shall apply exclusively to the private use of agricultural buildings by the property owner. Such buildings shall be classified as U-3 and U-4 and shall include the following uses:

#### U-3 Classifications

1. Milking Barns
2. Poultry Buildings
3. Nut Hulling and/or Drying
4. Barns, where the use is incidental and accessory to the use of the subject property for farming purposes
5. Private stables

#### U-4 Classifications:

1. Livestock shelters, including shade structures

2. Barns, Private stables
3. Horticultural structures (greenhouse and crop protection)
4. Storage of equipment and machinery used exclusively in agriculture

B. Section C101.2 is added to read as follows:

U-3 Unoccupied Agricultural Buildings. A U-3 Unoccupied Agricultural Building is an enclosed building designed and constructed to house farm implements, hay, grain, poultry, livestock or other agricultural products.

U-4 Unoccupied Agricultural Buildings. A U-4 Unoccupied Agricultural Building is a building limited to one story, which does not have a work station or repair shop and is used exclusively for the storage of crops, feed, farm equipment or as an animal shade structure. Such a building must be open on one or more sides; have no more than a 100-amp electrical service; and have no plumbing.

U-3 and U-4 Unoccupied Agricultural Buildings shall not be a place for human occupancy or as a place of employment. Agriculture products shall not be processed, treated, or packaged; nor shall it be a place used by the public.

C. Section C101.3 is added to read as follows:

Earthquake loads. Agricultural structures classified as U-4 and intended only for incidental human occupancy are exempt from earthquake design to resist the effects of earthquake motion pursuant to California Building Code Section 1613.1, Exception 3.

D. Section C101.4 is added to read as follows:

Special Inspections. Special Inspections and tests of structural elements and components of Group U Agricultural building shall meet the applicable requirements of Section 1705 of the 2025 California Building Code, Part 2, Volume 2 of 2.

E. Section C101.5 is added to read as follows:

Garages and repair shops are not unoccupied agricultural buildings per the U-3 or U-4 occupancy classification as set forth herein.

F. Section C102.2 One-Story Unlimited Area, is deleted in its entirety and replaced with the following:

The area of a one-story Group U Agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 40 feet (18,288 mm) in width.

G. Section C102.3 Two-Story Unlimited Area, is deleted in its entirety and replaced with the follow:

The area of a two-story Group U Agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 40 feet (18,288 mm) in width and is provided with an approved automatic sprinkler system throughout in accordance with Section 903.3.1.1.”

**Section 6.** Section 16.10.010 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

“16.10.010 California Plumbing Code Adopted.

The 2025 California Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, 2024 Edition, Chapter 1 Division II Administration Sections 104.2 and Appendices A, D, H and the IAPMO IS 31-2022 Section of Appendix I - Installation Standard are adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the Plumbing Code for the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

**Section 7.** Section 16.10.020 of the Stanislaus County Code is deleted its entirety and replaced with the following:

“16.10.020 Amendment of California Plumbing Code, Appendix H - Private Sewage Disposal.

A. Section H101.8 Location, is amended as follows:

Table H 101.8 Location of Sewage Disposal System of the California Plumbing Code is superseded by the minimum horizontal setbacks set forth in the document titled “Guidance to the Construction and Operation of On-site Wastewater Treatment Systems,” of the Local Agency Management Program for On-site Wastewater Treatment Systems and amendments and revisions thereto adopted by and on file with the Department of Environmental Resources.”

B. Section H101.11 Alternative Systems, is added to read as follows:

For purposes of this code, “primary and secondary on-site wastewater treatment systems” and “individual aerobic systems” are considered alternative systems and are subject to the following conditions:

Operation and Maintenance. In those areas within the county where individual primary and secondary on-site wastewater treatment systems are required, it shall be unlawful for any person who owns or operates such a system to permit the system to be

improperly operated or maintained in a manner inconsistent with the design and operation specifications of that system.

C. Section H601.9 Construction, is amended as follows:

Table H 601.9 General Disposal Field Requirements of the California Plumbing Code is superseded by the general disposal field requirements set forth in the document titled "Guidance to the Construction and Operation of On-site Wastewater Treatment Systems" of the Local Agency Management Program for On-site Wastewater Treatment Systems and amendments and revisions thereto adopted by and on file with the Department of Environmental Resources."

**Section 8.** Section 16.15.010 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

"16.15.010 California Electrical Code Adopted.

The 2025 California Electrical Code, as published by the National Fire Protection Agency 2023 Edition, is adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the Electrical Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public."

**Section 9.** Section 16.15.20 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

"16.50.020 Technical Clarifications to the Electrical Code.

A. Additional buildings or structures on the property shall not have additional service equipment installed unless approved by the authority having jurisdiction and the service provider(s). Permit applicant/owner to submit written justification for the request of additional service and written evidence that demonstrates the building or structure meets all applicable zoning and building codes and that permits have been obtained and all applicable fees paid. Parcels with an approved single-family dwelling shall be served with one service."

**Section 10.** Section 16.20.010 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

"16.20.010 California Mechanical Code and Appendices Adopted.

The 2025 California Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials, 2024 Edition. Chapter 1 Division II Administration Sections 104.2 are adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the Mechanical Code of the County. A copy of

said code shall be kept and maintained by the Building Official for use and examination by the public.”

**Section 11.** Section 16.25.030 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

“16.25.030 Amendments to the International Property Maintenance Code.

A. Section 102.3 Application of other Codes, is deleted in its entirety and replaced with the following:

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Code, California Plumbing Code, California Mechanical Code, and the California Electrical Code.

B. Section 103 Code Compliance Agency, is deleted in its entirety.

C. Section 108.1 Membership of Board, is deleted in its entirety and replaced with the following:

The Building Code Board of Appeals shall hear and decide all appeals made pursuant to Section 107.1.

D. Section 111.1.4 Unlawful structure, is deleted in its entirety and replaced with the following:

An unlawful structure is one found in whole or in part that was erected, altered or occupied contrary to law.

E. Section 111.4 Notice, is deleted in its entirety and replaced with the following:

Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 111.4.1 and 111.4.2 to the record owner of the building. Notices for condemnation procedures shall also comply with Section 111.4.

F. Section 111.4.1 Form, is deleted in its entirety and replaced with the following:

Such notice prescribed in Section 111.4.1 shall contain all of the following:

1. The street address and legal description sufficient for identification of the premises upon which the building is located.

2. A statement that the code official has found the building to be substandard, with a brief and concise description of the conditions found to render the building dangerous under the provisions of this title.
3. A statement of the action required as determined by the code official.
  - 3.1. If the code official has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefor, and the work physically commenced within such time (not to exceed 60 days from the date of the order) and completed within such time as the code official shall determine is reasonable under all of the circumstances.
  - 3.2. If the code official has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a certain time from the date of the order as determined by the code official to be reasonable.
  - 3.3. If the code official has determined that the building or structure must be demolished, the order shall require that the building be vacated within such time as the building official shall determine reasonable (not to exceed 60 days from the date of the order), that all required permits be secured therefor within 60 days from the date of the order and that the demolition be completed within such time as the code official shall determine is reasonable.
4. Statements advising that if any required repair or demolition work (without vacation also be required) is not commenced within the time specified, the code official: (i) will order the building vacated and posted to prevent further occupancy until the work is completed, and (ii) may proceed to cause the work to be done and charge the costs thereof against the property or its owner.
5. Statements advising: (i) that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the code official to the building code board of appeals, provided the appeal is made in writing as provided in this code, and filed with the building official within 30 days from the date of service of such notice and order, and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

G. Section 111.4.2 Method of service, is deleted in its entirety and replaced with the following:

The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner, and posted on the property; and one copy thereof shall

be served on each of the following if known to the code official or disclosed from official public records: the holder of any mortgage or deed of trust or other lien or encumbrance of record, the owner or holder of any lease of record, and the holder of any other estate or legal interest of record in or to the building or the land on which it is located. The failure of the code official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed by the provisions of this section.

H. Section 114.4.3 is added to read as follows:

Method of Service. Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at their address as it appears on the last equalized assessment roll of the county or as known to the code official. If no address of any such person so appears or is known to the code official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

I. Section 111.4.4 is added to read as follows:

Proof of Service. Proof of service of the notice and order shall be certified to at the time of service by a written declaration under penalty executed by the person effecting service, declaring the time, date and manner in which service was made. The declaration, together with any receipt card returned in acknowledgement of receipt by certified mail, shall be affixed to the copy of the notice and order retained by the code official.

