

## **ORDINANCE NO. 1090**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD 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 REQUIRED FINDINGS OF LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS**

**WHEREAS**, each city in California is required to adopt the California Building Standards Code and is authorized to do so by reference (Health and Safety Code § 17922 and Government Code § 50022.2); and

**WHEREAS**, the 2025 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, including the 2025 California Administrative Code (Part 1), Building Code (Part 2), Residential Code (Part 2.5), Electrical Code (Part 3), Mechanical Code (Part 4), Plumbing Code (Part 5), Energy Code (Part 6), Historical Building Code (Part 8), Fire Code (Part 9), Existing Building Code (Part 10), Green Building Standards Code (Part 11), and Referenced Standards Code (Part 12), has been published by the California Building Standards Commission and establishes uniform statewide standards for the construction, alteration, and maintenance of buildings, structures, and other improvements; and

**WHEREAS**, the City desires to adopt by reference portions of the 2025 California Building Standards Code, together with certain amendments, additions, and deletions that are necessary to address local climatic, geological, or topographical conditions; and

**WHEREAS**, the City has provided notice of, and taken all actions necessary for, the proposed adoption by reference of certain uniform State codes as set forth in this Ordinance and as required by Government Code section 50020, *et seq.*.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRENTWOOD DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** 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.

**SECTION 2.** Under Health and Safety Code sections 17958.5 and 17958.7, the City Council finds the following amendment to the California Plumbing Code is reasonably necessary because of local climatic, geological, or topographical conditions in that: due to the high levels of acid (PH) in the native soil and soil that has been imported for fill, which is highly corrosive on metallic pipe placed in the ground. With these high levels of PH in the soil, when metallic pipe is exposed to the soil, it fails over time. Because not all areas of the City contain the high level of PH, an exception to this restriction is authorized when a soils report indicates an acceptable level of PH.

**SECTION 3.** Chapter 15.04 (California Building Standards Codes) of the Brentwood Municipal Code is amended in its entirety to read as follows:

#### **Chapter 15.04 CALIFORNIA BUILDING STANDARDS CODES**

##### **15.04.010 California Building Standards Code adopted by reference.**

**A. Adoption.** The following volumes and appendices of the California Building Standards Code, 2025 Edition, published by the California Building Standards Commission are adopted by reference:

Part 1, California Administration Code;

Part 2, California Building Code 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

Part 2.5, California Residential Code including;

Appendix BF, Patio Covers

Appendix BJ, Strawbale Construction

Appendix CI, Swimming Pool Safety Act

Appendix CJ, Emergency Housing

Part 3, California Electrical Code

Part 4, California Mechanical Code including;

Appendix B, Procedures to be followed to Place Gas Equipment in Operation

Appendix C, Installation and Testing of Oil (liquid) Fuel-Fired Equipment

Part 5, California Plumbing Code 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 or PEX Tubing Systems for Hot and Cold Water Distribution

Appendix J, Combination of Indoor and Outdoor Combustion and Ventilation Opening Design

Part 6, California Energy Code

Part 8, California Historical Building Code

Part 10, California Existing Building Code including;

Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings

Part 11, California Green Building Standards Code

Part 12, California Referenced Standards

B. Copy Available. A copy of the California Building Standards Code is on file in the City of Brentwood Community Development Department for use and examination by the public.

C. Fees. The fees for permits issued under this chapter are those established by resolution of the City Council.

D. Enforcement of Penalties. The City may enforce this Chapter 15.04 by any means set forth in the California Building Standards Codes or in Brentwood Municipal Code Title 1 (General Provisions)."

15.04.020 **Amendments.**

The 2025 California Plumbing Code is hereby amended by the changes, additions and deletions set forth in this section, and section numbers below refer to that Code:

"CPC section 1208.5: High levels of acid (PH) found in many locations throughout the city from natural soils and imported soils have proven to have a highly corrosive effect on metallic piping laid underground. The city prohibits the use of metallic gas

pipng underground without the approval of the city’s chief building official and a soils analysis showing a level of (PH) that will not corrode metallic piping.”

