



Agenda Item B.1
PUBLIC HEARING
Meeting Date: December 2, 2025

TO: Mayor and Councilmembers

SUBMITTED BY: Peter Imhof, Planning and Environmental Review Director

PREPARED BY: Lisa Prasse, Current Planning Manager
Stephanie Spieler, CBO, Building Official

SUBJECT: Adoption of the 2025 California Building Standards Codes

RECOMMENDATION:

Conduct second reading by title only, waive further reading of, and adopt Ordinance No. 25-___ entitled, "An Ordinance of the City Council of the City of Goleta, California, 1) Amending the Following Chapters to Title 15 "Building and Construction" of the Goleta Municipal Code: Chapter 15.01 "Building Code", Chapter 15.03 "Electrical Code", Chapter 15.04 "Plumbing Code", Chapter 15.05 "Mechanical Code", Chapter 15.08 "Administrative Code", Chapter 15.11 "Residential Code", Chapter 15.12 "Green Building Code", Chapter 15.15 "Energy Code", Chapter 15.16 "Historical Code", Chapter 15.17 "Existing Building Code", Chapter 15.18 "Referenced Standards Code", Chapter 15.19 "International Property Maintenance Code", 2) Adding Chapter 15.23 "California Wildland- Urban Interface Code" and 15.24 "California Fire Code" Adopting by Reference the Above Listed Codes by the California Building Standards Commission, 3) Adopting Local City Amendments to Chapter 15.01 (Building Code), and 4) Finding that the Ordinance is Exempt from the California Environmental Quality Act and Adopting the Notice Exemption"

BACKGROUND:

Typically, every three years, the California Building Standards Commission reviews and revises California Building Standards Codes (CBSC), which consist of the following twelve parts: Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical, Fire, Existing Buildings, Green Building, and Referenced Standards. Cities and counties are mandated to adopt new State standards. The State also allows cities to add local modifications to the CBSC to reflect local geographic, topographic, and climatic conditions. If Codes are not adopted locally, then cities and counties are required to follow State Codes only and not apply any local modifications.

Goleta adopted its current Codes, incorporating the 2022 CBSC, in November 2022. The

changes in the 2025 CBSC become effective in California on January 1, 2026 and the City's Code needs to be amended to reflect the changes.

As the City is adopting the CBSC by reference, the provisions of California Government Code Section 50022.3 are applicable, which require a public hearing to adopt the CBSC and local modifications (second reading). Notice of the public hearing has been given twice prior to December 2, 2025, the date of the second reading.

Further, this Ordinance, which is provided in Attachment 1, is proposed pursuant to and in accordance with California Health and Safety Codes Sections 17922 and 17958 and California Government Code Sections 50022.1 et seq.

On November 18, 2025, the City Council introduced and conducted the first reading of an Ordinance that would adopt the 2025 California Building Standards Code.

DISCUSSION:

Building Codes

As shared on November 18, 2025, every three years the California Building Codes are updated by the Building Standards Commission. Local jurisdictions can make amendments for geographical, topographical, and climatic conditions, which can be found in the proposed Ordinance included as Attachment 1.

Specific revisions to Title 15 of the Goleta Municipal Code (GMC) that staff recommends are identified in Table 1 below.

Table 1: Revisions to Title 15 of the GMC

CURRENTLY ADOPTED CODES	UPDATED CODES RECOMMENDED FOR ADOPTION
California Building Code 2022	California Building Code 2025
California Electrical Code 2022	California Electrical Code 2025
California Plumbing Code 2022	California Plumbing Code 2025
California Mechanical Code 2022	California Mechanical Code 2025
California Administrative Code 2022	California Administrative Code 2025
California Residential Code 2022	California Residential Code 2025
California Green Code 2022	California Green Code 2025
California Energy Code 2022	California Energy Code 2025
California Historical Building Code 2022	California Historical Building Code 2025
Existing Building Code 2022	Existing Building Code 2025
Referenced Standards Code 2022	Referenced Standards Code 2025
International Property Maintenance Code 2021	International Property Maintenance Code 2024
Previously known as Chapter 7A of the 2022 California Building Code	California Wildland- Urban Interface Code 2025

California Fire Code 2022	California Fire Code 2025
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With this Code cycle adoption, staff is proposing to maintain the three previously adopted local amendments as follows:

1. Section 15.01.020(a-g) covers a range of topics from geological and fire hazards, roofing materials, and accessory buildings.
2. Section 15.01.020(h) requires works authorized by a Building Permit for construction, excluding R-3 (One- and Two-Family Dwellings) and U (Utility) occupancies, be issued to an appropriately licensed contractor in accordance with the provision of California State Law.
3. Section 15.01.020(i) limits the length of time a permit is valid to six (6) years in order to help facilitate the completion of construction in a timely manner and to have the work comply with the Building Code standards in place at that time.

