



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item D5

Department: Community Development
Date: 02/24/2026
Placement: Public Hearing

TO: JIM LEWIS, CITY MANAGER
FROM: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
PREPARED BY: BRUCE ST JOHN, BUILDING OFFICIAL AND DAVE VAN SON, COMMUNITY RISK REDUCTION BATTALION CHIEF & FIRE MARSHAL
SUBJECT: 2025 Building and Fire Code Updates

RECOMMENDATIONS:

Council:

1. Adopt, on second reading, by title only, Draft Ordinance A, amending Title 4, Public Safety, for consistency with the 2022 California Fire Code; and
2. Adopt, on second reading, by title only, Draft Ordinance B, amending Title 8, Building Code, for consistency with the 2022 California Building Code.

DISCUSSION:

The 2022 California Building Codes (CBC) were adopted by the State of California on July 1, 2025 and became effective throughout the State on January 1, 2026, regardless of adoption by local jurisdictions. All permit applications for construction projects received on or after January 1, 2026 are subject to the new code requirements. New Fire Codes were also introduced by the State in 2025. The City utilizes the code update process to implement the new state codes into the Municipal Code, by reference, while implementing local amendments that respond to local conditions.

At the February 10, 2026 City Council meeting, the attached Draft Ordinances were introduced, amending both Title 4, Public Safety, for consistency with the 2025 California Fire Code, and amending Title 8, Building Code for consistency with the 2025 California Building Code.

The attached ordinances will enact State law with a number of provisions that are directly related to unique characteristics of Atascadero and address the health, safety, and wellbeing of existing and future residents. The proposed code will guide logical, sustainable development within the City that is responsive to local conditions while respecting State policies.

Whether or not the City adopts the local Municipal Code updates, new development projects

must respond to the latest state code updates, effective January 1, 2026. Proposed local updates are intended to reduce staff time and streamline the construction permit review process, thereby potentially resulting in some small savings.


FISCAL IMPACT:

Minimal fiscal impact to the City is expected with the adoption of the new requirements. However, new building and fire codes may result in cost increases to private development projects while long term savings in insurance costs can also be anticipated.

REVIEWED BY OTHERS:

This item has been reviewed by the Community Development Director, City Fire Marshal, City Building Official, and Building Code Council.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



James R. Lewis, City Manager

ATTACHMENTS:

1. Draft Ordinance A – Title 4, Public Safety
2. Draft Ordinance B – Title 8, Building Code