J. Section 111.4.5 is added to read as follows:

Recordation of Notice and Order. If compliance is not had with the order within the time specified therein, and no appeal has been properly and timely filed, the code official shall file in the office of the county recorder a certificate describing the property and certifying (i) that the building is a substandard building and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed or the building demolished so that it no longer exists as a substandard building on the property described in the certificate, the building official shall file a new certificate with the county recorder certifying that the building has been demolished or all required corrections have been made so that the building is no longer substandard, whichever is appropriate.

K. Section 111.4.6 is added to read as follows:

Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 109.4.

L. Section 111.6 Transfer of ownership, is deleted in its entirety and replaced with the following:

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgage or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgage or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

M. Section 113.4 Salvage materials, is deleted in its entirety.

N. Section 201.3 Terms defined in other codes, is deleted in its entirety and replaced with the following:

Where terms are not defined in this code and are defined in the California Building Code, California Mechanical Code, California Plumbing Code, California Fire Code or the California Electrical Code, such terms shall have the meanings ascribed to them as stated in those codes.

O. Section 303.2 Enclosures, is deleted in its entirety and replaced with the following:

Private swimming pools, hot tubs and spas, shall comply with California Building Code, Part 2 Volume 2, Section 3109.

P. Section 304.14 Insect screens, is amended as follows:

Delete the words "During the period from (date) to (date),"

Q. Section 307.1 General, is amended as follows:

Delete the words "Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface," and replace with the words, "For the height

requirements of Handrails and Guards or Guardrails, see California Building Code Section 1014.”

R. Section 308.2.1 Rubbish storage facilities, is deleted in its entirety.

S. Sections 308.3 Disposal of garbage, 308.3.1 Garbage facilities and 308.3.2 Containers are deleted in their entirety.

T. Section 401.3 Alternative devices, is deleted in its entirety and replaced with the following:

Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with California Building Code Section 1204.2 or shall be provided with artificial light in accordance with California Building Code Section 1204.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with California Building Code Section 1204.2.2.

U. Section 403.1 Habitable spaces, is deleted in its entirety and replaced with the following:

Every building shall be provided with natural ventilation in accordance with California Building Code Section 1202.5, or mechanical ventilation in accordance with the California Mechanical Code.

V. Section 404.3 Minimum ceiling heights, is deleted in its entirety and replaced with the following:

Interior space dimensions shall be in accordance with California Building Code Section 1208.

W. Section 501.1 Scope, is deleted in its entirety and replaced with the following:

The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided in accordance with the California Plumbing Code and California Building Code.

X. Section 505.1 General, is deleted in its entirety and replaced with the following:

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water in accordance with the California Plumbing Code.

- Y. Section 505.4 Water heating facilities, is deleted in its entirety and replaced with the following:

Water heater installation shall be in accordance with Chapter 5 California Plumbing Code, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

- Z. Section 602.2 Residential Occupancies, is deleted in its entirety and replaced with the following:

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on R325.8 of the California Residential Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

Exception:

1. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.
  2. Interior spaces where the primary purpose is not associated with human comfort.
  3. For limited-density owner-built rural dwellings, a heating facility or appliance shall be installed in each dwelling subject to the provisions of Subchapter 1, Chapter 1, Title 25, California Code of Regulations, commencing with Section 74; however, there shall be no specified requirement for heating capacity or temperature maintenance. The use of solid-fuel or solar-heating devices shall be deemed as complying with the requirements of this section. If nonrenewable fuel is used in these dwellings, rooms so heated shall meet current installation standards.
  4. When a passive solar energy collector is designed as a conditioned area it shall comply with the California Energy Code, Title 24, Part 6. Nonconditioned passive solar energy collectors are exempt from Title 24, Part 6.
- AA. Section 602.3 Heat Supply, is deleted in its entirety and replaced with the following:

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in R325.8 of the California Residential Code.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

BB. Section 604.2 Service is deleted in its entirety and replaced with the following:

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the California Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 100 amperes or as previously approved.

CC. Section 606 Elevators, Escalators and Dumbwaiters, is deleted in its entirety.

DD. Section 701.1 Scope, is deleted in its entirety and replaced with the following:

The provisions of this chapter shall govern the minimum conditions and standards for fire safety relation to structures and exterior premises, including fire safety facilities and equipment to be provided in accordance with California Fire Code and California Building Code.

EE. Sections 702.1 General, and Section 702.2 Aisles, are amended as follow:

Delete the words "International Fire Code" and insert the words "California Fire Code."

FF. Section 702.3 Locked doors, is amended as follows:

Delete the words "International Building Code" and insert the words, "California Building Code."