Fire Code adoption by the County

On November 18, 2025, the Santa Barbara County Board of Supervisors, acting on behalf of the Santa Barbara County Fire Protection District, adopted by reference the 2025 California Building Standards Codes on second reading, including the Fire and Wildland-Urban Interface Codes and associated local amendments for the Santa Barbara County Fire Protection District (District). The District provides fire protection services within the City of Goleta and unincorporated areas of Santa Barbara County. The City will need to ratify these documents once they become available after being signed and numbered, which is anticipated in the next few weeks. Staff plans on bringing the ratification Resolution to the City Council as a Consent Agenda item early in 2026, depending on when the County documents become available.

FISCAL IMPACTS:

Building & Safety services are accounted for under Program 4200 of the Two-Year Budget Plan. Plans examination and Building Permit inspection services are provided to applicants on a fee basis. Such services, plus the analysis and preparation of Code updates, are provided under contract to the City by Willdan Engineering, Inc. (Agreement No. 2019-055.2). There is no fiscal impact associated with adoption of the 2025 CBSC.

NOTICE:

Notice of the public hearing was published twice in the Santa Barbara Independent on November 20, 2025, and November 26, 2025.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The adoption of the Building Code is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3). The adoption of the Building Code updates does not have the potential to cause a significant effect on the environment, and the adoption will not lead to physical changes. The Building Code updates will provide

regulations and standards applicable to construction activities that would undergo CEQA review as needed. Therefore, this project is not subject to CEQA and a Notice of Exemption (NOE) can be adopted. A copy of the NOE is provided as Exhibit A to Attachment 1.

ALTERNATIVES:

Alternatives available to the City Council include:

1. Amend the ordinance and reintroduce it; or
2. Continue this item for additional information or discussion; or
3. Take no action.

Each of these alternatives would prevent adoption at this time.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. Ordinance No. 25-__ entitled "An Ordinance of the City Council of the City of Goleta, California, 1) Amending the Following Chapters to Title 15 "Building and Construction" of the Goleta Municipal Code: Chapter 15.01 "Building Code", Chapter 15.03 "Electrical Code", Chapter 15.04 "Plumbing Code", Chapter 15.05 "Mechanical Code", Chapter 15.08 "Administrative Code", Chapter 15.11 "Residential Code", Chapter 15.12 "Green Building Code", Chapter 15.15 "Energy Code", Chapter 15.16 "Historical Code", Chapter 15.17 "Existing Building Code", Chapter 15.18 "Referenced Standards Code", Chapter 15.19 "International Property Maintenance Code", 2) Adding Chapter 15.23 "California Wildland- Urban Interface Code" and 15.24 "California Fire Code" Adopting by Reference the Above Listed Codes by the California Building Standards Commission, 3) Adopting Local City Amendments to Chapter 15.01 (Building Code), and 4) Finding that the Ordinance is Exempt from the California Environmental Quality Act and Adopting the Notice Exemption"

Exhibit A – Notice of Exemption

Exhibit B – 2025 Building Code Findings

2. Staff PowerPoint Presentation

ATTACHMENT 1

Ordinance No. 25-__ entitled “An Ordinance of the City Council of the City of Goleta, California, 1) Amending the Following Chapters to Title 15 “Building and Construction” of the Goleta Municipal Code: Chapter 15.01 “Building Code”, Chapter 15.03 “Electrical Code”, Chapter 15.04 “Plumbing Code”, Chapter 15.05 “Mechanical Code”, Chapter 15.08 “Administrative Code”, Chapter 15.11 “Residential Code”, Chapter 15.12 “Green Building Code”, Chapter 15.15 “Energy Code”, Chapter 15.16 “Historical Code”, Chapter 15.17 “Existing Building Code”, Chapter 15.18 “Referenced Standards Code”, Chapter 15.19 “International Property Maintenance Code”, 2) Adding Chapter 15.23 “California Wildland- Urban Interface Code” and 15.24 “California Fire Code” Adopting by Reference the Above Listed Codes by the California Building Standards Commission, 3) Adopting Local City Amendments to Chapter 15.01 (Building Code), and 4) Finding that the Ordinance is Exempt from the California Environmental Quality Act and Adopting the Notice Exemption”