**SECTION 4.** Chapter 15.06 (California Building Standards Code Fire Code) of the Brentwood Municipal Code is amended in its entirety to read as follows:

**Chapter 15.06 California Building Standards Code Fire Code and Wildland-Urban Interface Code**

**15.06.010 California Fire Code, California Code of Regulations, Title 24, Part 9 adopted by reference.**

A. Adoption. The California Building Standards Code, 2025 edition, published by the California Building Standards Commission Part 9 (The California Fire Code), as amended by Contra Costa County Fire Protection District Ordinance 2025-14, including findings supporting amendments to the 2025 California Building Standards Code Part 9 (The California Fire Code) is adopted by reference.

B. Copy Available. A copy of the California Building Standards Code Fire Code is on file in the City of Brentwood Community Development Department for use and examination by the public.

C. Fees. The Fees for permits under this chapter are those established by Contra Costa County Fire protection District.

D. Delegation of enforcement to Fire Chief. Pursuant to California Health and Safety Code 13869.7, the City Council delegates enforcement of Ordinance 2025-14 to the Fire Chief of the Contra Costa County Fire Protection District, or his or her authorized representative.

**15.06.020 California Building Standards Code Part 7 Wildland-Urban Interface Code adoption by reference:**

**A. Adoption.** The California Building Standards Code, 2025 edition, published by the California Building Standards Commission Part 7 (California Wildland-Urban Interface Code), as amended by Contra Costa County Fire Protection District Ordinance 2025-15, including findings supporting amendments to the 2025 California Building Standards Code Part 7 (The California Wildland–Urban Interface Code) is adopted by reference.

**B. Copy Available.** A copy of the California Wildland-Urban Interface Code is on file in the City of Brentwood Community Development Department for use and examination by the public.

**C. Fees.** The fees for permits issued under this chapter are those established by resolution of the City Council.

**D. Enforcement of Penalties.** The City may enforce this Chapter 15.06.020 by any means set forth in the California Building Standards Codes or in Brentwood Municipal Code Title 1 (General Provisions).”

**SECTION 5.** This ordinance shall be published in accordance with Government Code Section 36933 by either posting or publishing the ordinance in accordance with that law. Further, the City Clerk is requested to cause the text amendment and additions in Sections 3 through 4 to be entered in the City of Brentwood Municipal Code. The City Clerk is further requested to file this ordinance with the California Building Standards Commission, under Health and Safety Code section 17958.7. This ordinance shall take effect 30 days after its adoption; provided, however, that where complete plans for building have been filed and are pending for building permits prior to the effective date of this Ordinance, permits may be issued, and the applicant may proceed with construction in strict compliance with the California Building Standards Codes, 2022 Editions, California Code of Regulations, Title 24, as adopted by Ordinance No. 1049 and amended therein.

**SECTION 6.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, the holding shall not affect the validity or enforceability of the remaining provisions, and the City Council declares that it would have adopted each provision of this ordinance irrespective of the validity of any other provision.

**SECTION 7.** Unless superseded, references in City forms, documents, and regulations regarding the California Building Standards Codes, 2022 Editions, California Code of Regulations, Title 24, as adopted by the City of Brentwood, shall be construed to apply to the corresponding provisions contained within the 2025 Editions, California Code of Regulations, Title 24, as adopted and amended in this ordinance.

**THE FOREGOING ORDINANCE** was introduced with the first reading waived at a regular meeting of the Brentwood City Council on the 28th day of October 2025 by the following vote:

AYES: Maloney, Pierson, Mendoza, Oerlemans, Mayor Meyer  
 NOES:  
 ABSENT:  
 RECUSE:

**THIS ORDINANCE** was adopted with the second reading waived at a regular meeting of the City Council of the City of Brentwood on the 9th day of December 2025, by the following vote: