



Meeting Date: 03/18/2026
Agenda Item: (Leave blank)

CITY COUNCIL MEETING STAFF REPORT

REPORT TO: Mayor Smith & City Council

REPORT FROM: AJ O'Connell, MCP, CBO, CCEA – Building Official **REVIEWED BY:** Leave blank

AGENDA ITEM: 2025 Building Division Report

ACTION REQUESTED: Ordinance Resolution Motion Receive/File

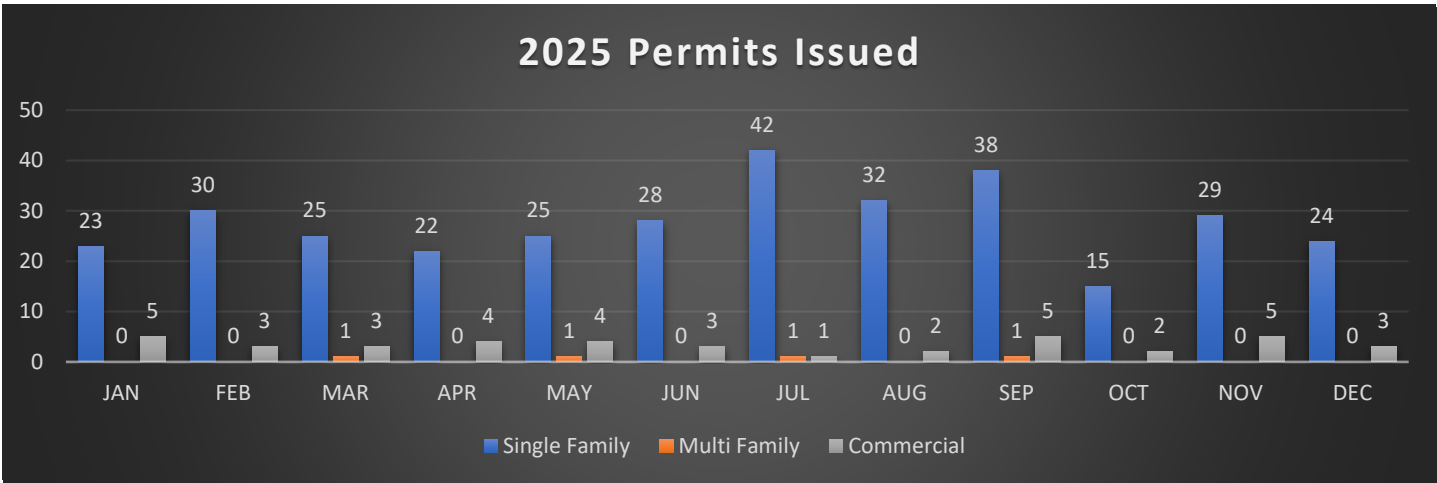
EXECUTIVE SUMMARY

The City of Kingsburg Building Division is tasked with the administration, implementation, and enforcement of the adopted Codes of the City of Kingsburg. These included the 2022 California Building Standards Code, the 2021 *International Swimming Pool and Spa Code*, and the 2021 *International Property Maintenance Code*, and certain provisions of the Kingsburg Municipal Code. The Division accomplishes these tasks by providing three basic services to the public: permit issuance, plans examination, and inspections.

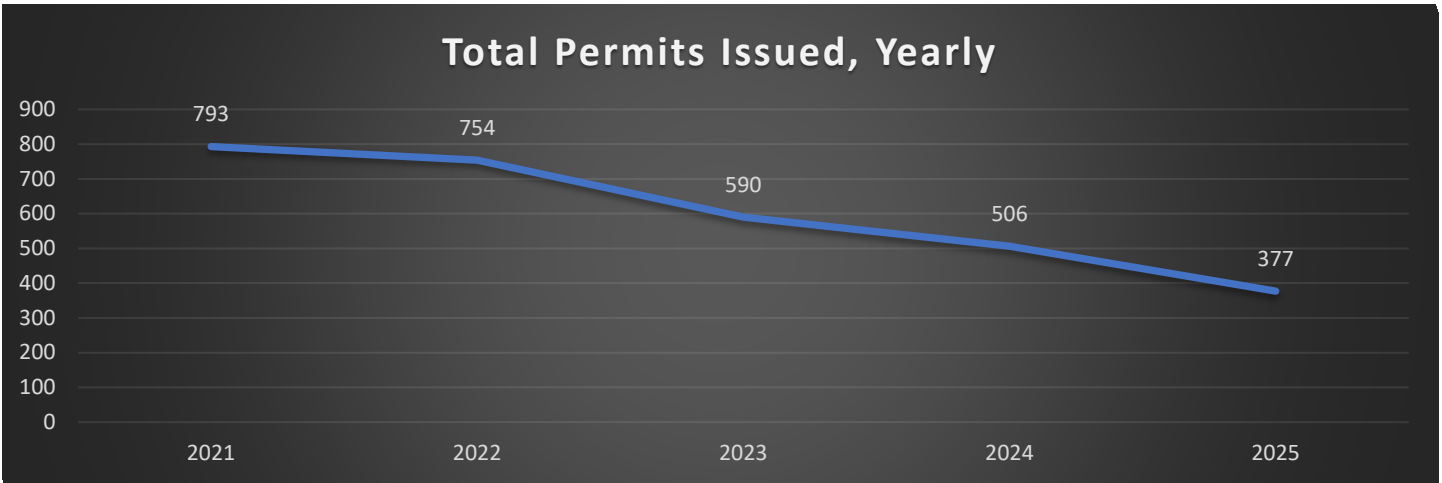
This report is primarily broken down into Single-Family Residential, Multi-Family Residential, and Commercial categories. Single-Family Residential represents any construction project in a 1- or 2-family dwelling unit or an associated accessory structure. Multi-Family represents any construction project in a building with 3 or more dwellings on a single property. Commercial categories represent both commercial and industrial development.