ORDINANCE NO. 25- __

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, 1) AMENDING THE FOLLOWING CHAPTERS TO TITLE 15 "BUILDING AND CONSTRUCTION" OF THE GOLETA MUNICIPAL CODE: CHAPTER 15.01 "BUILDING CODE", CHAPTER 15.03 "ELECTRICAL CODE", CHAPTER 15.04 "PLUMBING CODE", CHAPTER 15.05 "MECHANICAL CODE", CHAPTER 15.08 "ADMINISTRATIVE CODE", CHAPTER 15.11 "RESIDENTIAL CODE", CHAPTER 15.12 "GREEN BUILDING CODE", CHAPTER 15.15 "ENERGY CODE", CHAPTER 15.16 "HISTORICAL CODE", CHAPTER 15.17 "EXISTING BUILDING CODE", CHAPTER 15.18 "REFERENCED STANDARDS CODE", CHAPTER 15.19 "INTERNATIONAL PROPERTY MAINTENANCE CODE", 2) ADDING CHAPTER 15.23 "CALIFORNIA WILDLAND- URBAN INTERFACE CODE" AND 15.24 "CALIFORNIA FIRE CODE" ADOPTING BY REFERENCE THE ABOVE LISTED CODES BY THE CALIFORNIA BUILDING STANDARDS COMMISSION, 3) ADOPTING LOCAL CITY AMENDMENTS TO CHAPTER 15.01 (BUILDING CODE), AND 4) FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPTING THE ASSOCIATED NOTICE EXEMPTION

WHEREAS, Sections 17960, 17961, and 18948 of the California Health and Safety Code requires local agencies to enforce Title 24 of the California Code of Regulations, which include building standards contained in the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, and other codes, as such codes are approved by the State Building Standards Commission (collectively, the "California Building Standards Code"); and

WHEREAS, Title 15 of the Goleta Municipal Code adopts by reference the 2022 edition of the codes by California Building Standards Code; and

WHEREAS, the California Building Standards Code has been updated to the 2025 edition; and

WHEREAS, the City desires to adopt by reference the 2025 edition of the California Building Standards Codes and the 2024 edition of the International Property Maintenance Code; and

WHEREAS, Section 17958.5 of the California Health and Safety Code allows local agencies to enact modifications to those building standards provided that such modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, Section 17958.7 of the California Health and Safety Code further provides that a local agency that enacts modifications to those building standards must adopt findings, which tie those modifications to such local climatic,

geological or topographical conditions;

WHEREAS, the Goleta City Council has considered the amendments to the building standards contained in the California Building Standards Code and deem them necessary in Goleta due to local climatic, geological, or topographical conditions; and

WHEREAS, in accordance with Governmental Code Section 50022.3, a noticed public hearing to be held at the second reading on December 2, 2025, before the City Council and all interested parties, were heard;

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. CEQA

The City Council hereby finds and determines that adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines Section 15061(b)(3). It can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards, which the City had previously adopted in substantial form. The Building Code updates will provide regulations and standards applicable to construction activities that would undergo CEQA review as needed. Thus, the adoption of this Ordinance is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

Staff is directed to file the Notice of Exemption, attached as Exhibit A, within 5 business days of second reading of this Ordinance.

SECTION 2. Findings. Pursuant to Sections 17958.5 and 17958.7 of the State of California Health and Safety Code, the City Council of the City of Goleta makes the following findings:

- A. Changes, modifications, and amendments to the 2025 Edition of the California Building Standards Codes are needed and are reasonably necessary because of certain local climatic, geologic, and topographic features and conditions as described in this Section, and that those features and conditions, under certain circumstances, affect delivery of emergency services.
- B. The proposed amendments to the California Building Standards Codes are enacted to mitigate the impact of those local features and conditions by preventing the chance of accident or injury by requiring standards more stringent than required by the current codes.
- C. The City of Goleta is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds) to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the

area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;

