

**ORDINANCE NO. 25-06**

**AN ORDINANCE OF THE CITY OF MAYWOOD, CALIFORNIA ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE; THE 2025 CALIFORNIA ELECTRICAL CODE; THE 2025 CALIFORNIA MECHANICAL CODE; THE 2025 CALIFORNIA PLUMBING CODE; THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA FIRE CODE; THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE; THE 2025 CALIFORNIA EXISTING BUILDING CODE; THE 2025 CALIFORNIA REFERENCED STANDARDS CODE; THE 2025 CALIFORNIA ADMINISTRATIVE CODE; THE 1997 UNIFORM HOUSING CODE; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, INCLUDING CERTAIN AMENDMENTS; AMENDING TITLE 8 OF THE MAYWOOD MUNICIPAL CODE; FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)F**

**WHEREAS**, in July 2025, the California Building Standards Commission adopted the 2025 Edition of the California Building Standards Code ("CBSC"), effective January 1, 2026 and codified in Title 24 of the California Code of Regulations; and

**WHEREAS**, pursuant to California Government Code Section 50022.2, the City of Maywood ("City") may adopt the 2022 Edition of the CBSC by reference; and

**WHEREAS**, pursuant to sections 17958.7 and 18941.5 of the California Health & Safety Code, the City may adopt local amendments to the CBSC determined by the City Council to be reasonably necessary because of local climatic, geological, or topographical conditions; and

**WHEREAS**, the City desires to adopt the 2025 edition of the CBSC with local amendments to provide for the issuance of permits and the collection of fees, to provide adequate remedies for code violations, to establish administrative procedures consistent with City protocols, and to ensure that the state standards are reasonably tailored to local conditions; and

**WHEREAS**, based on the foregoing, the City Council of the City of Maywood does hereby find that except as otherwise provided in Exhibit A, the proposed amendments to the 2022 Edition of the CBSC are limited to administrative or procedural clarifications of the CBSC and the other codes adopted by this Ordinance ("Codes") and concern themselves with subjects that either are not covered by the Codes or are reasonably necessary to effectively implement the Codes. Therefore, for those provisions, express findings of unique local conditions are not required.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAYWOOD  
DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Chapter 1 (Building Code) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**“8-1.01 California Building Code Adopted by Reference.**

A. Except as hereinafter provided, the 2025 edition of the California Building Code (Part 2 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Building Code for the City of Maywood (“Building Code”).

B. Not less than one copy of said 2025 California Building Code together with any and all amendments thereto proposed by the City of Maywood, shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Building Code is in force.

**8-1.02 - Amendments: Section 109.2 Schedule of permit fees.**

Section 109.2 of the Building Code is hereby amended to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the City Council. The fee schedules adopted by the City Council shall apply to fees arising under the building code, except where a different fee has been adopted by resolution of the city council.

109.2.1 Plan Checking Fees. A plan-checking fee, as established by resolution adopted or amended by the City Council, shall be paid to the City at the time of submitting plans and specifications for plan checking. Where plans are incomplete or changed so as to require additional plan checking, an additional plan-checking fee shall be charged at a rate established by the Building Official.

**8-1.03 - Amendments: Section 109.4 Work Commencing Before Permit Issuance.**

Section 109.4 of the Building Code is hereby amended to read as follows:

Sec. 109.4 Work Commencing Before Permit Issuance. When work for which a permit is required by this Chapter of said Building Code is started or proceeded prior to obtaining such permit, an investigation fee equal to the fees specified in Section 1.04 of this Chapter shall be charged as an investigation fee but in no case shall be less than One Hundred and no/100ths (\$100.00) Dollars. The payment of such an investigation fee shall not relieve any person from fully complying with the requirements of this Chapter or said Building Code in the execution of the work not from any other penalties in this

section.