- **Permit Issuance**

The issuance of a building permit is the most effective means of ensuring that construction is performed safely and to minimum Code standards. All construction work requires a building permit, through the requirements of Chapter 1 in the *California Building Code*, with some limited exceptions.



July and September were the busiest months for permit activity with 44 total permits issued for each month. July was the busiest month for permits issued for Single-Family with 42 total permits issued. January, September, and October all saw a total of 5 permits issued for Commercial properties. The traditional construction slowdown in the Fall/Winter was tempered slightly in November with 29 total Single-Family permits issued, of which nearly 50% were for new Solar projects.

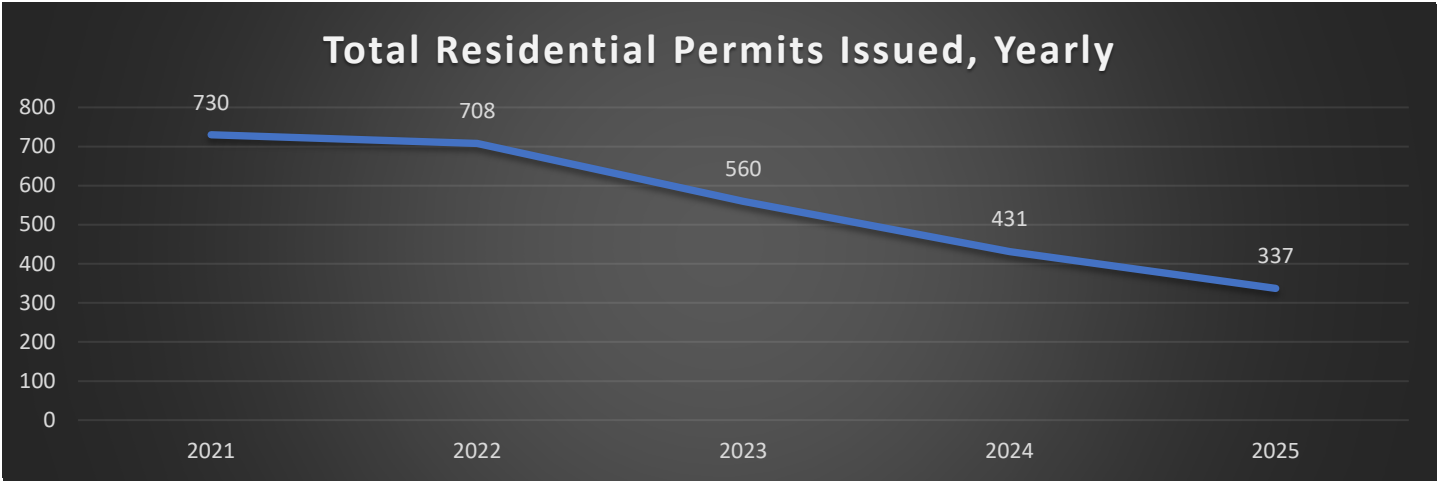


Total permit activity is down more than 50% from the statistical high in 2021. This trend is consistent with decreases every year in permit activity since 2021.