- D. Geologic and topographic conditions in the City of Goleta may result in extended response times for firefighting resources, which may contribute to greater life and property loss in large un-sprinklered buildings within the urban limit line and in all structures outside of the urban limit line; and
- E. Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the City; and
- F. Historically, the City of Goleta is included in an area designated as a Special Wind Region. The basic wind speed in this region for the purpose of establishing wind loads must be considered to be 95 miles per hour (3 second gust); and
- G. The California Geological Survey (California Geological Survey 2003; Cao et al. 2003) has estimated the probabilistic peak ground acceleration (i.e., peak ground shaking) hazard for all areas within the state. This estimate is reported as the peak acceleration (measured in units of the acceleration of gravity, or g) that would have a 10 percent probability of being exceeded in a given region of California in 50 years (i.e., a 0.2 percent probability in 1 year). This measure can be used to assess the relative seismic ground shaking hazard for a given region. The California Geological Survey probabilistic seismic hazard map (2003) indicates Goleta lies in a midrange risk category for ground motion associated with an earthquake. According to the map, a ground acceleration of 0.3 to 0.5 percent g is not expected to be exceeded in the next 50 years. Faults near or within Goleta include the More Ranch Fault, the Glen Annie Fault, and the Carneros Fault. None of these faults are classified as active by the State Division of Mines and Geology or subject to an Alquist-Priolo Special Studies Zone. However, according to the Santa Barbara County Seismic Safety and Safety Element (SSSE), the More Ranch Fault is considered active based on the existence of a geologically recent fault scarp (County of Santa Barbara 1991).
- H. The City Council hereby finds that the proposed amendments to the 2025 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geological, or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this Ordinance, described in Exhibit B attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code. Each of the City's proposed amendments are substantially equivalent to changes or modifications enacted by the City of Goleta in Ordinance No. 22-15, which was previously filed with the California Building Standards Commission and was in effect as of September 30, 2025, in compliance with AB 130.

SECTION 3. Action. City Council adopts the amendments to Title 15 of the Goleta Municipal Code as follows:

A. **Chapter 15.01 entitled, “Building Code,”** is hereby amended in its entirety to read as follows:

1. 15.01.010 Adoption of Building Code

- A. The California Building Code, 2025 Edition, including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Building Code of the City.
- B. One copy of the California Building Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Building Code is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of all buildings and structures.

2. 15.01.020 Amendments.

- A. Section 105.2 Building (1). One story detached accessory structures used as tools and storage shed, playhouses, and similar uses, provided the following:
 - i. Floor area, or roof area of an open structure, is not greater than 120 square feet;
 - ii. Structure does not exceed 12 feet in height at highest point of the structure;
 - iii. No installation of plumbing, electrical, or mechanical fixtures or equipment.

B. Section 117 Notice of Noncompliance

Whenever the Building Official determines that work has been done without the required permits or has not been completed in accordance with the requirements of the Building Code, Housing Laws, or other codes adopted herein, the Building Official may cause a notice of noncompliance be recorded with the county recorder and shall notify the owner of the property of such action. The notice of noncompliance shall describe the property, shall set forth the non-complying conditions, and shall state that the owners of such property have been duly notified. The Building Official shall record a notice of release of the notice of noncompliance with the country recorder when it has been determined by the building official that the non-complying conditions have been corrected.

C. Section 1505.1.3 Roofing Coverage within the City of Goleta

The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of any existing structure, shall be a fire-retardant roof covering that is at least

Class A throughout the City of Goleta.

D. Section 1803.1.2 Geologic Hazards.

- i. When the general condition of the soil or underlying rock of a building site is such that it may present a potential for failure, or a hazard to the health, safety and welfare of the public, the Building Official may require any additional information as necessary to ascertain the safety and stability of the site and building or structures constructed or to be constructed on said site.
- ii. When determined by the Building Official that the soil or underlying rock on a given site has potential for failure, slippage, subsidence, or other movement, the Building Official may require that the plans for a proposed building or structure on such site be prepared by a licensed engineer and approved by a licensed engineering geologist and the Building Official.

E. Section 1803.5.1.1. Designed soil contamination areas.

New buildings constructed within soil contaminated areas, as determined by the Building Official and the Santa Barbara County Director of Environmental Health, shall meet the requirements of the County of Santa Barbara hazardous materials recovery and soil remediation program.

F. 105.4.1 Issuance.

All work authorized by building permits for other than R-3 or U occupancies shall be issued to an appropriate contractor licensed in accordance with the provisions of California State Law.

G. Section 105.5 Expiration.

Unless extended by the Building Official, every permit issued shall become invalid, without notice being given to the permit holder when the following occurs:

- i. The work on the site, authorized by such permit, is not commenced within 180 days of the permit issuance date, or
- ii. During any period of more than 180 days after permit issuance, the work on site does not receive full City inspection approval for any one of the inspections found in Section 110.3.1-110.3.8.

Prior to the permit expiration as set forth in the Building and Residential Codes, when requested in writing, the Building Official may grant administrative permit extensions for circumstances, out of the permit holder's control, which caused the construction to stop. However, no permit shall be active for more than six (6) years from the original date of issuance.

B. **Chapter 15.03 entitled, "Electrical Code,"** is hereby replaced in its entirety to read as

follows:

1. Section 15.03.010 Adoption of Electrical Code.

- A. The California Electrical Code, 2025 Edition including the Appendices thereto, except as may be amended by this Chapter, are hereby adopted as the Electrical Code of the City.
- B. One copy of the California Electrical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

C. **Chapter 15.04 entitled, “Plumbing Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.04.010 Adoption of Plumbing Code.

- A. The California Plumbing Code, 2025 Edition, including Appendices, except as may be amended by this Chapter, are hereby adopted as the Plumbing Code of the City.
- B. One copy of the California Plumbing Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Plumbing Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, or repair of plumbing and drainage systems, and the inspection thereof.

D. **Chapter 15.05 entitled, “Mechanical Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.05.010 Adoption of Mechanical Code.

- A. The California Mechanical Code, 2025 Edition, including Appendices, except as may be amended by this Chapter, is hereby adopted by reference as the Mechanical Code of the City.
- B. One copy of the California Mechanical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Mechanical Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances, and the inspection thereof.

2. Section 15.05.020 Amendments

A. Section 701.11 (9) is hereby added to read as follows:

Combustion air obtained from the attic space shall be provided with a galvanized sleeve of not less than (26) gage steel or other approved material extending from the appliance enclosure to at least six (6) inches above the top of the ceiling joists and insulation.

E. **Chapter 15.08 entitled, “Administrative Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.08.010 Adoption of Administrative Code.

A. The California Administrative Code, 2025 Edition, except as may be amended by this Chapter, are hereby adopted by reference as the Administrative Code of the City.

B. One copy of the California Administrative Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

C. The Administrative Code serves as the administrative, organizational and enforcement rules and regulations for use and examination by the public.

F. **Chapter 15.11 entitled, “Residential Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.11.010 Adoption of Residential Code.

A. The California Residential Code, 2025 Edition, including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Residential Code of the City.

B. One copy of the California Residential Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

C. The purpose of this Residential Code is to prescribe regulations to preserve existing buildings while achieving the appropriate levels of safety.

2. Section 15.11.020 Amendments

A. Section 105.2 Building (1) is amended to read as follows:

One-story detached accessory structures, provided the following:

- i. The floor area or roof area of an open structure does not exceed 120 square feet
- ii. The structure does not exceed 12 feet in height at the highest point of the structure.
- iii. There shall be no installation of plumbing, electrical, or mechanical fixtures or equipment.

B. Section R902.1.3 is amended to read as follows:

R902.1.3 *Roof coverings within the City of Goleta* The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is Class A, in all areas of the City of Goleta.

G. **Section 15.12.010 entitled, “Green Building Code,”** is hereby amended in its entirety to read as follows:

1. Section 15.12.010 Adoption of Green Building Code.

- A. The California Green Building Standards Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Green Building Code of the City.
- B. One copy of the California Green Building Standards Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

H. Chapter 15.15 entitled, “Energy Code,” is hereby replaced in its entirety to read as follows:

1. Section 15.15.010 Adoption of Energy Code.

- A. The California Energy Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Energy Code of the City.
- B. One copy of the California Energy Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

I. **Chapter 15.16 entitled, “Historical Code,”** is hereby replaced in its entirety to read

as follows:

1. Section 15.16.010 Adoption of Historical Code.

- A. The California Historical Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Historical Code of the City.
- B. One copy of the California Historical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

J. **Chapter 15.17 entitled “Existing Building Code”** is hereby replaced in its entirety to read as follows:

1. Section 15.17.010 Adoption of Existing Building Code.

- A. The California Existing Building Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Existing Building Code of the City.
- B. One copy of the California Existing Building Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

K. **Chapter 15.18 entitled, “Referenced Standards Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.18.010 Adoption of Referenced Standards Code.