#### **8-1.04 - Violations**

A. Any person who violates a provision of this Building Code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Building Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Building Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Building Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. **Violations Including Aiding, Abetting, and Concealing.** Every person who causes, aids, abets or conceals the fact of a violation of this Building Code is guilty of violating this code.

D. **Enforcement by Civil Action.** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City."

**SECTION 2.** Chapter 2 (Building Moving) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

"Chapter 2 - Existing Building Code.

#### **"8-2.01 California Existing Building Code Adopted by Reference.**

A. Except as hereinafter provided, the 2025 edition of the California Existing Building Code (Part 10 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Existing Building Code for the City of Maywood ("Existing Building Code").

B. Not less than one copy of said 2025 California Existing Building Code together with any and all amendments thereto proposed by the City of Maywood, shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Existing Building Code is in force.

#### **8-2.02 - Violations**

A. Any person who violates a provision of this Existing Building Code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Existing Building Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Existing Building Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Existing Building Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. Violations Including Aiding, Abetting, and Concealing. Every person who causes, aids, abets or conceals the fact of a violation of this Existing Building Code is guilty of violating this code.

D. Enforcement by Civil Action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City."

**SECTION 3.** Chapter 3 (Electrical Code) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**"8-3.01. California Electrical Code Adopted by Reference.**

A. Except as hereinafter provided, the 2025 California Electrical Code (Part 3 of Title 24 of the California Code of Regulations), together with any amendments and appendices thereof is hereby adopted by reference as the Electrical Code of the City of Maywood ("Electrical Code")

B. Not less than one copy of said 2025 California Electrical Code together with any and all amendments thereto proposed by the City of Maywood shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Electrical Code is in force.

**8-3.02. Amendments: Article 230 Installation.**

Article 230.30 of the 2025 California Electrical Code is hereby amended by adding the additional paragraphs to read as follows:

(C) Underground service laterals required for new construction.

All new buildings and structures in the City shall provide underground electrical and communications service laterals on the premises to be served as hereinafter required. This provision shall not apply to utility lines that do not provide service in the area being developed.

(D) Underground utilities for new buildings.

All electrical, telephone, community antenna television system (CATV), and similar service wires or cables which provide direct service to new buildings and structures shall be installed underground in compliance with all applicable building and electrical codes, safety regulations and orders, and the rules of the Public Utilities Commission of the State of California.

(E) Underground utilities for existing buildings.

Existing overhead wires and/or new utility service shall be placed underground when one or more new dwelling units are created in an existing building and one or both of the following apply:

1. The expansion exceeds fifty (50) percent of the existing gross floor area; or
2. The cost of remodeling, expansion or improvement exceeds fifty (50) percent of the value of the existing structure as determined by the building official.

Exception: Undergrounding shall not be required if Southern California Edison deems in writing that such underground installation is infeasible based upon its service requirements or to the unavailability of necessary easements.

(F) Responsibility for compliance.

The developer and owner are jointly and severally responsible for complying with the requirements of this chapter and shall make the necessary arrangements with the utility companies for the installation of such facilities.

(G) Existing underground areas.

On streets where electrical and communications lines have been placed underground or where no overhead lines presently exist on or before July 1, 1977, said lines shall remain permanently underground and no additional electric or communications service facilities shall be added on said streets unless they are placed underground.

**8-3.03. Permits.**

1. No alteration or addition shall be made to any existing wiring, or shall any wiring for the placing or installation of any electric light, power, or heating device, or any apparatus which generates, transmits, transforms, or utilizes electricity, operating at a voltage exceeding twenty-five (25) volts between conductors or capable of supplying more than fifty (50) watts, be made without first obtaining a permit therefor from the Building Official, excepting minor repair work, such as repairing flush and snap switches, replacing fuses, changing lamp sockets and receptacles, taping bare joints, repairing drop cords, and the like.

2. The application, plan, and specifications filed as required by this chapter shall be checked by the Building Official, and, if found to be in conformity with the requirements of this Code and all other laws or ordinances applicable thereto, the Building Official, upon the receipt of the required fee, shall issue a permit therefor. Every permit issued shall be valid only for the location described on the application therefor.

#### **8-3.04. Permission to cover work.**

It shall be unlawful for any person to lath over, seal, cover, or conceal any electrical wiring or other electrical equipment, for the installation of which a permit is provided for in this chapter, until such electrical wiring or other electrical equipment shall have been inspected and approved by the Building Official, The Building Official, shall have the power to remove, or to require the removal of, any obstruction which prevents the proper inspection of any electrical equipment.

#### **8-3.05 - Connections.**

It shall be unlawful to energize, or cause or permit to be energized, any electrical wiring coming under the provisions of this chapter until such electrical wiring shall have been inspected and approved by the Building Official; provided, however, the Building Official, may give written temporary permission to furnish electric current to, or the use of electric current through, any electrical wiring for a length of time not exceeding thirty (30) days if it appears to the Building Official, that such electrical wiring may be used safely for such purposes and that there exists an urgent necessity for such use.

#### **8-3.06. Reinspections.**

1. The Building Official is hereby authorized and empowered to make, at such times and as often as in his discretion it may seem necessary, a thorough reinspection of the installation in or on any building, structure, or premises of all electrical wiring, electrical devices, and electrical material now installed or that may hereafter be installed within the City. When the installation of any such wiring device or material is found to be in a dangerous or unsafe condition, the person, firm, corporation, or governmental agency owning, using,

or operating the same shall be notified in writing and shall make the necessary repairs or changes required to place such wiring, device, or material in a safe condition and to have such work completed within a period of ten (10) days after such notice, or within such other reasonable period specified by the Building Official in such notice, and shall pay such fees as are required by the provisions of this chapter.

2. The Building Official is hereby empowered to disconnect, or to order the discontinuance of, electrical service to wiring, devices, or materials found to be defective until the installation of such wiring, devices, or materials has been made safe as directed by the Building Official, and any person, firm, corporation, political subdivision, or governmental agency ordered to discontinue such electrical service shall do so within twenty-four (24) hours after the receipt of such notice and shall not reconnect such service or allow the service to be reconnected until notified so to do by the Building Official.

#### **8-3.07. Plans and specifications.**

Plans and specifications, when required, shall be filed with the Building Official, and approved prior to applying for an electrical permit and installing any wiring. When a plan check is required, a plan-check fee as specified by resolution adopted or amended by the City Council may be charged.

#### **8-3.08. Violations**

A. Any person who violates a provision of this Electrical Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Electrical Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Electrical Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Electrical Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. **Violations Including Aiding, Abetting, and Concealing.** Every person who causes, aids, abets or conceals the fact of a violation of this Electrical Code is guilty of violating this code.

D. **Enforcement by Civil Action.** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this

code is a public nuisance and may be summarily abated by the City.”

**SECTION 4.** Chapter 5 (Fire Code) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**“8-5.01 - California Fire Code Adopted by Reference.**

A. Except as hereinafter provided, the 2025 California Fire Code (Part 9 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Fire Code for the City of Maywood (“Fire Code”).

B. Not less than one copy of said of 2025 California Fire Code together shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Fire Code is in force.

**8-5.02 - Violation; Penalties.**

A. Any person who violates a provision of this Fire Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Fire Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Fire Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Fire Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. **Violations Including Aiding, Abetting, and Concealing.** Every person who causes, aids, abets or conceals the fact of a violation of this Fire Code is guilty of violating this code.

D. **Enforcement by Civil Action.** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City.”

**SECTION 5.** Chapter 6 (Plumbing Code) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**“8-6.01 - California Plumbing Code Adopted by Reference.**

A. Except as hereinafter provided, the 2025 California Plumbing Code (Part 5 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Plumbing Code for the City of Maywood (“Plumbing Code”).

B. Not less than one copy of said of 2025 California Plumbing Code together shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Plumbing Code is in force.

**8-6.02 - Violation; Penalties.**

A. Any person who violates a provision of this Plumbing Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Plumbing Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Plumbing Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Plumbing Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. Violations Including Aiding, Abetting, and Concealing. Every person who causes, aids, abets or conceals the fact of a violation of this Plumbing Code is guilty of violating this code.

D. Enforcement by Civil Action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City.”

**SECTION 6.** Chapter 8 (Uniform Sign Code) of Title 8 (Building Regulations)

of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**“Chapter 8 - Referenced Standards Code**

**8-9.01 - California Referenced Standards Code Adopted by Reference.**

A. The 2025 California Referenced Standards Code (Part 12 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Referenced Standards Code for the City of Maywood (“Referenced Standards Code”).

B. Not less than one copy of said of 2025 California Referenced Standards Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Referenced Standards Code is in force.”

**SECTION 7.** Chapter 9 (Unsafe, Dangerous, and Substandard Buildings and Premises) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**“8-9.01 - Uniform Code for the Abatement of Dangerous Buildings Adopted by Reference.**

A. For the purpose of regulating buildings or structures which are dilapidated, unsafe, dangerous, unsanitary, or a menace to the life, limb, health, morals, property, safety, and general welfare of the people of the City, or which are a likely resort for vagrant or dissolute persons, the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is hereby adopted by reference as the Abatement of Dangerous Buildings Code for the City of Maywood (“Abatement of Dangerous Buildings Code”).

B. Not less than one copy of said of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Abatement of Dangerous Buildings Code is in force.

**8-9.02 - Violation; Penalties.**

A. Any person who violates a provision of this Abatement of Dangerous Buildings Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Abatement of Dangerous Buildings Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Abatement of Dangerous Buildings Code, is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to

continue.

B. For every violation determined to be an infraction under the Abatement of Dangerous Buildings Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. Violations Including Aiding, Abetting, and Concealing. Every person who causes, aids, abets or conceals the fact of a violation of this Abatement of Dangerous Buildings Code is guilty of violating this code.

D. Enforcement by Civil Action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City."

**SECTION 8.** Chapter 11 (Uniform Housing Code) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**"8-11.01 - Uniform Housing Code Adopted by Reference.**

A. For the purpose of providing minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential buildings, the Uniform Housing Code, 1997 Edition, is hereby adopted by reference as the Housing Code for the City of Maywood ("Housing Code").

B. Not less than one copy of said of the Uniform Housing Code, 1997 Edition, shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Housing Code is in force.

**8-11.02 - Violation; Penalties.**

A. Any person who violates a provision of this Housing Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Housing Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Housing Code, is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. In addition, the conviction of any such offense shall be cause for the immediate suspension or revocation of any permit, license, or certificate of qualification or registration issued to the person so convicted. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Housing Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. Violations Including Aiding, Abetting, and Concealing. Every person who causes, aids, abets or conceals the fact of a violation of this Abatement of Dangerous Buildings Code is guilty of violating this code.

D. Enforcement by Civil Action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City."

**SECTION 9.** Chapter 12 (Mechanical Code) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**"8-12.01 - California Mechanical Code Adopted by Reference.**

A. Except as provided herein, the 2025 California Mechanical Code (Part 4 of Title 24 of the California Code of Regulations) including all appendices is hereby adopted by reference as the Mechanical Code for the City of Maywood ("Mechanical Code").

B. Not less than one copy of said of 2022 California Mechanical Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Mechanical Code is in force.

**8-12.02 - Violations.**

A. Any person who violates a provision of this Mechanical Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Mechanical Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Mechanical Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Mechanical Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. Violations Including Aiding, Abetting, and Concealing. Every person who causes, aids, abets or conceals the fact of a violation of this Mechanical Code is guilty

of violating this code.

