



## Staff Report

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**TO:** Honorable Mayor and Members of the Town Council

**FROM:** Loomis Building Inspector

**DATE:** December 9, 2025

**RE:** **SECOND READING OF AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS AMENDING CHAPTER 11.04 OF TITLE 11 AND SECTION 11.05.010 OF THE LOOMIS MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, 12 WHICH CONSISTS OF THE CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING; ENERGY, FIRE, EXISTING BUILDING, GREEN BUILDING STANDARDS CODE, AND REFERENCED STANDARDS CODES; AND ADOPTING BY REFERENCE THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE**

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### **Recommendation**

Hold second reading of Ordinance 02 amending Chapter 11.04 of Title 11 and Section 11.05.010 of the Loomis Municipal Code to adopt by reference the 2025 California Building Standards Code and the 2021 International Property Maintenance Code.

### **Issue Statement and Discussion**

On July 1, 2025, the California Building Standards Commission published the 2025 California Building Standards Code ("2025 Code"). The Code is codified in the California Building Code of Regulations, Title 24, Parts 1-12, which includes the California Plumbing, Mechanical, Electrical, Residential, Energy, Historical, Existing Building, Reference Standards Codes, and the Green Building Standards. Revisions to the 2025 Code are the result of a triennial adoption cycle undertaken by the State Building Standards Commission and the International Code Council. The 2025 Code will become effective on January 1, 2026.

Under Health and Safety Code section 17922, every City, Town and County throughout the state is required to adopt the California Building Standards Code but has the opportunity to adopt the codes with amendments based on local geological, topographical and/or climatic conditions after changes to the California Building Standards Code are published. Given the scrutiny of both national and state code professionals that went into the revisions encompassed in the 2025 Code, adoption of the 2025 Code will provide the Town of Loomis with the current minimum standards to safeguard property and the public welfare.

### **CEQA Requirements**

Pursuant to Section 15061(b)(3) of the State Guidelines to implement the California Environmental Quality Act (CEQA), the project is exempt from environmental review, stating that the activity is covered

by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

**Financial and/or Policy Implications**

No financial implications.

**Attachments**

A. Ordinance 302

# Item 11 Attachment A

## TOWN OF LOOMIS

### ORDINANCE NO. 302

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS AMENDING CHAPTER 11.04 OF TITLE 11 AND SECTION 11.05.010 OF THE LOOMIS MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, 12 WHICH CONSISTS OF THE CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING; ENERGY, FIRE, EXISTING BUILDING, GREEN BUILDING STANDARDS CODE, AND REFERENCED STANDARDS CODES; AND ADOPTING BY REFERENCE THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE**

WHEREAS, under Health and Safety Code section 17922 each city in California is required to adopt the California Building Standards Code and is authorized to do so by reference by Government Code section 50022.2; and

WHEREAS, on July 1, 2025, the California Building Standards Commission adopted the 2025 California Building Standards Code as part of the triennial update process to that code; and

WHEREAS, the 2025 California Building Standards Code codified in the California Building Code of Regulations, Title 24, Parts 1-12; and

WHEREAS, the 2025 California Building Standards Code will become effective on January 1, 2026;

WHEREAS, the Town has provided notice of, and taken all actions necessary for, the proposed adoption by reference of certain uniform State codes as set forth in this Ordinance and as required by Government Code section 50020 et seq.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Loomis that:

#### Section 1

The Council finds that the actions contemplated by this ordinance are exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines section 15061(b)(3), in that it can be seen with certainty that there is no possibility for the proposed ordinance to have a significant effect on the environment.

#### Section 2

Effective January 1, 2026, Sections 11.04.010 through 11.04.100 of the Loomis Municipal Code are amended to read as follows (Additions are in underline and deletions are in ~~strikeout~~):

#### **11.04.010 California Building Code—Adopted.**

The California Building Code, ~~2022~~ 2025 Edition, Volumes 1 and 2, adopted by the State of California, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated in this section by reference as amended.

#### **11.04.020 California Residential Code—Adopted.**

The California Residential Code, ~~2022~~ 2025 Edition, adopted by the State of California, the appendices, including ~~AH~~ BF – Patio Covers, ~~AK~~ BG – Sound Transmission, and ~~AQ~~ BB – Tiny Homes thereto, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference as amended.

#### **11.04.030 California Electrical Code—Adopted.**

The California Electrical Code, ~~2022~~ 2025 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

#### **11.04.040 California Mechanical Code—Adopted.**

The California Mechanical Code, ~~2019~~ 2025 Edition, copyrighted by the State of California, the appendices, including G – Sizing of venting systems on appliances with draft hoods, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

#### **11.04.050 California Plumbing Code—Adopted.**

The California Plumbing Code, ~~2022~~ 2025 Edition, adopted by the State of California, including the appendices, ~~including~~ A – Recommended Rules for sizing the water supply system; B – Explanatory notes on combination waste and vent systems; C – Alternate plumbing systems; D – Sizing storm water drainage systems; I – Installation standards; J – Combination of indoor and outdoor combustion air; and K – Portable rainwater catchment systems, copies of which are on file as required by law in the office of the town clerk.

#### **11.04.060 California Energy Code—Adopted.**

The California Energy Code, ~~2022~~ 2025 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

#### **11.04.070 California Historical Building Code—Adopted.**

The California Historical Building Code, ~~2022~~ 2025 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

#### **11.04.080 California Fire Code—Adopted.**

The California Fire Code, ~~2022~~ 2025 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

#### **11.04.85 California Fire Code Amendments- Adopted**

There is adopted by the town for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, those certain amendments to the ~~2022~~ 2025 California Fire Code duly adopted by the South Placer Fire District (the "local amendments"). Pursuant to Assembly Bill 130, this adoption does not include any new local amendments. All amendments previously adopted in 2022 remain valid and are carried forward without modification into the 2025 code cycle. Pursuant to Section 50022.6 of the California Government Code, at least one copy of the ~~2022~~ 2025 California Fire Code and the local amendments shall be kept in the office of the town clerk.

#### **11.04.090 California Existing Building Code—Adopted.**

The California Existing Building Code, ~~2022~~ 2025 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

#### **11.04.095 International Property Maintenance Code—Adopted.**

The ~~2024~~ 2024 International Property Maintenance Code as published by the International Code Council, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

#### **11.04.100 California Referenced Standards Code—Adopted.**

The California Referenced Standards Code, ~~2022~~ 2025 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

#### Section 3.

Effective January 1, 2026, Section 11.05.010 of the Loomis Municipal Code is amended to read as follows

#### **11.05.0410 Adoption by reference.**

There is hereby adopted by reference as if fully set forth herein, the ~~2022~~ 2025 California Green Building Standards Code (CALGreen), contained in the California Code of Regulations, Title 24, Part 11, published by the International Code Council, and each and all of its regulations and provisions. One copy is on file for use and examination by the public in the office of the building official.

Section 4.

The City Council hereby finds that the modifications in this Ordinance are substantially equivalent to the amendments previously filed with the Building Standards Commission and in effect as of September 30, 2025.

Section 5

If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

Section 6

The Town Clerk shall cause this Ordinance to be published as required by law in the Loomis News, a newspaper of general circulation and posted at three (3) locations within fifteen (15) days of its enactment; shall certify to the enactment and publication of this Ordinance; and shall cause this Ordinance and its certification to be entered in the Book of Ordinances of the Town.

The foregoing Ordinance was introduced at a regular meeting of the Council of the Town of Loomis duly held on the 14th day of October 2025, and was approved and enacted at a duly held regular meeting of the Council held on the 9th day of December 2025, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Mayor

ATTEST:

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Town Clerk