GG. Section 702.4 Emergency escape and rescue openings, is amended as follows:

Delete the words “907.10 of the International Building Code” and insert the words “R319 of the California Residential Code.”

HH. Section 703.2 Unsafe conditions, is amended as follows:

Delete the words “International Fire Code” and insert the words “California Fire Code.”

II. Section 703.7 Vertical shafts, is amended as follows:

Delete the words “International Fire Code” and “International Building Code” and insert the words “California Fire Code” and “California Building Code.”

JJ. Section 704.1 Inspection, testing and maintenance, is amended as follows:

Delete the words “International Fire Code” and insert the words “California Fire Code.”

KK. Sections 704.1.1 Fire protection and life safety systems, 704.1.2 Required fire protection and life safety systems, and 704.1.3 Fire Protection Systems, are amended as follow:

Delete the words “International Fire Code” and “International Building Code” and insert the words “California Fire Code” and “California Building Code.”

LL. Sections 704.3 System out of service, and 704.3.1 Emergency implement, are amended as follows:

Delete the words “International Fire Code” and insert the words “California Fire Code.”

MM. Sections 704.4.2 Removal of existing occupant-use hose lines, and 704.4.3 Termination of monitoring service, are amended as follows:

Delete the words “International Fire Code” and “International Building Code” and insert the words “California Fire Code” and “California Building Code.”

NN. Sections 704.5.1 Fire department connection access, and 704.6.4 Smoke detection system, are amended as follow:

Delete the words “International Fire Code” and insert the words “California Fire Code.”

OO. Section 705.1 General, is amended as follows:

Delete the words "International Fire Code" and "International Residential Code" and insert the words "California Fire Code" and "California Residential Code."

PP. Chapter 8 Referenced Standards, is amended as follows:

Delete the entire table titled "ICC".

**Section 12.** Section 16.30.010 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

"16.30.010 California Historical Building Code Adopted.

The California Historical Building Code, as published by the International Code Council, 2025 Edition and Appendix A, is adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the Historical Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public."

**Section 13.** Section 16.35.010 of the Stanislaus County Code is amended to read as follows:

"16.35.010 California Existing Building Code Adopted.

The California Existing Building Code, as published by the International Code Council, 2025 Edition, is adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the Existing Building Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public."

**Section 14.** Section 16.45.030 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

"16.45.030 Authority to Disconnect Service Utilities.

Section 112 of the 2025 California Building Code, Chapter 1 Division II Scope and Administration, Section 112.3 "Authority to disconnect service utilities" is amended to read as follows:

The Chief Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code in case of an emergency where necessary to eliminate an immediate hazard to life or property. The Chief Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, of the decision to disconnect prior to taking such action under the following conditions:

- A. There is an immediate hazard to life or property.
- B. Continued use of public utilities present a hazard to life or property.
- C. The public interest is served by removing the utilities.
- D. The lack of maintenance presents a hazard to life or property.
- E. The utilities contribute to the structure being an active nuisance.
- F. The structure has been posted "UNSAFE TO OCCUPY", and the disconnection of the utilities will deter illegal reoccupation of the structure.
- G. Modifications have been made to a structure or equipment and said modification create a hazard to life or property."

**Section 15.** Section 16.60.010 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

"16.60.010 California Referenced Standards Code Adopted.

The California Referenced Standards Code, as published by the International Code Council, 2025 Edition, is adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the Referenced Standards Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public."

**Section 16.** Section 16.65.010 of Stanislaus County Code is deleted in its entirety and replaced with the following:

"16.65.010 California Energy Code and Appendixes Adopted.

The California Energy Code, as published by the International Code Council, 2025 Edition, and Appendixes 1-A and 1-B is adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the Energy Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public."

**Section 17.** Section 16.70.010 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

"16.70.010 California Residential Code and appendixes adopted.

Except as hereafter changed or modified, the California Residential Code, as published by the International Code Council, 2025 Edition, Chapter 1, Division II Administration Section R105.2 and Section R109.1 through R109.1.6.2 except R109.1.2, Appendixes

“BF” “Patio Covers”, “BB” “Tiny Houses”, “BJ” “Strawbale Construction”, “CJ” Emergency Housing are adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the California Residential Code of the County. A copy of said code, together with all adopted appendices, shall be kept and maintained by the Building Official for use and examination by the public.”

**Section 18.** Section 16.80.010 of the Stanislaus County Code is deleted in its entirety and replaced with the following:

“16.80.010 California Green Building Standards Code Adopted.

