



CITY OF
EL SEGUNDO

**LOCAL ADOPTION OF THE
2025 CALIFORNIA BUILDING STANDARDS CODE
& FIRE CODE**

City Council Meeting
December 3, 2025

Code Adoption Process

- Building Standards Code (“Codes”) are laws governing the construction of residential and nonresidential buildings and structures
- Every 3 years the codes are updated by the State
- Codes take effect January 1, 2026

Code Adoption Process

- City is mandated by State law to adopt the Codes
- City may amend the Codes to address local issue
- Amendments to “Building Standards” need to be justified on the basis of local geologic, topographic, climatic or environmental conditions
- Amendments must generally be more restrictive, not less

State & Local Amendments

Carry Over Amendments

- Administrative (editorial) updates to Chapters 13-1-1 through 13-19-7 to address adoption of 2025 California Building Standards Codes
 - Includes updating references and minor language changes but generally not technical changes
- Adoption of the International Property Maintenance Code
- Adoption of the International Swimming Pool and Spa Code

State & Local Amendments

Carry Over Amendments

- Setting the permit fees by City Council resolution.
- Establishing the requirements for the Expiration of Plan Check.
- Setting up the procedure for permit fees refund.
- Implementing local requirements for Roof/Ceiling Construction.
- Setting local requirements for Limited Area Sprinkler Systems.
- Setting local requirements for smoke detection.

Proposed Amendments

Building Codes Recommendations for Removal

Code Section (Example)	Description/Subject	Rationale for Removal
CBC 113.4.1	Access Board of Appeals	Obsolete, as the City does not maintain a Disability Board of Appeals, making the section locally non-functional.
CBC 3114 Sections	Intermodal Shipping Containers	Redundant, as the current local amendments are now substantially covered under the 2025 CBC.
CRC R301.2.2.6	Irregular Buildings	Not necessary, as the new CRC state provisions are deemed conservative enough, removing the need for the local amendment.
CRC R301.2.2.10	Anchorage of MEP Components	Redundant, as the current local amendment is already covered under the 2025 CRC.
CRC R403.1.2	Continuous Footings	Redundant, as the CRC code language is considered clear enough on its own, removing the need for the local clarifying amendment.
CRC R501.2 & R606.4.4	Floors and Parapet Walls	Redundant, as the current local amendments are already covered under the 2025 CRC.

Proposed Amendments

Fire Codes Recommended for Removal

Code Section (Example)	Description/Subject	Rationale for Removal
Sec 104.11.2	Technical Assistance	Redundant, as 2025 CFC Sec 104.2.2 now addresses these provisions directly.
Sec 308.1.4	Open-Flame Cooking Devices	Obsolete, as the local amendment is no longer necessary because the 2025 CFC has removed the original section entirely.
Secs 503.1 thru 503.6	Fire Apparatus Access Roads	Redundant, as no substantive changes were found between the existing local amendments and the new 2025 CFC provisions .
Sec 510.3	Permit Required (Emergency Responder Communication)	Redundant, as the 2025 CFC 510.3.1 already includes "permit required" provisions.
Sec 903.4.3	Alarms	Removal recommended for consistency, as this section was not included in the concurrent Building Code adoption.
Sec 1103.2	Emergency Responder Communication Coverage in Existing Buildings	Redundant, as no substantive changes were found between the existing local amendments and the new 2025 CFC .