



STAFF REPORT

TOWN OF SAN ANSELMO

Item #: 2.3

MEETING DATE: October 28, 2025

AGENDA TITLE: Introduce and waive first reading of an Ordinance Repealing and Replacing Title 9 of the San Anselmo Building Code to adopt by reference the most recent California Building Standards Code (California Code of Regulations, Title 24), as amended.

FROM: Eric Robbe, Building Official
Bridget Wipfler, Climate Action Coordinator

RECOMMENDATION:

1. That the Town Council make a motion to introduce by title only and waive further reading of the proposed ordinance (Attachment 1); and
 2. That the Town Manager read the title of the attached ordinance repealing and replacing Title 9 of the San Anselmo Municipal Code, as amended; and
 3. That the Town Council make a motion to schedule a public hearing, second reading, and adoption of the Ordinance at the November 10, 2025, Town Council meeting.
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BACKGROUND

Typically, the Town Council conducts a public hearing to consider proposed ordinances only at the time of introduction and first reading. However, when adopting other codes by reference, such as the building codes, State law requires that the public hearing be held at the second reading and adoption. Here, the public hearing and final adoption of the Ordinance will occur at a future Town Council meeting.

In addition, the Town may amend the State standards if such amendments are reasonably necessary because of climatic, geological, or topographical conditions. These findings can be made here and are set forth in the findings of the proposed Ordinance.

DISCUSSION/ANALYSIS

The proposed Ordinance before the Town Council would adopt 2025 edition of the California Building Standards Code, collectively, the California Code of Regulations Title 24, Parts 1 through 12. Each Part of Title 24 represents a specific technical area of construction regulation. By way of example, Part 2 is the “California Building Code”; Part 3 is the “California Electrical Code”; and Part 4 is the “California Mechanical Code.”

Title 24 is typically updated and published by the State every three years in July and becomes effective the first of January the following year. Here, the Codes will become effective January 1, 2026.

The Town is currently enforcing the 2022 edition of the California Construction Codes, which was adopted in November 2022 and were enforced January 1, 2023. The proposed Ordinance before the Town Council repeals and replaces existing Municipal Code Title 9, Chapter 1, "Construction Codes" with the 2025 State-mandated update to Title 24, as amended.

Local amendments to Title 24 are allowed if the regulations are not less restrictive than the State code, and if the governing body makes the findings that the modifications are necessary based on local climactic, geological, and/or topographical conditions. The current Ordinance contains modifications that are identical to the amendments that the Town adopted for the 2022 version of the Code, along with the findings to support those modifications.

California Building Code Chapter 9, 'Fire Protection and Life Safety Systems', will be deleted from the California Building Code (CBC) adoption. Historically, this chapter has been duplicated in both the CBC and California Fire Code (CFC), even though the provisions contained in this chapter are typically administered by the Ross Valley Fire Department. Furthermore, in past code adoptions, many Fire departments have amended this chapter for local conditions and the building official then duplicated those amendments in the CBC to avoid conflicts. However, in recent editions of the aforementioned codes, the text and format of the two chapters have become different, making duplication of base language and local amendments impractical. Therefore, to eliminate the potential for confusion or conflict between the varying language in the two codes, the building department will defer to the Ross Valley Fire Department and their adoption of Chapter 9 in the Fire Code.

Lastly, in conformance with Health & Safety Code section 17958.7, the local amendments are reasonably necessary because of local climatic, geological and topographical conditions in San Anselmo. Once the Ordinance is adopted by the Town Council, the Ordinance will be filed with the California Building Standards Commission, as required.

Proposed Amendments:

In addition to the Construction Codes that are included in the attached ordinance, the Town previously adopted Green Building Regulations, which appear in Chapter 19 of Title 9 of the Code. The Town's Green Building Reach Code currently requires a "flexible compliance path, or Reach" points-based system allowing homeowners and contractors to select from a comprehensive menu of energy efficiency and electrification measures that are appropriate for the scope of their project. The Town would include two new exceptions to this requirement. Homes built after 1991 and new accessory dwelling units (ADUs) will not be required to comply with the "flexible compliance path". The elimination of federal incentives will make the policy no longer cost-effective for homes built after 1991 and the building codes required homes to be built to a greater quality than earlier

codes. ADUs will be exempt to reduce house cost for new construction and aid toward increasing our housing stock.

ALTERNATIVES

N/A

FISCAL IMPACT

De minimus fiscal impacts for the Town.

GENERAL PLAN CONSISTENCY

The Ordinance amendment is consistent with the Town's General Plan within the following sections:

- D. Issues Objectives and Policies
- M. Conservation and Environmental Policy Guidelines

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Adoption of this Ordinance does not require review under the California Environmental Quality Act (CEQA) since it does not constitute a "project" pursuant to CEQA Guidelines section 15378; and under the "common sense" exemption CEQA Guideline section 15061(b)(3) because it can be seen with certainty that there is no possibility that it will have a significant environmental effect. The item is consistent with the Climate Action Plan in the following section:

- E-4 Green Building Reach Code

ATTACHMENT

Attachment 1 – Draft Ordinance