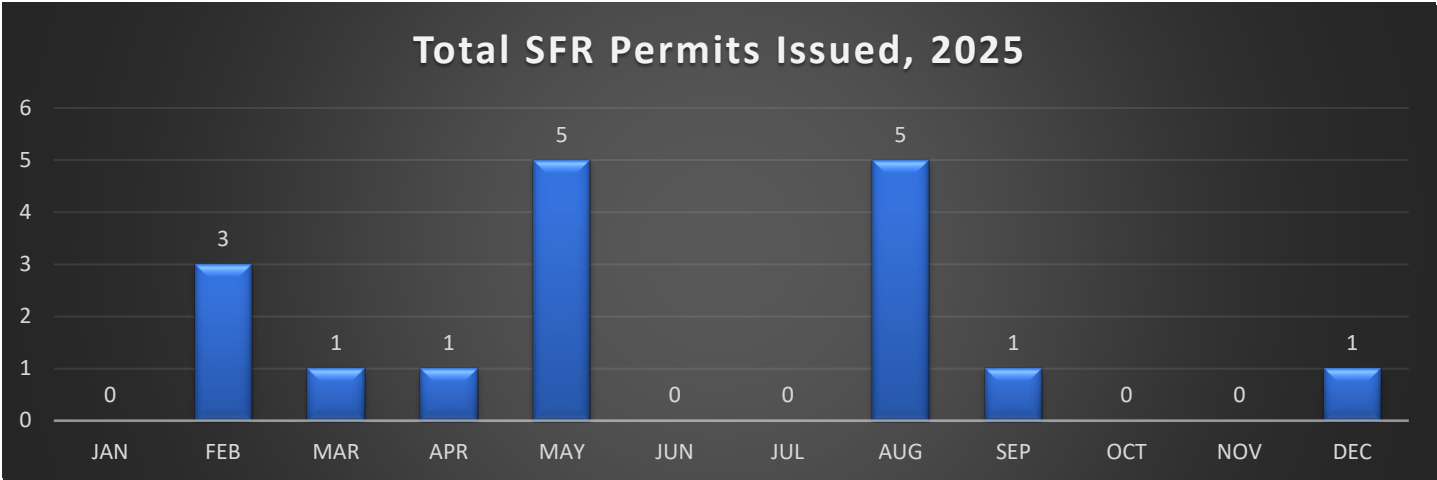
Single-Family Permits Issued by Type - 2025

TYPE	NUMBER
New Structure	23
Addition	3
Demolition	3
Fire Alarm	0
Fire Damage	0
Grading	0
Mechanical	45
Moving Structure	0
Other	0
Patio Cover	9
Plumbing	25
Pool	21
Rehab	24
Reroof	55
Signs	1
Solar	102
Tenant Improvement	0
Electrical	21
Fire Suppression	0
Code Compliance	0

333 total permits were issued for Single-Family Residential properties. This number represented more than 88% of the total permits issued in 2025. Of the 333 permits issued for Single-Family Residential, almost a third were for to new solar installation – which also includes associated installation of energy storage systems. The rate of issued solar permits increased drastically in the last six months of 2025, which coincides with recent federal legislation that eliminated tax credits for certain energy upgrades.



When the statistically negligible permits for Multi-Family are included, the number of residential permits overall decreased by more than 21% from 2024 to 2025. From the statistical high in 2021, overall permits issued for residential in 2025 are down nearly 54%.



A total of 17 permits were issued for new Single-Family dwellings in 2025. This represents a more than 70% decrease from 2024 where 57 permits were issued. The reduction in numbers can be explained for a number of reasons:

- 1) The number of building permits issued for the West Star Kings Estate Phase IV project has dropped due to impending completion. Full completion of the Phase IV development is expected in early-2026.
- 2) The absence of approved housing developments in 2025.

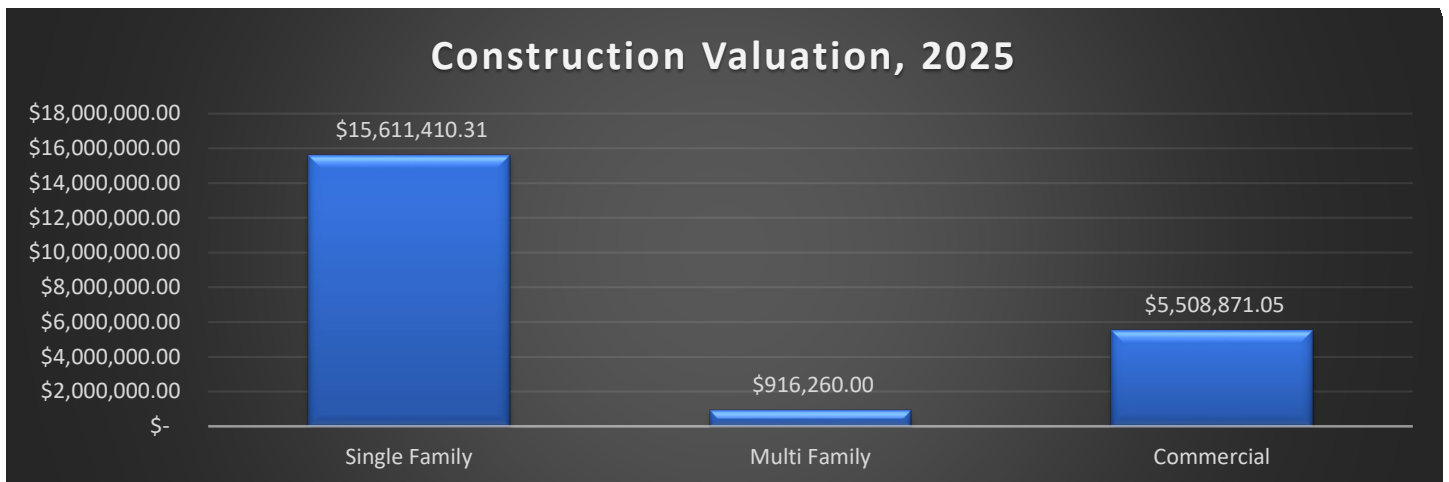
With the upcoming commencement of building construction of West Star Kings Estate Phase V, 97-approved lots on the west side of 18th Avenue, and the recent approval of The Retreat, 44 approved lots on the south side of Kamm, the Building Division expects the number of issued permits for Single-Family in 2026 to return to nearly 2024 levels.