- A. The California Referenced Standards Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Referenced Standards Code of the City.
- B. One copy of the California Referenced Standards Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

2. Section 15.18.020 Amendments

- A. Section 102.3 (A) is amended to read as follows:

102.3 APPLICATION OF OTHER CODES

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 Existing Building

Code, California Energy Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Residential Code, California Wildland-Urban Interface Code, and NEPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the City of Goleta Municipal Code

- B. Section 112.4 (A) is amended to read as follows:

112.4 FAILURE TO COMPLY

Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 or more than \$500.00

- C. Section 201.3 (A) is amended to read as follows:

Where terms are not defined in this Code, and are defined in the California Building Code, California Existing Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Residential Code, California Wildland-Urban Interface Code, or NFPA70. Such terms shall have the meaning ascribed to them as stated in this code.

- L. **Chapter 15.19 entitled, "International Property Maintenance Code,"** is hereby replaced in its entirety to Title 15 to read as follows:

1. Sections: 15.19.010 Adoption of International Property Maintenance Code

- A. The 2024 edition of the International Property Maintenance Code Including appendices, except as may be amended by this chapter, are hereby adopted by reference as the International Property Maintenance Code of the City of Goleta
- B. One copy of the International Property Maintenance Code shall be at all times maintained in the office of the Building Official for examinations by the public.

2. Section 15.19.020 Amendments

- A. Section 302.4 (A) is amended to read as follows:

302.4 WEEDS

Premises and exterior property shall be maintained free from weeds or plan growth in excess of 18 inches. Noxious weeds shall be defined as all grasses, annual plans and vegetation, other than trees or shrubs provided that this term

shall not include cultivated flowers and gardens.

- B. Section 302.8 (A) is amended to read as follows:

302.8 MOTOR VEHICLES

Except as provided for in other regulations, inoperative, unregistered, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved paint booth.

EXCEPTION: A vehicle of any type is permitted to undergo major overhauls, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

- C. Section 303 is hereby deleted. Section 304.14 (A) is amended to read as follows:

304.14 INSECT SCREENS

Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

EXCEPTION: Screens shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

- D. Section 602.4 (A) is amended to read as follows:

OCCUPIABLE WORKSPACES

Indoor occupiable workspaces shall be supplied with heat to maintain a minimum temperature of 65 degrees (18 degrees Celsius) during the period that the spaces are occupied.

EXCEPTIONS:

1. Processing, storage, and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous

physical activities.

M. **Chapter 15.23 entitled, “California Wildland-Urban Interface Code”**, is hereby added in its entirety to Title 15 to read as follows:

1. Section 15.23.010 Adoption of California Wildland-Urban Interface Code

- A. 2025 California Wildland- Urban Interface Code, including appendices, except as may be amended by this chapter, are hereby adopted by reference as the California Wildland-Urban Interface Code of the City of Goleta
- B. One copy of the California Wildland-Urban Interface Code, shall be at all times maintained in the office of the Building Official for examinations by the public.

N. **Chapter 15.24 entitled, “California Fire Code”**, is hereby added in its entirety to Title 15 to read as follows:

1. Section 15.24. 010 Adoption of California Fire Code

- A. 2025 California Fire Code, including appendices, except as may be amended by this chapter, are hereby adopted by reference as the California Fire Code of the City of Goleta
- B. One copy of the California Fire Code, shall be at all times maintained in the office of the Building Official for examinations by the public.

SECTION 4. The City Clerk shall certify the adoption of this Ordinance and, within 15 days after its adoption, shall cause the same to be posted as required by law.

SECTION 5. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

SECTION 6. The effective date of this Ordinance is January 1, 2026.

INTRODUCED ON the 18th day of November, 2025.

