



## City Council Agenda Item

**City Council Meeting Date:** November 18, 2025

**TO:** Dean Albro, City Manager

**FROM:** Anne Schneider, Interim Building Official  
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John Steffens, Fire Marshal / Battalion Chief  
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**SUBJECT:** Introduction of Ordinance No. 1739(25) Amending Title 15 of the Lompoc Municipal Code to Adopt and Amend the Latest Editions of the California Building Standards Code and Adopting Findings of Fact to Support Imposition of Requirements Other Than Those of the California Building Standards Code

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### **Recommendation:**

Staff recommends the City Council introduce, for first reading by title only with further reading waived, Ordinance No. 1739(25) (attached) amending, modifying, and/or supplementing Lompoc Municipal Code (LMC) Chapters 15.03, 15.04 and 15.40 and adopting the 2025 California Building Standards Code, which includes the new California Wildland-Urban Interface Code (CWUIC, Title 24 Part 7) and revisions to the 2025 California Fire Code (Title 24 Part 9); and schedule a public hearing at the regular City Council meeting of December 16, 2025, for adoption of the Ordinance.

### **Background:**

The City is required to comply with the Building and Fire Codes adopted by the State of California, which are updated every three years. The 2025 California Building Standards Codes (CBSC) editions adopted by the State will become effective January 1, 2026. Those codes can be modified locally to reflect unique situations or special needs. The City must adopt the local modifications as part of the LMC in order to coordinate the LMC building and fire codes with the State's codes. The recommended action will continue the incorporation of all special construction requirements that are unique to Lompoc with the most recent California Building Standards Code established by the State of California. The evolution of the model codes, on which the California codes are based, will recognize the latest advances in building safety, environmental concerns, resource management, and fire suppression safety.

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Introduction of the 2025 California Building Standards Codes

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Ordinance No. 1739(25) will repeal existing chapters of the LMC and replace them with new chapters that retain previously established amendments and clarify some existing amendments or code sections to improve enforceability.

**Discussion:**

The Ordinance amends the LMC so the model codes adopted and published by the State are thereby referenced and incorporated into the LMC. The purpose of the California Building Code (CBC) and the California Fire Code (CFC) is to establish minimum requirements necessary to protect the health, safety, and general welfare of the public by regulating and governing conditions hazardous to life or property in the occupancy of buildings and premises in the City and the safeguarding of life and property from fire and explosion, hazards arising from the storage, handling and use of hazardous substances, materials and devices, and providing for the issuance of permits and collection of fees.

Staff has reviewed the mandatory codes along with amendments previously adopted and determined that no additional amendments are required due to new regulations. The CBC and CFC have new regulations due to changing technology and risk assessment that require coordination between the two codes and with the new code language and other LMC regulations.

The new California Wildland-Urban Interface Code (CWUIC), based on the International Wildland Interface Code, was created by relocating chapters, sections and language from several parts of Title 24, including California Building Code (CBC) (Chapter 7A), California Residential Code (CRC) (Section R337) and the California Fire Code (CFC) (Chapter 49). Additionally, it incorporates other provisions from Title 24 (not relocated), and sections from Title 14 (Natural Resources) and Title 19 (Public Safety) of the California Code of regulations, and sections from the Government Code, the Health and Safety Code, and Public Resources Code.

Titles within 2025 WUIC are Fire Hazard Severity Zones, Fire Protection Plan, Fire Weather, Fire-Resistance-Rated Construction, Fire-Smart Vegetation, Flame Spread Index, Fuel, and Fuel Break (T14).

**Public Hearing and Notice:**

Pursuant to Government Code section 6066, the public hearing notice for adoption of the proposed ordinance must be published once a week, for two successive weeks. Two publications in a newspaper published once a week or oftener, with at least five days in between the respective publication dates not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the fourteenth day, including therein the first day. In order to meet that required notice period and for the City Council to take its final action regarding this matter, the public hearing must be set on December 16, 2025.

**Fiscal Impact:**

The recommended actions will result in no direct financial impact to the City's General Fund. The costs to administer the CBC and CFC are captured through the City's Master Fee Schedule, Permits, and Plan Review fees.

**Conclusion:**

The adoption of the Lompoc Buildings and Construction Code is consistent with the Building & Safety Division's and Fire Department's Missions. **[NOTE: If Ordinance No. 1739(25) is not adopted, then by State law the CBC and CFC and other associated codes, as adopted by the State, are applicable in Lompoc without the changes specific to the needs of Lompoc.]**

Respectfully submitted,

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Anne Schneider, Interim Building Official

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John Steffens, Battalion Chief/Fire Marshal

**APPROVED FOR SUBMITTAL TO THE CITY MANAGER:**

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Mario Guerro, Community Development Director

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Brian Fallon, Fire Chief

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Dean Albro, City Manager

Attachment: Ordinance No. 1739(25)