



CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA

ORDINANCE SUMMARY

AN ORDINANCE REPEALING AND REPLACING CHAPTERS 15.06 (CALIFORNIA ADMINISTRATIVE CODE), 15.08 (CALIFORNIA BUILDING CODE), 15.10 (INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION), 15.12 (CALIFORNIA PLUMBING CODE), 15.14 (CALIFORNIA RESIDENTIAL CODE), 15.16 (CALIFORNIA MECHANICAL CODE), 15.20 (CALIFORNIA ELECTRICAL CODE), 15.22 (CALIFORNIA GREEN BUILDING STANDARDS CODE), 15.24 (CALIFORNIA FIRE CODE), 15.25 (DESIGNATION OF FIRE HAZARD SEVERITY ZONES), 15.26 (CALIFORNIA ENERGY CODE), 15.32 (CALIFORNIA HISTORICAL BUILDING CODE), 15.34 (CALIFORNIA EXISTING BUILDING CODE) AND 15.36 (CALIFORNIA REFERENCED STANDARDS CODE), AND ADDING TO CHAPTER 15.25 (CALIFORNIA WILDLAND-URBAN INTERFACE AND DESIGNATION OF FIRE HAZARD SEVERITY ZONES), OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE IN ORDER TO ADOPT BY REFERENCE AND AMEND PROVISIONS OF THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION

1. SUMMARY

The City Council of the City of South San Francisco (“City”) has introduced, on September 24, 2025, and proposes to adopt, on October 22, 2025, an ordinance that would repeal and replace Chapters 15.06 (California Administrative Code), 15.08 (California Building Code), 15.10 (International Property Maintenance Code, 2021 Edition), 15.12 (California Plumbing Code), 15.14 (California Residential Code), 15.16 (California Mechanical Code), 15.20 (California Electrical Code), 15.22 (California Green Building Standards Code), 15.24 (California Fire Code), 15.25 (Designation of Fire Hazard Severity Zones), 15.26 (California Energy Code), 15.32 (California Historical Building Code), 15.34 (California Existing Building Code) and 15.36 (California Referenced Standards Code), and add to Chapter 15.25 (California Wildland-Urban Interface and Designation of Fire Hazard Severity Zones), of the South San Francisco Municipal Code in order to adopt by reference and amend provisions of the 2025 Edition of the California Building Standards Code, California Code of Regulations, Title 24, parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and International Property Maintenance Code, 2024 Edition. The proposed ordinance would repeal current chapters of the Municipal Code, adopt by reference code chapters of the 2025 California Building Standards Code and 2024 International Property Maintenance Code, adopt previous local building code amendments currently in effect, in compliance with Assembly Bill 130 (2025), and adopt a new 2025 California Wildland-Urban Interface Code.

The proposed ordinance is exempt from the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA," and 14 Cal. Code Reg. §§ 15000 et seq., "CEQA Guidelines") under the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and in this case it can be seen with certainty that there is no possibility that the proposed ordinance and amendments may have a significant effect on the environment (CEQA Guidelines § 15061(b)(3)).

2. This Ordinance Summary was prepared pursuant to Government Code Section 36933. The City Council ordered preparation of this Ordinance Summary by the City Attorney.

DATED: 10/14/2025


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