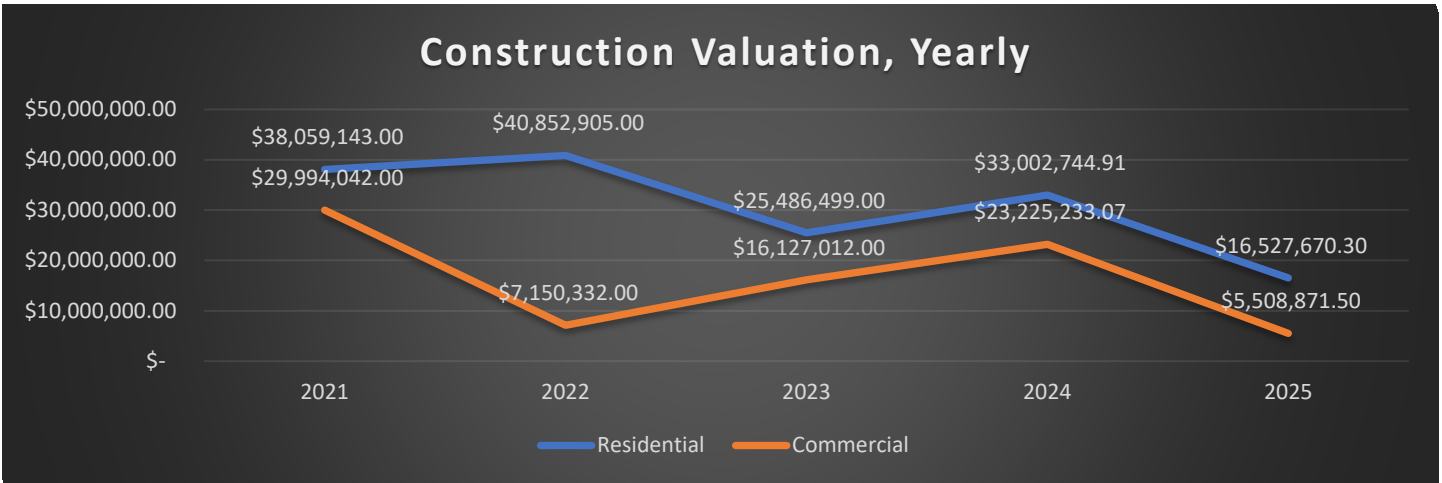
It should be noted that in 2025, there is only 1 issued permit for an Accessory Dwelling Unit (ADU). Of the more than 39,000 total square feet of new Single-Family new construction and addition, less than 1,200 square feet was for ADUs. According to the California Housing & Community Development Department (CDH), issued permits for ADUs in the State saw a 20-fold increase from just over 1,300 permits issued in 2016 to almost 27,000 in 2023. Further, according to CDH, ADUs comprised more than 21-percent of all homes permitted statewide. In the City of Kingsburg, the single ADU permit represents less than 1% of the new Single-Family dwellings.

TYPE	NUMBER
New Structure	1
Addition	0
Demolition	1
Fire Alarm	5
Fire Damage	0
Grading	0
Mechanical	6
Moving Structure	0
Other	0
Patio Cover	0
Plumbing	2
Pool	0
Rehab	3
Reroof	5
Signs	2
Solar	3
Tenant Improvement	3
Electrical	1
Fire Suppression	7
Code Compliance	1

A total of 40 permits were issued for Commercial properties in 2025. The highest number of permits issued were for new or alterations of Fire Suppression and Alarm systems. In January of 2025, the Kingsburg Fire Department officially delegated enforcement of Fire Suppression and Alarm codes and standards for new construction to the Building Division. This action was intended to expedite the review, approval, issuance, and inspections of these types of permits. The Kingsburg Fire Department still maintains the enforcement authority for maintenance and post-commissioning inspections, as required by California state law.

The new structure indicated in the table above was for the new Irigoyen headquarters building located at 1400 California St. This building will occupy a corner lot location across from the Depot with more than 12,000 square feet of prime office space. Construction has commenced on the project and the Building Division expects activity on the site to increase in the next calendar year.





