

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

November 4, 2025

FROM

MIGUEL FIGUEROA, Director, Land Use Services

SUBJECT

Public Hearing and Ordinance Related to the Adoption by Reference, the 2025 California Building Standards Code, the 2024 International Property Maintenance Code, the 2024 International Swimming Pool and Spa Code, and the 2025 California Wildland-Urban Interface Code, including Local Amendments

RECOMMENDATION(S)

1. Find that the proposed ordinance to repeal Chapters 1, 1.5, 2, 3, 4, 5, 13, 14, 15, 18, 19, 20 and 21 of Division 3 of Title 6 of the San Bernardino County Code, and to add Chapters 1, 1.5, 2, 3, 4, 5, 6, 13, 14, 15, 18, 19, 20 and 21 to Division 3 of Title 6 of the San Bernardino County Code, relating to adoption and amendment of the codes set forth in the 2025 California Building Standards Code and the adoption of the 2024 International Property Maintenance Code, and the 2024 International Swimming Pool and Spa Code, is exempt under the California Environmental Quality Act Guidelines, Title 14 of the California Code of Regulations Section 15061(b)(3).
2. Conduct a public hearing on the proposed ordinance.
3. Make alterations, if necessary, to proposed ordinance.
4. Adopt **Ordinance No. 4501** to repeal Chapters 1, 1.5, 2, 3, 4, 5, 13, 14, 15, 18, 19, 20 and 21 of Division 3 of Title 6 of the San Bernardino County Code, and to add Chapters 1, 1.5, 2, 3, 4, 5, 6, 13, 14, 15, 18, 19, 20 and 21 to Division 3 of Title 6 of the San Bernardino County Code, relating to adoption and amendment of the codes set forth in the 2025 California Building Standards Code and the adoption of the 2024 International Property Maintenance Code, and the 2024 International Swimming Pool and Spa Code which was introduced October 7, 2025, Item No. 46.
5. Direct the Director of the Land Use Services Department to:
 - a. File and post the Notice of Exemption as required under the California Environmental Quality Act.
 - b. File the ordinance with the California Building and Standards Commission.

(Presenter: Miguel Figueroa, Director, 387-4431)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item does not result in the use of additional Discretionary General Funding (Net County Cost). Adequate appropriation and revenue to complete this action have been included in the Land Use Services Building and Safety's (Department) 2025-26 budget.

**Public Hearing and Ordinance Related to the Adoption by Reference, the 2025 California Building Standards Code, the 2024 International Property Maintenance Code, the 2024 International Swimming Pool and Spa Code, and the 2025 California Wildland-Urban Interface Code, including Local Amendments
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BACKGROUND INFORMATION

Approval of the ordinance will repeal the current chapters of Division 3 of Title 6 of the San Bernardino County Code (San Bernardino County Ordinance No. 4452) that reflect the various codes set forth in the 2022 California Building Standards Code and adopt in their place new chapters that incorporate by reference the various codes set forth in the 2025 California Building Standards Code, also known as the 2025 California Building Code (Model Codes), including the 2025 California Wildland-Urban Interface Code. The proposed ordinance also repeals the 2021 editions of the International Property Maintenance Code and International Swimming Pool and Spa Code and adopts by reference the 2024 editions of said codes.

California Health and Safety Code section 17922 mandates the California Building Standards Commission (CBSC) to adopt and publish the California Building Standards Code, known as the California Building Code (Title 24 of the California Code of Regulations), every three years; commonly referred to as the triennial code cycle. CBSC approved the Model Codes for a statewide effective date of January 1, 2026, which is applicable to all occupancies throughout the state. The Model Codes consist of the California Building Code, Residential Code, Electrical Code, Plumbing Code, Mechanical Code, Wildland-Urban Interface Code, Energy Code, Historical Building Code, Existing Building Code (Unreinforced Masonry), Green Building Standards Code, Administrative Code, and Referenced Standard Code. This triannual code cycle includes minor and mostly editorial clarifications inserted into the current edition of the family of codes, commonly referred to as Title 24.

Local governments may amend the Model Codes, including the adoption of appendices, with equivalent or more restrictive building standards. California Health and Safety Code sections 17958.7 and 18941.5 require a local government to make express findings in order to amend building standards. An amendment must be reasonably necessary due to local climatic, geological or topographical conditions. Certain amendments and findings are included in the proposed ordinance and will be filed with the CBSC if approved. Local amendments include but are not limited to amending, Appendix J to Section J103.2 in the California Building Code to not require a grading permit for excavation and fill up to 100 cubic yards, as well as changes to California Plumbing Code (CPC) Section 713.3 and Table H – 101.8 of Appendix H regarding the soil conditions that exist in the County. The Department recognizes the community and water districts' concerns regarding water quality. Due to the buildup of nitrates in the groundwater, the CPC has been amended to increase the separation between private disposal systems and water wells from 50 feet to 100 feet. The 50-foot limit does not provide sufficient separation to prevent contamination of nearby wells from possible leaking content. Also proposed is an increased separation from 100 feet to 200 feet from a well for private disposal systems which discharge more than 5,000 gallons or more per day. The cone-shaped depression under a well, created by pumping out water, may intercept significant amounts of sewage effluent, thereby contaminating the water produced by the well. The Department is recommending the approval of the proposed San Bernardino County amendments to the CPC. The changes to CPC Section 713.3 and Table H – 101.8 of Appendix H are substantially equivalent to the changes that were in San Bernardino County Ordinance No. 4452 and filed with the CBSC. The amendment to Section J103.2 of Appendix J in the California Building Code is a less restrictive amendment and is reasonably necessary due to local conditions, including administrative and topographical conditions as they relate to grading in the unincorporated region of San Bernardino County. In addition, this amendment to Appendix J is related to

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administrative practices and will result in a reduction in time for the County to issue post entitlement permits and will reduce the cost of internal operations for the County.

By adoption of this ordinance, the prior editions of the Model Codes will be repealed and the most recent editions of the Model Codes with applicable amendments will be in effect for the unincorporated areas of San Bernardino County as of January 1, 2026. In addition, the proposed ordinance also repeals the 2021 editions of the International Property Maintenance Code and International Swimming Pool and Spa Code and adopts by reference the 2024 editions of said codes, as well as adopts by reference the 2025 California Wildland-Urban Interface Code found in Title 24, Part 7 of the California Code of Regulations.

In accordance with Government Code section 50022 et seq., on October 7, 2025 (Item No. 46), the Board of Supervisors introduced and scheduled a public hearing on the ordinance for November 4, 2025, on the Board of Supervisor's discussion calendar.

The proposed ordinance was reviewed pursuant to California Environmental Quality Act (CEQA) and found to be categorically exempt from further environmental review in accordance with Title 14 of the California Code of Regulations, Section 15061(b)(3).

At the public hearing, the Board of Supervisors may amend, adopt or reject the ordinance.

The effective date of the proposed ordinance will be January 1, 2026.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Scott Runyan, Principal Assistant County Counsel, 387-5455) on October 2, 2025; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst, 387-4205) on October 7, 2025.

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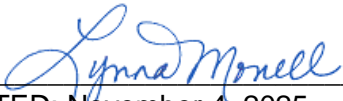
Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

Moved: Curt Hagman Seconded: Joe Baca, Jr.
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: November 4, 2025



cc: File - Land Use Services Department w/ ordinance
JLL 11/6/2025