Except as hereafter changed or modified, the 2025 California Green Building Standards Code is adopted by reference and incorporated in this chapter as fully set forth herein, and shall be referred to as the California Green Building Standards Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

**Section 19.** Findings for Changes, Modifications and Additions to the California Building Standards

Various provisions of this ordinance contain changes, modifications and additions to the 2025 Edition of the California Building Standards Code. Many changes are administrative in nature and do not constitute changes or modifications to requirements contained in the California Building Standards Code.

Pursuant to California Health and Safety Code Section 17958.5, 17958.7, and 18941.5 the Board of Supervisors hereby expressly finds that all of the changes and modifications to the California Building Standards Code made by this ordinance, and previously adopted ordinances, and which are not merely administrative changes, are reasonably necessary because of local climatic, geological or topographical conditions in Stanislaus County as more particularly described in the table set forth below in this section.

The Board of Supervisors further finds that pursuant to California Health and Safety Code Sections 17958(b) and 17958.7 that all modifications or change to any building standard affecting a residential unit are substantially equivalent to changes or modifications that were previously in effect as of September 30, 2025.

Ordinance Section	Condition	Findings
Section 16.05.040 (Appendix "C" Agricultural Buildings)	Climatical & Topographic	<p>The unincorporated County of Stanislaus contains several topographical and physical features, including major rivers, creeks, hillsides, steep canyons, open space, and vast acreage of dry and irrigated agricultural lands. The topographical and climatical conditions of the County allow for a diverse array of agricultural operations with unique operational needs. The warehousing and growing of agricultural products and the housing of livestock and farm implements within enclosed buildings is of significant importance to the economic health of the populace of the County.</p> <p>The local amendments to the California Building Code made by this ordinance are necessary for the preservation of the health, safety, and general welfare of persons and property due to the unique operational needs of the County's diverse agricultural sector which are supported by the climatical, and topographical conditions found within the County. These conditions impact the County's built environment (buildings and utilities) and emergency services in such a way that their effects should be mitigated through appropriate amendments to the construction codes where practical to support the local needs of the County's agricultural sector.</p>
Section 16.10.020 Section 16.10.040	Geologic	<p>In June 1990, Measure X, a local voter initiative entitled, "Primary and Secondary Sewage Initiative" was approved by the voters of Stanislaus County. The measure took effect July 13, 1990 and requires that any urban development in the unincorporated areas of Stanislaus County occur only in conjunction with primary and secondary sewage treatment. Ordinance code Sections 16.10.020 and 16.10.040 implement the requirements of Measure X and modify the requirements of the California Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, 2024 Edition, Chapter 1 Division II Administration Section 104.2 and Appendices A, D, H, and the IAPMO IS 31.2022 Section of Appendix I .</p> <p>Chapter 16.10 Plumbing Code, of the Stanislaus County Code, amends the California Plumbing Code, Appendix H - Private Sewage Disposal to incorporate "Guidance to the Construction and Operation of On-site Wastewater Treatment Systems" and to incorporate Measure X into the County Code.</p>

Section 16.05.040 (Appendix "H" Signs)	Climatical, Topographical & Geological	The unincorporated County of Stanislaus is located within seismic design Categories C and D, of the California Building Code, and is subject to earthquakes, tremors and aftershocks. The County's diverse topography creates a variety of wind conditions subject to various California Building Code Wind Exposure Categories. The topography of the County contributes to the diverse wind conditions as a result of a mix of hilly and wide-open flat land. Flooding also occurs in the portions of the County that lie adjacent to the County's numerous creeks and rivers. The diverse mix of climatical, topographical, and geological conditions found throughout the County warrant the adoption of Appendix H – Signs to provide for a consolidation of design standards specific to signs.
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**Section 20.** References in County forms, documents and regulations to the former adopted Title 16 of the Stanislaus County Code, shall be construed to apply to the most current and adopted corresponding provisions contained within Title 16 of the Stanislaus County Code. Stanislaus County Ordinance Nos. 1333 and 1348 and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

**Section 21.** This ordinance shall take effect 30 days from and after the date of its passage and before the expiration of 15 days after its passage it shall be published once, with the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California in accordance with Government Code section 25124(b)(1).

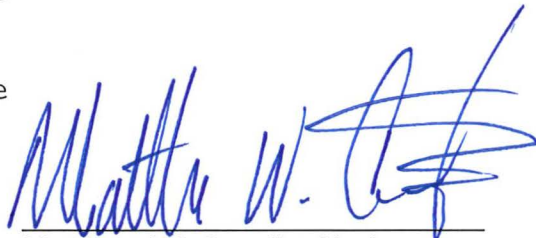
*[ Signatures on the following page. ]*

Upon motion of Supervisor Chiesa , seconded by Supervisor B. Condit , the foregoing Ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 18 day of November , 2025, by the following called vote:

AYES: Supervisors: Chiesa, Withrow, Grewal, C. Condit, and  
Chairman B. Condit

NOES: Supervisors: None

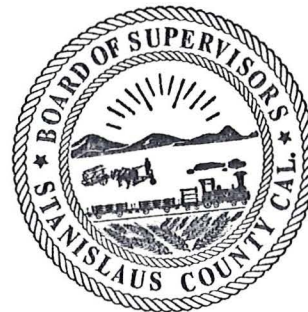
ABSENT: Supervisors: None



Matthew W. Condit, Chairman  
of the Board of Supervisors of the  
County of Stanislaus, State of California

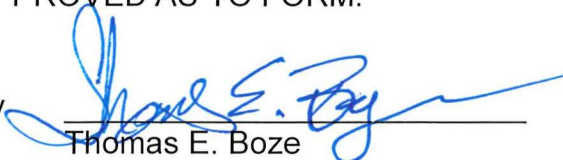
ATTEST:

NOEMI LEON, Interim Clerk of the  
Board of Supervisors of the County of Stanislaus,  
State of California



By   
Deputy Clerk of the Board

APPROVED AS TO FORM:

By   
Thomas E. Boze  
County Counsel

**STANISLAUS COUNTY  
ORDINANCE C.S. 1402**

Upon motion of Supervisor Chiesa, seconded by Chairman B. Condit, Ordinance C.S. 1402 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 18<sup>th</sup> day of November 2025, by the following called vote:

AYES: SUPERVISORS: Chiesa, Withrow, Grewal, C. Condit and Chairman B. Condit  
NOES: None  
ABSENT: None  
ABSTAINING: None

Ordinance C.S. 1402 amends Title 16 of the Stanislaus County Code and adopts by reference the California Code of Regulations (CCR), Title 24, 2025 Edition of the California Building Standards Code (CBSC), and International Property Management Code (IPMC), 2021 Edition. This ordinance amends those sections of Title 16 of the Stanislaus County Code to incorporate by reference the 2025 CBSC, as published by the Building Standards Commission and the 2021 IPMC and makes changes to those standards to comply with the requirements of Measure X, the "Primary and Secondary Sewage Initiative." The ordinance further adopts administrative procedures for implementation of the 2025 CBSC.

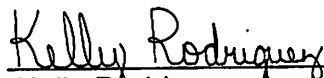
NOTICE IS FURTHER GIVEN that a full copy of the ordinance is available for review in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA. For further information, contact Denny Ferreira, Chief Building Official, Department of Planning and Community Development, at (209) 525-6557, or on the first floor of Tenth Street Place (1010 Tenth Street, Modesto, CA, 95354).

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: November 18, 2025

ATTEST: Noemi Leon, Interim Clerk of  
the Board of Supervisors  
of the County of Stanislaus,  
State of California.

BY:



Kelly Rodriguez, Assistant Clerk

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51463	IPL0293583	Legal Ad - IPL0293583		1.0	57.0L

ATTENTION: CO STAN BOARD OF SUPERVISORS IP  
 1010 10TH ST STE 6700  
 MODESTO, CA 95354  
 rodrik@stancounty.com

### STANISLAUS COUNTY ORDINANCE C.S. 1402

Upon motion of Supervisor Chiesa, seconded by Chairman B. Condit, Ordinance C.S. 1402 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 18th day of November 2025, by the following called vote:

AYES: SUPERVISORS: Chiesa, Wilthrow, Grewal, C. Condit and Chairman B. Condit

NOES: None

ABSENT: None

ABSTAINING: None

Ordinance C.S. 1402 amends Title 16 of the Stanislaus County Code and adopts by reference the California Code of Regulations (CCR), Title 24, 2025 Edition of the California Building Standards Code (CBSC), and International Property Management Code (IPMC), 2021 Edition. This ordinance amends those sections of Title 16 of the Stanislaus County Code to incorporate by reference the 2025 CBSC, as published by the Building Standards Commission and the 2021 IPMC and makes changes to those standards to comply with the requirements of Measure X, the "Primary and Secondary Sewage Initiative." The ordinance further adopts administrative procedures for implementation of the 2025 CBSC.