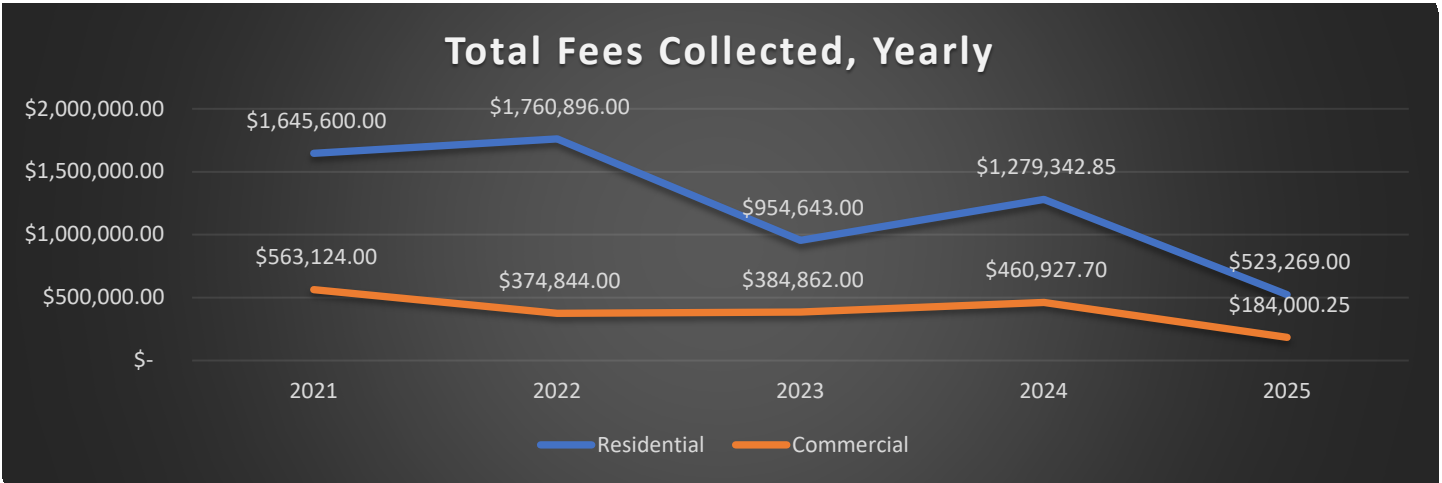
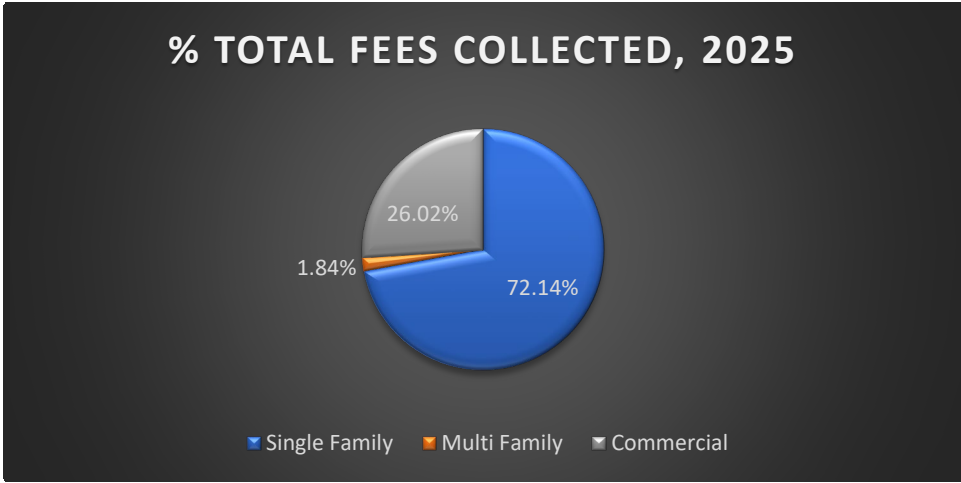
Defined, the valuation of a project is the combined fair market cost of materials and labor for a project. This estimated valuation is estimated by the permit applicant. Generally speaking, permit fees are calculated primarily from the valuation of the project. The more expensive the project is, the more expensive the permit fee. From that permit fee amount, a percentage is then calculated that covers other required fees for plan checking, state-mandated seismic fees, Technology Fees, etc.

In total, more than \$22 million in construction activity occurred in the City in 2025. Almost 71% of that total represented Single and Multi-Family residential projects, including new construction, rehab, solar, etc. The total valuation amount for 2025 is down nearly 68% from the statistical high of 2021. The percentage decrease in valuation from 2024 to 2025 is significant by more than 50% for residential and nearly 76% for commercial.

These decreases in valuation are correlated with the reduction in the number of new structures that have been permitted, both residential and commercial. Construction valuation calculation for new structures is calculated using the Building Valuation Data provided by the International Code Council (ICC) and is not dependent on a specific bid or quote for a specific job. As such, these valuations tend to be larger than some bids for projects and are not scaled for bulk construction, such as tract homes. When the construction valuation for new structures is reduced, the valuation for rehab projects, solar, plumbing, etc. is not sufficient to make up for that deficit.

More commonly, the Building Division relies on the information supplied by the permit applicant for the valuation. This number can vary greatly depending on the project. As a result, Building Division staff must often rely on experience and comparison of past projects to determine a fair valuation. This can create some subjectiveness and is an area that staff are working to improve upon.





The numbers that are reflected here include not only revenue from Permit fees, but also intake of Development Impact Fees, state-mandated seismic fees, and approved Technology and archival fees. This data does *not* include any revenue generated through engineering or public works projects. Fees generated through these projects are collected by the Building Division as a normal duty.

In 2025, nearly ¾ of the fees collected were for Single-Family projects.

