

INDIAN WELLS CITY COUNCIL

November 6, 2025



To: City Council
From: Community Development Department
Prepared by: Wes Remaklus, Building Official
Subject: **Ordinance Adopting by Reference the 2025 California Building Standards Codes and Other Uniform Codes with Local Amendments**

RECOMMENDED ACTIONS:

Council **OPENS** a public hearing, takes any public testimony, **CLOSES** the public hearing; and

ADOPTS Ordinance repealing and recasting Title 16 of the Indian Wells Municipal Code; adopting by reference the 2025 Edition of the California Building Standards Code (California Code of Regulations, Title 24) and related uniform codes; and

FINDS the action to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

BACKGROUND:

This ordinance repeals and recasts Title 16 of the Indian Wells Municipal Code to adopt the 2025 California Building Standards Code and related uniform codes, together with local amendments necessary to address unique climatic, geological, and topographical conditions in Indian Wells. Adoption ensures that the City remains consistent with state law, aligns its fire code provisions with Riverside County Fire, and maintains the ability to enforce building and fire safety standards locally.

Every three years, the California Building Standards Commission updates the California Building Codes to reflect the latest in building and fire safety standards. In July 2025, the Commission published the 2025 California Building Standards Code, which will take effect on January 1, 2026. While the 2025 Code becomes effective statewide regardless of local action, state law allows cities to adopt the codes by reference and make local amendments as needed. Specifically, the City may establish more restrictive standards than those contained in the Code, provided the amendments are supported by express findings showing they are "reasonably necessary because of local climatic, geological, or topographical conditions." (Health & Saf. Code, §§ 18941.5, 17958.7.) and in accordance with AB 130. In accordance with these statutes, the local amendment findings contained

in Exhibit A demonstrate that the City's modifications are necessary and appropriate for Indian Wells.

The City is served by Riverside County for fire services. The City has consulted with the County, and Indian Wells Municipal Code Chapter 16.32 (Fire Code) includes provisions to ensure consistency between City and County fire prevention requirements.

This proposed ordinance will repeal and recast Title 16 of the Indian Wells Municipal Code and adopt by reference the 2025 California Building Standards Code, the 2025 Fire Code, and other uniform codes.

The amendments to the Building Code, contained in Title 16 of the Municipal Code, have been prepared by the City's Building Official. The justifications, findings, and explanations for the changes to the Building Code and other uniform codes are listed in Exhibit "A" to Ordinance (Attachment 1). The amendments to the Fire Code, contained in Chapter 16.32 of the Municipal Code, have been prepared by the Office of the Fire Marshal, CAL FIRE/Riverside County Fire Department. The findings and explanations for the changes to the Fire Code are also listed in Exhibit "A" to Ordinance.

FISCAL IMPACT:

Other than staff time and contract legal and building division labor costs, there are no direct costs associated with the adoption of this Ordinance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This action has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The City acting as Lead Agency, has determined the action is not a project within the meaning of Section 15378 of the CEQA Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly; and the action is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment Section 15061(b)(3).

ATTACHMENTS:

1. Ordinance