D. Enforcement by Civil Action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City."

**SECTION 10.** Chapter 13 (Energy Conservation Regulations) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**"Chapter 13 - California Energy Code.**

**8-13.01 - California Energy Code Adopted by Reference.**

A. The 2025 edition of the California Energy Code (Part 6 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Energy Code for the City of Maywood ("Energy Code").

B. Not less than one copy of said of 2025 California Energy Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Energy Code is in force.

**8-13.02. Violations.**

A. Any person who violates a provision of this Energy Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Energy Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Energy Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Energy Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. Violations Including Aiding, Abetting, and Concealing. Every person who causes, aids, abets or conceals the fact of a violation of this Energy Code is guilty of violating this code.

D. Enforcement by Civil Action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City."

**SECTION 11.** Chapter 18 (Residential Code) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**“Chapter 18 - RESIDENTIAL CODE**

**8-18.01 - California Residential Code adopted by reference.**

A. Except as hereinafter provided, the 2025 California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Residential Code for the City of Maywood (“Residential Code”).

B. Not less than one copy of said 2025 California Residential Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Residential Code is in force.

**8-18.02 - Penalty—Violations.**

A. Any person who violates a provision of this Residential Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Residential Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Residential Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Residential Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. **Violations Including Aiding, Abetting, and Concealing.** Every person who causes, aids, abets or conceals the fact of a violation of this Residential Code is guilty of violating this code.

D. **Enforcement by Civil Action.** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City.”

**SECTION 12.** Chapter 19 (Green Building Standards Code) of Title 8 (Building

Regulations) of the Maywood Municipal Code is hereby amended in its entirety to read as follows:

**“8-19.01 - California Green Building Standards Code Adopted by Reference.**

A. The 2025 edition of the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Green Building Standards Code for the City of Maywood (“Green Building Code”).

B. Not less than one copy of said 2025 Green Building Standards Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Green Building Code is in force.

**8-19.02 - Violations: Penalties.**

A. Any person who violates a provision of this Green Building Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Green Building Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Green Building Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Green Building Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. Violations Including Aiding, Abetting, and Concealing. Every person who causes, aids, abets or conceals the fact of a violation of this Green Building Code is guilty of violating this code.

D. Enforcement by Civil Action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the city.”

**SECTION 13.** Chapter 22 (International Property Maintenance Code) of Title 8 (Building Regulations) of the Maywood Municipal Code is hereby amended to read as follows:

**“8-22.01 - Adoption of the International Property Maintenance Code.**

A. Except as hereinafter provided, the 2024 edition of the International Property Maintenance Code, is hereby adopted by reference as the Property Maintenance Code of the City of Maywood.

B. A copy of the 2024 International Property Maintenance Code shall be maintained in the office of the City Clerk of the City of Maywood and shall be made available for public inspection while this Code is in force.

**8-22.02. Violations.**

A. Any person who violates a provision of this Property Maintenance Code or fails to comply with any of the requirements thereof, or of a permit or certificate issued under the provisions of this Property Maintenance Code, is guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Property Maintenance Code is committed. Each person shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both a fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue.

B. For every violation determined to be an infraction under the Property Maintenance Code, such violation is punishable in such manner and to such extent as is provided by Section 1-2.01(b) of the Maywood Municipal Code.

C. **Violations Including Aiding, Abetting, and Concealing.** Every person who causes, aids, abets or conceals the fact of a violation of this Property Maintenance Code is guilty of violating this code.

D. **Enforcement by Civil Action.** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the city."

**SECTION 14.** A new Chapter 23 (Administrative Code) is hereby added to Title 8 (Building Regulations) of the Maywood Municipal Code to read as follows:

**"Chapter 23 - Administrative Code**

**8-23.01 - California Administrative Code Adopted by Reference.**

A. The 2025 California Administrative Code (Part 1 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Administrative Code for the City of Maywood ("Administrative Code").

B. Not less than one copy of said of 2025 California Administrative Code

shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Administrative Code is in force.”

**SECTION 15.** A new Chapter 24 (Historical Building Code) is hereby added to Title 8 (Building Regulations) of the Maywood Municipal Code to read as follows:

**“Chapter 24 - Historical Building Code**

**8-24.01 - California Historical Building Code Adopted by Reference.**

A. The 2025 California Historical Building Code (Part 8 of Title 24 of the California Code of Regulations) is hereby adopted by reference as the Historical Building Code for the City of Maywood (“Historical Building Code”).

B. Not less than one copy of said of 2025 California Historical Building Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Historical Code is in force.”

**SECTION 16.** CEQA. This proposed ordinance is not subject to CEQA because the adoption of this ordinance is not a “project” pursuant to Section 15061(b)(3). Specifically, this ordinance is to adopt the California Building Code and additional codes by reference and will not result in a direct or reasonably foreseeable indirect physical change in the environment.

**SECTION 17.** Continuing Actions and Pending Matters. The adoption of the City Building Code, Electrical Code, Plumbing Code, Mechanical Code, Residential Code, Energy Code, Green Building Standards Code, Historical Building Code, Existing Building Code, Referenced Standards Code, Administrative Code, Housing Code, Abatement of Dangerous Building Code, International Property Maintenance Code and the repeal, addition or amendment of ordinances by this Ordinance shall not affect the following matters:

- A. Actions and proceedings which began the effective date of this Ordinance.
- B. Prosecution for ordinance violations committed before the effective date of this Ordinance.
- C. Licenses and penalties due and unpaid at the effective date of this Ordinance, and the collection of these licenses and penalties.
- D. Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.

E. Matters of record which refer to or are connected with codes the substances of which are included in this ordinance; these references shall be construed to apply to the corresponding provisions of the code.

**SECTION 18.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, without regard to whether any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.


**SECTION 19.** Effective Date of Ordinance. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

**SECTION 20.** Certification and Publication. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published or posted in the manner prescribed by law.

**PASSED, APPROVED, AND ADOPTED**, this 21<sup>st</sup> day of January 2026.

  
Heber Marquez, Mayor

ATTEST:

  
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

  
Roxanne Diaz, City Attorney

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF MAYWOOD

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)  
)

I, Miguel Leon, Deputy City Clerk of the City of Maywood, do hereby certify that the foregoing Ordinance No. 25-06 was adopted at a regular meeting of the City Council of the City of Maywood held on the 21<sup>st</sup> day of January 2026 by the following vote:

AYES: MARQUEZ, FLORES, DE LA RIVA, GARCIA, AGUILUZ

NOES:

ABSTAIN:

ABSENT:



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Miguel Leon, Deputy City Clerk

## **EXHIBIT A**

### **FINDINGS**

Except as otherwise stated herein, the amendments being proposed to the California Building Standards Code and the other codes set forth in Ordinance No. 20-05 ("Codes"), are limited to administrative or procedural clarifications of the various Codes and concern themselves with subjects that either are not covered by the Codes or are reasonably necessary to effectively implement the Codes. Except as otherwise stated herein, none of the proposed amendments make changes to the building standards set forth in the Codes and, therefore, express findings of unique local conditions are not required.

As it relates to Section 8-3.02 related to the California Electrical Code, amendments were made related to the undergrounding of service laterals and utilities for new construction, new buildings and existing buildings and existing underground areas. Pursuant to the requirements of Health and Safety Code Section 17958.7, the City Council finds that there are local geographical and climatic conditions justifying the amendments. Specifically, the local climate is characterized by periods of high temperatures accompanied by low humidity and high winds each year (i.e. "Santa Ana winds"). These conditions could create an environment in which the fire department may have great difficulty in controlling fires. Recent fires in the region have been caused or associated with utility equipment (including overhead electrical lines) being ignited or being the source of the fire. Maywood is highly dense both in structures and people and ensuring new construction or certain existing building do not exacerbate such issues is paramount caused by the local geographical climatic conditions.