PASSED, APPROVED, AND ADOPTED this 2nd day of December, 2025.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

ISAAC ROSEN
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 25-__ was duly adopted by the
City Council of the City of Goleta at a meeting held on the 2nd day of December 2025,
by the following roll-call vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

EXHIBIT A TO ATTACHMENT 1

Notice of Exemption

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117



Subject: Filing of Notice of Exemption

Project Title:

2025 Building Code Adoption

Project Applicant:

City of Goleta

Project Location (Address and APN):

Citywide

Description of Nature, Purpose and Beneficiaries of Project:

This is a request for the triannual Building Code Adoption affecting the following Chapters of Title 15 of the Goleta Municipal Code:

- Chapter 15.01 "Building Code"
- Chapter 15.03 "Electrical Code"
- Chapter 15.04 "Plumbing Code"
- Chapter 15.05 "Mechanical Code"
- Chapter 15.08 "Administrative Code"
- Chapter 15.11 "Residential Code"
- Chapter 15.12 "Green Building Code"
- Chapter 15.15 "Energy Code"
- Chapter 15.16 "Historical Code"
- Chapter 15.17 "Existing Building Code"
- Chapter 15.18 "Referenced Standards Code"
- Chapter 15.19 "International Property Maintenance Code"
- Chapter 15.23 "California Wildland- Urban Interface Code"
- Chapter 15.24 "California Fire Code"
- local City amendments to Chapter 15.01 (Building Code),

The purpose of the project is to use the most up-to-date building code standards for health and safety reasons. The beneficiaries of the project are the residents and property owners of Goleta.

Name of Public Agency Approving the Project:

City Council

Name of Person or Agency Carrying Out the Project:

Stephanie Spieler, CBO, Building Official

Exempt Status:☒ General Rule Exemption: § 15061 (b) (3)**Reason(s) why the project is exempt:**

The adoption of the Building Code is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3). The adoption of the Building Code updates does not have the potential to have a significant effect on the environment and the adoption will not lead to physical changes. The Building Code updates will provide regulations and standards applicable to construction activities that would undergo CEQA review as needed. Therefore, this project is not subject to CEQA and a Notice of Exemption (NOE) can be adopted.

City of Goleta Contact Person, Telephone Number, and Email:

Lisa Prasse, Current Planning Manager

805-961-7542

lprasse@cityofgoleta.gov

Signature

Title

Date

If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?

☐ Yes☐ No

Date received for filing at OPR:

Note: Authority cited: Section 21083 and 211110, Public Resources Code

Reference: Sections 21108, 21152.1, Public Resources Code

EXHIBIT B TO ATTACHMENT 1

2025 Building Code Findings

EXHIBIT B
CITY OF GOLETA
2025 BUILDING CODE FINDINGS

This report contains the “Findings” to support this ordinance to amend the California Building Standards Code. Each of the proposed amendments to the non-administrative provisions of the building standards code are based on local climatic, geologic and topographical conditions and cause the new code to be more restrictive in nature than the underlying California Building Standards Code.

The amendments address the building problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of building and life safety protection to its citizens and guests.

Section 1 of this Exhibit sets forth the various finding.

Section 2 of this Exhibit explains which findings apply to which amendments.

Section 1. General Findings

The following findings apply in the City of Goleta, and explain why the changes to the Building Standards Code are necessary because of climatic, geological and/or topographical condition is in the city.

A. Climatic Conditions

1. The City of Goleta is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflecting in the devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance.
2. Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the City.

B. Geologic & Topographic Conditions

1. Geologic and topographic conditions in the City of Goleta may result in extended response times for firefighting resources, which may

contribute to greater life and property loss in large un-sprinklered buildings within the urban limit line and in all structures outside of the urban limit line; and

2. Historically, the City of Goleta is included in an area designated as a Special Wind Region. The basic wind speed in this region for the purpose of establishing wind loads must be considered to be 95 miles per hour (3 second gust).
3. The California Geological Survey California Geological Survey 2003; Cao et al. 2003) has estimated the probabilistic peak ground acceleration (i.e. peak ground shaking) hazard for all areas within the state. This estimate is reported as the peak acceleration (measured in units of the acceleration of gravity, or g) that would have a 10 percent probability of being exceeded in a given region of California in 50 years (i.e., a 0.2 percent probability in 1 year). This measure can be used to assess the relative seismic ground shaking hazard for a given region. The California Geological Survey probabilistic seismic hazard map (2003) indicates Goleta lies in a midrange risk category for ground motion associated with an earthquake. According to the map, a ground acceleration of 0.3 to 0.5 percent g is not expected to be exceeded in the next 50 years. Faults near or within Goleta include the More Ranch Fault, the Glen Annie Fault, and the Gameros Fault. None of these faults are classified as active by the State Division of Mines and Geology or subject to an Alquist-Priolo Special Studies Zone. However, according to the Santa Barbara County Seismic Safety and Safety Element (SSSE), the More Ranch Fault is considered active based on the existence of a geologically recent fault scarp (County of Santa Barbara 1991).

