

City of Hesperia

STAFF REPORT



DATE: November 18, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Orlando Acevedo, Director of Development Services
Andrew Lemke, Building Official

SUBJECT: Adoption of Ordinance No. 2025-08 adopting the 2025 California Building Codes

RECOMMENDED ACTION

It is recommended that the City receive Ordinance No. 2025-08, adopting changes to Hesperia Municipal Code Chapters 15.04; adopting and amending the following codes and their references: the 2025 California Building Code, the 2025 California Residential Code, the 2025 California Electrical Code, the 2025 California Mechanical Code, the 2025 California Plumbing Code, the 2025 California Fire Code, the 2025 California Green Building Standards Code, the 2025 California Referenced Standards Code, the 2025 California Energy Code, the 2025 California Historical Building Code, the 2025 California Administrative Code, the 2025 California Existing Building Code, the 2025 California Wildland-Urban Interface Code (all hereafter referenced as the Building Codes) and hold a public hearing regarding this matter on November 18, 2025 and continue the hearing to December 2, 2025.

BACKGROUND

Every three years, the California Building Standards Commission (BSC) adopts a new edition of the California Building Standards Code (Title 24), which incorporates model codes developed by the International Code Council (ICC), the International Association of Plumbing and Mechanical Officials (IAPMO), and the National Fire Protection Association (NFPA). The BSC amends these model codes to reflect California-specific requirements established by state agencies. Once adopted, the updated codes are published and become effective statewide on a uniform date. The 2025 California Building Standards Codes were published on July 1, 2025, and are scheduled to take effect on January 1, 2026.

The City of Hesperia adopts each new code cycle by ordinance to maintain alignment with the State while incorporating local amendments that reflect Hesperia's unique topographic, climatic, and geological conditions. The City's last adoption occurred in November 2022 under Ordinance No. 2022-16, which established the 2022 California Building Standards Codes along with specific amendments addressing fire protection, grading, and swimming pool safety. Consistent with prior practice, staff has prepared Ordinance No. 2025-08 to update these provisions and ensure continuity of enforcement when the 2025 codes take effect.

ISSUES/ANALYSIS

The proposed ordinance repeals and replaces Chapters 15.04 ("Building Codes") of the Hesperia Municipal Code. This update adopts by reference the 2025 California Building Standards Codes and incorporates limited local amendments necessary to maintain existing City standards. These

amendments address the same key areas as in prior adoptions: fire protection, swimming pool safety, and grading, with the addition of the new California Wildland-Urban Interface Code.

Section 15.04 continues to identify the adopted suite of State codes that serve as the City's Building Regulations. All previously adopted appendix chapters are retained, including California Building Code Appendix I (Patio Covers), California Plumbing Code Appendices A, I, and H (Water Supply Sizing, Installation Standards, and Private Sewage Disposal Systems), and California Fire Code Appendix B (Fire Flow Requirements). These appendix chapters are not automatically adopted by the State and must be expressly included by local ordinance. Their retention ensures continuity of standards used by the City for septic systems, patio cover construction, and fire flow design.

The long-standing local amendments requiring automatic fire sprinkler systems remain unchanged. Section 15.04.030 continues to require an automatic fire sprinkler system in all new buildings exceeding 5,000 square feet, and Section 15.04.040 requires sprinkler installation in existing buildings of 5,000 square feet or more when expanded or converted to a more hazardous occupancy. These provisions have been in place for over two decades and are well established among local developers.

Section 15.04.050, relating to swimming pool barriers and safety devices, has been updated for consistency with Section 3109.1 of the California Building Code, which incorporates the International Swimming Pool and Spa Code (ISPSC) by reference. Because the ISPSC is automatically adopted through the CBC, no separate local adoption is required. The City will continue to apply its established safety standards, including defining a swimming pool as any body of water exceeding 18 inches in depth and requiring a minimum barrier height of 60 inches. These provisions exceed the State minimum and reflect Hesperia's historical safety standard, emphasizing child protection and accident prevention.

A notable addition for the 2025 cycle is the inclusion of the California Wildland-Urban Interface Code (CWUIC). This code establishes construction and material standards for buildings located within designated fire hazard severity zones. Its adoption aligns the City's regulations with the State Fire Marshal's updated hazard severity maps, which took effect July 22, 2025. Incorporating this code ensures consistency with state wildfire mitigation standards and supports the City's continued focus on community resilience in the High Desert region.

Conclusion: Overall, the adoption of the 2025 California Building Standards Codes and accompanying amendments will allow the City of Hesperia to remain current with statewide construction standards while preserving essential local regulations tailored to Hesperia's geographic and climatic conditions. Adoption of these codes will ensure that new construction continues to reflect best practices in safety, energy efficiency, environmental protection, and wildfire resiliency.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development – Facilitate balanced growth to ensure cohesive community development and pursue economic development.

FISCAL IMPACT

There is no fiscal impact associated with this action. The cost of code enforcement services will continue to be supported by building permit and plan review fees already in place.

ALTERNATIVE(S)

The City Council may adopt the ordinance as proposed, direct staff to make modifications, or take no action. If no action is taken, the 2025 California Building Standards Codes will take effect automatically on January 1, 2026, without the City's local amendments.

ATTACHMENT(S)

1. Ordinance No. 2025-08
2. Exhibit A – Proposed Chapter 15.04 “Building Codes”