The City of Kingsburg’s fee schedule has a method to calculate permit fees based on an itemization of the work being done with agreed upon unit costs. These values were approved by Resolution more than a decade ago and do not account for increases in costs for said units.

- **Plan Review**

The majority of the building permits issued are considered “over-the-counter” representing less complicated projects. For more complex projects, a plan review is performed by the Building Division. Applicants submit to the Division information on documents describing how the project conforms to adopted Building Codes – otherwise known as “plans” or “blueprints.” Plan reviews are, arguably, the most critical element of the process to ensure building safety.

To perform this critical function, the Building Division utilizes three means of review: plan reviews done in-house by City Staff, outsourced reviews to contracted consultants that include both plan checkers and structural engineers, and an automated review software, SolarAPP+, for certain solar and energy storage projects.

	In-House	JAS Pacific	Interwest	SolarAPP+
Jan	14	13	0	4
Feb	5	10	0	6
Mar	17	14	0	4
Apr	9	8	0	4
May	12	3	1	1
Jun	11	4	0	8
Jul	11	2	0	9
Aug	14	10	1	11
Sep	10	10	0	9
Oct	4	6	0	8
Nov	15	7	0	6
Dec	11	6	0	3
Totals	133	93	2	73

301 total plan reviews were performed for projects in 2025, with in-house reviews accounting for 44% of the reviews. In 2024, a total of 309 reviews were conducted, with in-house reviews accounting for 46% of the reviews.

All plan reviews done in-house and by our consultant partners are done by qualified Plan Reviewers certified through the ICC. When needed, our consultant partners do provide services to review projects and assist Building Division staff requiring structural or civil engineering, fire protection specialization, or Certified Access Specialists for compliance with accessibility requirements.

Plan Check Turnaround (Days) - In-house

	1st	2nd	3rd	4th
2024	4.878505	2.612903	3.8	10
2025	3.06383	2.545455	4	1

Recent legislation has emphasized the importance of quick turnaround times for permit applications that require plan reviews. Per our contractual agreements with our two consulting plan reviewers, these turnaround times are usually no more than 30 days. For projects utilizing SolarAPP+, the turnaround is instantaneous. Above are the average turnaround times for in-house reviews.

Plan Check by Project Type - In-House

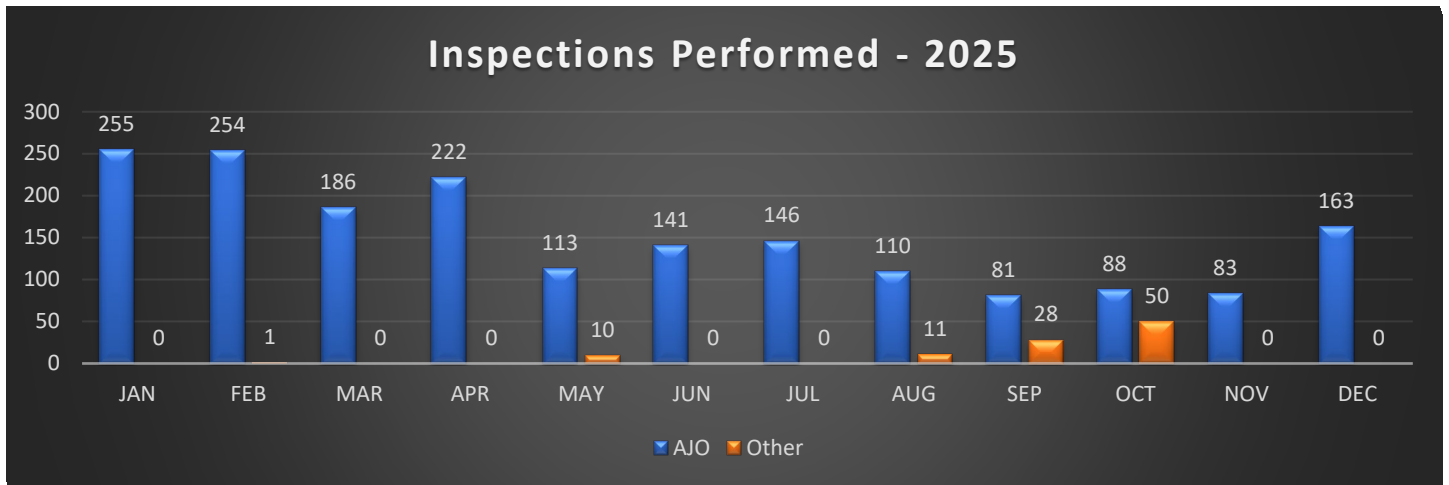
	SFR	MFR	COMM
REHAB	8	0	1
POOL	19	0	0
PV+ESS	29	0	0
ADDITION	3	0	0
REVISIONS	15	0	0
PATIO	9	0	0
SIGN	0	0	2
BLOCK WALL	1	0	0
DEMO	1	0	1
ESS ONLY	2	0	0
OTHER	1	0	0
ELECTRICAL	1	0	0
PLUMBING	1	0	0

In-house plan checks weighted overwhelmingly towards Single-Family residential projects. Of the 90 total Single-

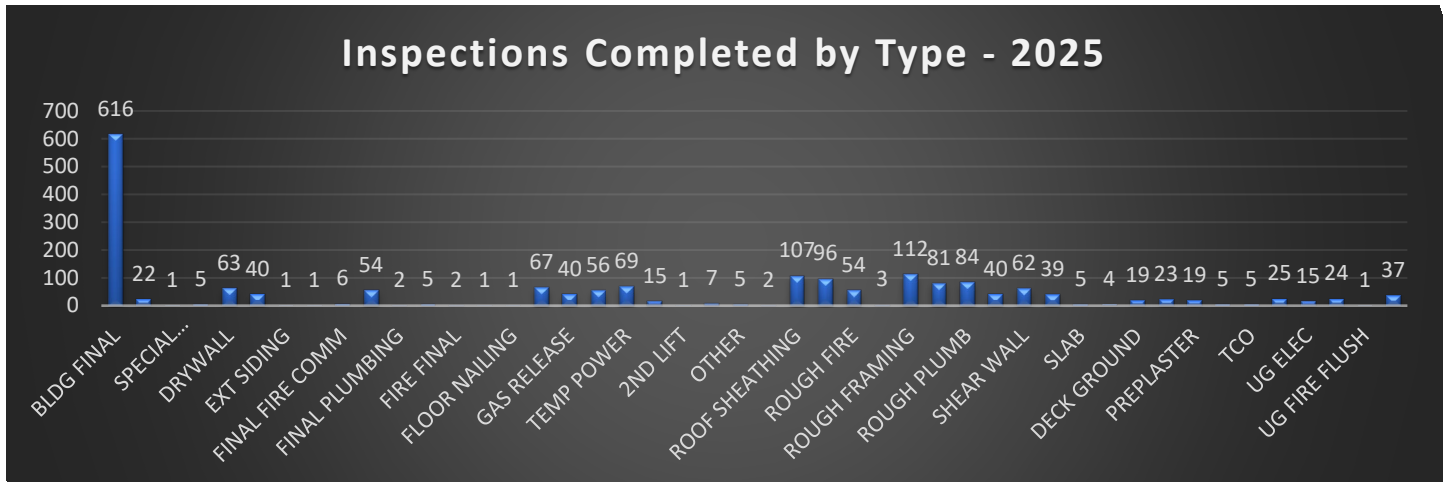
Family residential projects submitted, almost a third were for Solar and Energy Storage Systems. More than 20% of the projects were for new pools.

- **Inspections**

Inspections are the final step in the construction process. Work is not considered legal nor complete unless the necessary inspections are performed.



The Building Official and contract staff from consultants performed over 1,900 inspections in 2025, with the City Building Official performing nearly 95%. The number of inspections performed decreased by nearly 23% from 2024.

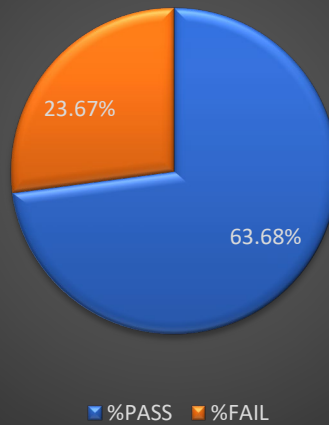


Nearly 32% of the inspections performed were for Building Finals. This number is not surprising due to every permit requiring a Building Final inspection. The next most common inspection was Rough Framing with just less than 6% of the requested inspections. This graphic does not include the complete list of inspections performed, only the total numbers

INSPECTION RESULTS

CANCELLED	34
COMPLETED	12
FAIL	451
NO ACCESS	16
NOT READY	57
PARTIAL PASS	117
PASS	1217
PROGRESS	2

Pass/Fail Rate - 2025



Inspections passed at nearly 2/3 rate when requested. This is a credit to the builders within the community for commitment to build to minimum Code standards and to staff in working towards gaining compliance when Code standards may not be met initially.

The inspection failed most often in 2025 were for Shear Wall and Roof Sheathing. These two inspections involve the load bearing and bracing elements within the structure itself. These are critical elements in any building and require extreme attention to detail and thoroughness by Inspectors in the field. Wall bracing is necessary for conformance to our respective seismic and wind loading in the area, as well as any loading for people, equipment, etc.

Drone Usage - 2025

Number	Flight Hours	Corrections
232	37.61	11
	# of Inspections	
BLDG FINAL SOLAR	72	
BLDG FINAL NSFR	37	
BLDG FINAL REROOF	57	
BLDG FINAL COMM	0	
BLDG FINAL SIGN	1	
EMERGENCY RESPONSE	0	
EXTERIOR LATH	0	
REROOF	0	
ROOF SHEATHING	33	
SHEET AND SHEAR	25	
TRAINING	4	
OTHER	3	

Building Division Inspectors utilize Drone technology to perform inspections that involve elevated surfaces. The Drone Inspection Program has been implemented for more than 3 years and has been met with great success and support from the community.

In 2025, the City Drone flew 232 total flights with a total flight time of more than 37 hours. Utilization of the technology resulted in Corrections being written for non-compliance a total of 11 instances. The most common inspection where the Drone was used was for Roof Sheathing.

- **Notable Projects Completed**

Gold Standard Mortgage, 1490 Draper St – Remodel and addition of 11,205 square feet to new and repurposed office space. Certificate of Occupancy issued in March 2025.

Mennonite Disaster Services, 2088 W Ventura Ct – New 7,200 square foot warehouse/office building located at the Kingsburg Business Park. Certificate of Occupancy issued in April 2025.

Strategic Industry Inc., 1976 Morgan Dr – New 8,712 square foot, two-story office building located at the Kingsburg Business Park. Certificate of Occupancy issued in August 2025.

Domino’s Pizza, 382 Sierra St – 1,563 square foot tenant improvement in existing commercial space. Building Permit finalized in August 2025.

- **Accomplishments**

February 2025 – The Mayor and City Council approved via Resolution and Ordinance amendments to the City of Kingsburg Building Code establishing operational requirements for Pet Boarding facilities, revamped requirements for fire suppression systems, cost recovery for certain Fire Department responses, amongst others.

April 2025 – Building Division staff presented to the California Building Official (CALBO) Annual Business Meeting in Hollywood, CA regarding the usage of Drones in building inspections and best practices for cities in the State to adopt Drone Inspection Programs.

May 2025 – The Mayor and City Council proclaimed May as Building and Safety Month.

May 2025 – Building Division staff attended CALBO Legislative Advocacy Day in Sacramento.

July and October 2025 – In July, the Building Official was one of only two awardees in the State of California of the ICC Code of Honor Scholarship, a matching grant to give emerging leaders in the building safety industry the resources to attend the ICC Committee Action Hearings in Cleveland, OH. In October, the Building Official attended the Committee Action Hearings in Cleveland, OH for the Group B 2027 International Codes.

October 2025 – Building Division staff attended CALBO Education Week in Costa Mesa, CA.

October 2025 – Building Division staff participated in the “When Disaster Strikes” evaluator training.

December 2025 – The Mayor and City Council approved via Resolution and Ordinance adoption of the 2025 California Building Standards Code and the 2024 *International Swimming Pool and Spa Code*, as amended. These Codes took effect on January 1, 2026.

- **Objectives for 2026**

1) Continue to monitor State legislation for effects on Division operations.

On June 30, 2025, Governor Newsom signed two separate budget trailer bills into law that included numerous and significant changes to California’s housing laws. One of the two measures signed by the Governor, AB 130, limits a local jurisdiction’s ability to enact modifications to building codes, amongst other items. Further, AB 130 essentially freezes building standards related to residential dwelling units until 2031.

It remains to be seen whether the triennial Code adoption process will continue in 2028 with this new statute. As the law does not specifically define residential dwelling units, the freeze on standards could possibly affect construction on not only single-family dwellings, but also multi-family, hotels/motels, certain institutional occupancies, etc. The Building Division will continue to monitor how various State agencies interpret this legislation and receive their direction.

It is reasonable to assume that there will be further legislative efforts in the next year to continue to regulate the Building Code and permitting processes from the State Assembly and Senate. Building Division staff will actively monitor these efforts and ensure that the Mayor and City Council are kept apprised of the status and disposition.

2) Establish a Standard Plan for Carports.

Due to the sometimes harsh and extreme climate in the City of Kingsburg, many property owners have erected carport-type structures without any building permits being obtained. Aside from fire and life safety concerns, the lack of building permits for these structures can create headaches for property owners during sale/refinance of properties or for renewal of insurance. These structures are also often in violation of City Zoning and Development Codes, thus requiring Code Enforcement action.

In the coming months, the Building Division will be attempting to create a Standard Plan for carports that property owners can obtain to modify these unpermitted structures so that they can become Code compliant.

3) Creating Division-specific Standard Operating Procedures for Disaster Response.

In the event of a disaster, rapid response is critical. The Building Division plays an integral role in assessing damage and spearheading quick and efficient rebuilding. This role has become magnified with the rebuilding efforts following the Eaton and Palisades Fires in Southern California in early 2025.

City Building Division staff participated in an evaluator training for assessing building damage after a disaster. In the coming year, Building Division staff will work with other Divisions and Departments across City government to integrate these skills and procedures into the City's Disaster Management Plan.

RECOMMENDED ACTION BY CITY COUNCIL

1. *Staff recommends that the Mayor and City Council review and file the Building Division report.*

POLICY ALTERNATIVE(S)

1. N/A

STRATEGIC GOAL(S) MET:

1. Improve Public Safety

FINANCIAL INFORMATION

FISCAL IMPACT:

- | | |
|------------------------------|------------|
| 1. Is There A Fiscal Impact? | <u>No</u> |
| 2. Is it Currently Budgeted? | <u>No</u> |
| 3. If Budgeted, Which Line? | <u>N/A</u> |

PRIOR ACTION/REVIEW

None.

BACKGROUND INFORMATION

None.

ATTACHED INFORMATION

1. Permit Submittal Process