C. Administrative

1. These amendments are necessary for administrative clarification and do not modify any building standards. They establish standards to effectively enforce building standards and therefore need to be incorporated into the code to assure that new building and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Standards Code.

D. AB 130, Health and Safety Code Section 17958(b)

1. In accordance with AB 130, as codified in Health and Safety Code Section 17958(b)(1), the changes or modifications are substantially equivalent to changes or modifications which were previously filed by the City of Goleta and were in effect as of September 30, 2025. All of these local amendments have been adopted as part of previous code

cycles which were accepted by the California Building Standards Commission.

Section 2 – Which Findings Apply to Which Amendments

The following amendments to the 2025 Edition of the California Building Standards Code are found reasonably necessary based on the climatic, geologic and/or topographic conditions cited in Section 1 of this Exhibit:

2025 California Building Code Sections

105.2

105.4.1

105.5

117

701A.1.1

702A

1505.1.3

1803.1.2

1803.5.1.1

Applicable Findings

A-1, A-2, B-1, B-2, D-1

A-1, A-2, B-1, B-2, D-1

C-1, D-1

C-1, D-1

A-1, A-2, B-1, B-2, D-1

A-1, A-2, B-1, B-2, D-1

A-1, A-2, B-1, B-2, D-1

B-3, D-1

C-1, D-1

2025 California Electrical Code

GMC 15.03.010

Applicable Findings

C-1, D-1

2025 California Plumbing Code

GMC 15.04.010

Applicable Findings

C-1, D-1

2025 California Mechanical Code

701.11 (9)

Applicable Findings

B-1, D-1

2025 California Administrative Code

GMC 15.08.010

Applicable Findings

C-1, D-1

2025 California Residential Code

R105.2

R902.1.3

Applicable Findings

A-1, A-2, B-1, B-2, D-1

A-1, A-2, B-1, B-2, D-1

2025 California Green Building Code

GMC 15.12.010

Applicable Findings

C-1, D-1

2025 California Energy Code

GMC 15.15.010

Applicable Findings

C-1, D-1

2025 California Historic Building Code

GMC 15.16.010

Applicable Findings

C-1, D-1

2025 Existing Building Code
GMC 15.17.010

Applicable Findings
C-1, D-1

2025 California Referenced Standards Code
GMC 15.18.010

Applicable Findings
C-1, D-1

ATTACHMENT 2

Staff PowerPoint Presentation

Building Code Adoption 2025

December 2, 2025



Building Code Update

- Triennial Update
- Fire Code and Wildland- Urban Interface Codes added
- Maintain Existing Local Amendments
- On November 18, 2025, the County adopted the local amendments to the Fire Code and Wildland-Urban Interface Codes. Council will be asked to ratify in January 2026.



Building Code Update Recommendation:

- Conduct second reading (by title only), waive further reading of, and adopt Ordinance No. 25-_____ entitled, "An Ordinance of the City Council of the City of Goleta, California, 1) Amending the Following Chapters to Title 15 "Building and Construction" of the Goleta Municipal Code: Chapter 15.01 "Building Code", Chapter 15.03 "Electrical Code", Chapter 15.04 "Plumbing Code", Chapter 15.05 "Mechanical Code", Chapter 15.08 "Administrative Code", Chapter 15.11 "Residential Code", Chapter 15.12 "Green Building Code", Chapter 15.15 "Energy Code", Chapter 15.16 "Historical Code", Chapter 15.17 "Existing Building Code", Chapter 15.18 "Referenced Standards Code", Chapter 15.19 "International Property Maintenance Code", 2) Adding Chapter 15.23 "California Wildland-Urban Interface Code" and 15.24 "California Fire Code" Adopting by Reference the Above Listed Codes by the California Building Standards Commission, 3) Adopting Local City Amendments to Chapter 15.01 (Building Code), and 4) Finding that the Ordinance is Exempt from the California Environmental Quality Act and Adopting the Notice Exemption"



QUESTIONS