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BY ORDER OF THE BOARD OF SUPERVISORS. DATED: November 18, 2025. ATTEST: Noemi Leon, Interim Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Kelly Rodriguez, Assistant Clerk.

IPL0293583  
 Nov 26 2025

### Declaration of Publication

C.C.P. S2015.5

STATE OF CALIFORNIA )

)ss.

County of Stanislaus )

the undersigned,

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Modesto Bee, a newspaper of general circulation, printed and published in the city of Modesto, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Stanislaus, State of California, under the date of February 25, 1951 Action No.

46453 that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

1.0 insertion(s) published on:

11/26/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Amanda Rodela*

DIGITALLY  
SIGNED  
✓

Amanda Rodela

*Mary Castro*

DIGITALLY  
SIGNED  
✓

Sworn to and subscribed before  
 me on

Nov 26, 2025, 12:09 PM EST



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

# Consideration of 2025 California Building Code and 2021 Property Management Code Adoption

**Board of Supervisors**  
**November 18, 2025**



# California Building Standards Commission (BSC)

- Develops the California Building Standards Code known as the California Code of Regulations (CCR) Title 24
- The BSC utilizes the International Building Codes, which are enforced nationally, to develop the CCR Title 24
- The BSC publishes and adopts the CCR Title 24, in its entirety, every three years; commonly referred to as the triennial code cycle

# California Building Standards Commission (BSC)

- On July 1, 2025, the BSC published the adopted the 2025 edition of the California Code of Regulations (CCR) Title 24
- The CCR Title 24 will become effective on January 1, 2026
- Cities and counties are required by state law to enforce the CCR Title 24

# Administration of State's Building Standards

- Cities and counties must adopt ordinances specifically stating how they will administer the CCR Title 24
- The BSC does not mandate the adoption of specific administrative provisions within the code
- Elements of the proposed ordinance include local amendments to align with the County's business practices

# Local Amendments

- No new local amendments are being proposed
- Amendments adopted in the past are being carried forward as part of this proposed update
  - Agricultural building classifications
  - Sewage disposal standards in response to Measure X, a local voter initiative approved in June 1990
    - Requires primary and second sewage treatment that is more restrictive than State standards for urban development in the unincorporated area

# Local Amendments

- Amendments to incorporate Measure X constitute a substantive amendment requiring a findings statement be filed with the Building Standards Commission
- Measure X is currently adopted into Chapter 16.10 – Plumbing Code of the Stanislaus County Code
- All other amendments are administrative in nature

# Building Standards Moratorium

- June 30, 2025, budget trailer bill, AB 130, enacted a moratorium on state and local building standards specific to residential units
  - Commencing October 1, 2025, to June 1, 2031
- Local jurisdictions are prohibited from modifying residential building standards beyond those in the 2025 CCR Title 24, unless specific conditions can be met
  - One condition is that the change or modifications are substantially equivalent to changes or modifications in effect as of September 30, 2025
    - Condition applies to locally adopted Measure X standards



# Staffing and Resources

- CCR Title 24 are statewide mandates passed down to all local jurisdictions to enforce without funding
- Staff is currently investing resources through training and purchasing of electronic books to enforce and implement the mandatory measures in the least evasive manner possible

# International Property Maintenance Code (IPMC)

- IPMC establishes minimum requirements for the maintenance of existing buildings
- IPMC is incorporated by reference into Title 16 of the Stanislaus County Code.
  - County Code currently incorporates the 2021 edition of the IPMC
- An amendments to Section 16.25.030 proposed to reflect changes to the number of specific sections of the IPMC



# IPMC Local Amendments

- No new local amendments are being proposed
- Amendments adopted in the past are being carried forward as part of this proposed update
- Past amendments recognize both the Chief Building Official and Director of Environmental Resources DER as the “code official”
  - This allows for greater efficiencies when the Director of DER is trying to address a nuisance that would not otherwise require the involvement of the Chief Building Official.

# Staff Recommendations

- Conduct a public hearing and adopt, by reference, the California Code of Regulations Title 24, 2025 Edition, of the California Building Standards, and the International Property Management Code 2021 Edition, as outlined in Staff Recommendations 1-5 of the Board Agenda Item.

# Questions

