



STAFF REPORT

AGENDA NO: 9d

MEETING DATE: November 3, 2025

To: Honorable Mayor and City Council

Date: November 3, 2025

From: Neda Zayer, Community Development Director – (650) 558-7253
Jonah Glen, Chief Building Official – (650) 558-7270
Patricia Koch, Fire Marshal CCFD (650) 558-7618

Subject: Second Reading and Adoption of Ordinances:

Amending Chapter 17.04 of Chapter 17, “Fire,” of the Burlingame Municipal Code with Local Amendments; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3)

Amending Chapters 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.16, 18.22, 18.30, and 18.31 of Title 18, “Building Construction,” of the Burlingame Municipal Code with Local Amendments; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3);

Adopting a New Title 19 to Adopt the 2025 California Building Standards Code with Local Amendments; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3)

RECOMMENDATION

Staff recommends that the City Council adopt:

1. An Ordinance of the City of Burlingame amending Chapter 17.04 of Title 17, “Fire,” of the Burlingame Municipal Code, by Adopting by Reference the 2025 Edition of the California Fire Code and Amendments and Modifications thereto; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3)
2. An Ordinance of the City of Burlingame, amending Chapters 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.16, 18.22, 18.30, and 18.31 of Title 18 of the Burlingame Municipal Code, “Building Construction”, by Adopting by Reference the 2025 Editions of the California Building Standards Code, California Code of Regulations, Title 24 (CCR-T24), California Code of regulations(CCR-T24), California Code Of Regulations (CCR-T24), State Housing Law, the California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Section 32 (CCR, T-25), 2024 International Swimming Pool and Spa Code, 2024 International Property Maintenance Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, and Amendments and Modifications thereto; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3)

3. An Ordinance of the City of Burlingame, adopting a new Title 19 of the Burlingame Municipal Code by Adopting by Reference the 2025 Edition of the Wildland Urban Interface Code, and Amendments and Modifications thereto; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3).

Recommended Procedure and Order of Operations

Staff recommends the following procedure:

1. Adopt the proposed ordinances.
2. Direct the City Clerk to publish a summary of the ordinances within 15 days of adoption.
3. Direct the City Clerk to file the findings and amendments with the California Building Standards Commission.

BACKGROUND AND DISCUSSION

On December 17, 2024, the Building Standards Commission voted to adopt the most up-to-date edition of the model codes as amended by those various state agencies. On July 1, 2025, the 2025 California Building Codes were published. All local jurisdictions are required by State law to adopt and enforce the most recent codes reviewed and approved by the California Building Standards Commission. The Building Division and the Central County Fire Department coordinated to ensure such adoption is completed to match the effective date of enforcement with that of the State of California for January 1, 2026.

On October 20, 2025, the City Council introduced and held public hearings for the proposed ordinances to amend Title 17, amend Title 18, and adopt Title 19 related to the adoption of the 2025 California Building Standards Code. Following the public hearing and discussion of the ordinances, the City Council unanimously voted to adopt the first reading of each ordinance and bring the ordinances back for second reading without any changes.

FISCAL IMPACT

There are no fiscal impacts associated with the adoption of the 2025 California Building Standards Code.

Exhibits:

- Staff Report from First Reading (October 20, 2025)
- Ordinance for Title 17
- Ordinance for Title 18
- Ordinance for Title 19