

CITY COUNCIL AGENDA ITEM NO. G.1
12/09/2025

SUBJECT: Waive Second Reading and Adopt an Ordinance Amending Title 15 (Building and Construction) Chapters 15.04 and 15.06 of the Brentwood Municipal Code

DEPARTMENT: Community Development

STAFF: Alexis Morris, Director of Community Development
Kenneth Murphy, Chief Building Official

TITLE/RECOMMENDATION

Waive the second reading and adopt Ordinance No. 1090, Adopting by Reference Portions of the 2025 Edition of the California Code of Regulations Title 24 (California Building Standards Code) with Local Amendments, Amending Chapter 15.04 and Amending and Adding to Chapter 15.06 of the Brentwood Municipal Code, and Making the Required Findings of Local Climatic, Geological, and Topographical Conditions. The adoption of the ordinance is not a project under the California Environmental Quality Act ("CEQA," codified at Public Resources Code §§ 21000, *et seq.*, as further governed by the State CEQA Guidelines, found at 14 CCR §§ 15000, *et seq.*) pursuant to 14 CCR §§ 15358 and 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, even if considered a project, the adoption of this ordinance is exempt under CEQA pursuant to 14 CCR § 15061(b)(3) because it can be seen with certainty that there is no possibility the adoption of this ordinance will have a significant effect on the environment.

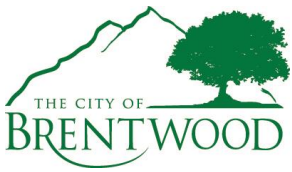
FISCAL IMPACT

There is no fiscal impact associated with the adoption of this ordinance amending Brentwood Municipal Code Chapters 15.04 and 15.06, other than staff time to prepare the ordinance.

BACKGROUND

Like all cities in California, Brentwood is subject to the California Building Standards Code. Unless a city affirmatively adopts the California Building Standards Code every three years when they are updated by the State, the codes become effective automatically for that city without amendments and certain appendices. However, upon the making of certain findings, cities are able to amend or exempt themselves from provisions of the California codes, including the specific volumes, amendments and appendices of the California Building Standards Code.

The State recently updated the standards, as provided in the 2025 Edition of the



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California Building Standards Code, which takes effect on January 1, 2026. The proposed ordinance adopts, by reference, specific volumes, amendments and appendices of the 2025 Edition of the California Building Standards Code. The volumes and appendices were selected to comply with California law, and to include appendices of the California Building Standards Code.

Additionally, [California Assembly Bill No. 130](#), approved by the Governor on June 30, 2025, amended several sections of the California Health and Safety Code related to building codes regulating residential construction. None of the provisions amended by the assembly bill affect the attached Ordinance.

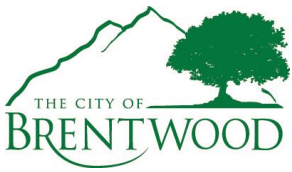
On October 28, 2025, the City Council voted to waive the first reading and move forward with the adoption of the attached Ordinance. As part of the Ordinance, the City of Brentwood is adopting by reference two Contra Costa County Fire Protection District (CCCFPD) Ordinances to facilitate the enforcement of those codes within the City of Brentwood. The required adoption of CCCFPD's ordinances by the Contra Costa County Board of Supervisors was not completed due to the Board's second reading being rescheduled to the November 18, 2025. At that time, the Board adopted their ordinances, putting Brentwood in a position to move forward with adopting those ordinances by reference in its own Ordinance.

Findings

Under Health and Safety Code sections 17958.5 and 17958.7, a city may adopt modifications to the California Building Standards Code, but only if it first adopts findings that the proposed modifications are reasonably necessary because of local climatic, geological, or topographical conditions. Under this authority, the proposed ordinance would extend an amendment to the 2025 California Plumbing Code section 1208.5 as follows:

Amendment 1: Due to high levels of acid (pH) in the native soil and soil that has been imported for fill, it has been discovered to be highly corrosive on metallic piping placed in the ground. With high levels of pH in the soil, metallic pipes exposed to the soil fail over time. Therefore, a modification to the 2025 California Plumbing Code restricts the use of metallic gas pipes installed underground. Since not all areas contain a high level of pH, an exception to this restriction would be permitted if a soils report indicating an acceptable level of pH is present that will not adversely affect metallic gas pipes in the ground.

California Building Standards Code Appendices



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The California Building Standards Code appendices are not part of each California Building Standards Code unless specifically adopted by the State or the City. Under the proposed ordinance, the City would adopt the following appendices:

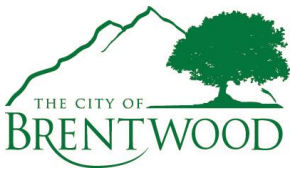
- California Building Code Part 2 volumes 1 and 2 including:
 - Appendix I, Patio Covers
 - Appendix J, Grading
 - Appendix L, Earthquake Recording Instrumentation
 - Appendix P, Sleeping Lofts
 - Appendix Q, Emergency Housing
- California Residential Code Part 2.5, including:
 - Appendix BF, Patio Covers
 - Appendix BJ, Strawbale Construction
 - Appendix CI, Swimming Pool Safety Act
 - Appendix CJ, Emergency Housing
- California Mechanical Code Part 4, including:
 - Appendix B, Procedures to be followed to place gas equipment in operation
 - Appendix C, Installation and testing of oil (liquid) fuel-fired equipment
- California Plumbing Code Part 5, including:
 - Appendix A, Recommended Rules for Sizing the Water Supply System
 - Appendix B, Explanatory Notes on Combination Waste and Vent Systems
 - Appendix D, Sizing Storm Water Drainage Systems
 - Appendix H, Private Sewage Disposal Systems
 - Appendix I, Installation Standards
 - Appendix J, Combination of Indoor and Outdoor Combustion Air and Ventilation Opening Design
- California Existing Building Code Part 10 including:
 - Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings

CITY COUNCIL STRATEGIC INITIATIVE

Not Applicable

PREVIOUS ACTION

Previous Action by the City Council is included on Attachment 1.



DATE OF NOTICE

The City of Brentwood published a public hearing notice in the Brentwood Press on November 28, 2025.

ENVIRONMENTAL DETERMINATION

The adoption of the ordinance is not a project under the California Environmental Quality Act ("CEQA," codified at Public Resources Code §§ 21000, *et seq.*, as further governed by the State CEQA Guidelines, found at 14 CCR §§ 15000, *et seq.*) pursuant to 14 CCR §§ 15358 and 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, even if considered a project, the adoption of this ordinance is exempt under CEQA pursuant to 14 CCR § 15061(b)(3) because it can be seen with certainty that there is no possibility the adoption of this ordinance will have a significant effect on the environment.

ALTERNATIVE OPTIONS

Alternative options to the staff recommendation:

1. Do not approve staff's recommendation;
2. Modify staff's recommendation based on legally defensible findings; and
3. Continue item with direction for staff to return with additional information.

ATTACHMENT(S)

1. Previous Action
2. 2025 California Building Standards Code Adoption Ordinance No. 1090
3. Contra Costa County Fire Protection District Ordinance 2025-14
4. Contra Costa County Fire Protection District Ordinance 2025-15