



Planning, Building & Environmental Services Napa County Fire Marshal's Office



2025 Building and Fire Code Adoption

CBO David Giudice and Fire Marshal Jason Downs





2025 Building Code Standards

Overview and Local Process













2025 California Building Standards

Code Adoption Timeline

- Adoption occurs every 3 years.
- California Building Standards Commission adopted in July of 2025.
- Local jurisdiction must adopt with local amendments prior to January 1, 2026.
- All applications received after January 1, 2026, must be designed to comply with the 2025 Code.



Codes Adopted

 2025 California Building Code Volumes 1 and 2, Title 24, Part 2 2024 IBC Amended Effective Date: Jan 01, 2026	 2025 California Residential Code, Title 24, Part 2.5 2024 IRC Amended Effective Date: Jan 01, 2026
 2025 California Fire Code, Title 24, Part 9 2024 IFC Amended Effective Date: Jan 01, 2026	 2025 California Existing Building Code, Title 24, Part 10 2024 IEBC Amended Effective Date: Jan 01, 2026
 2025 California Administrative Code, Title 24, Part 1 Effective Date: Jan 01, 2026	 2025 California Energy Code, Title 24, Part 6 Effective Date: Jan 01, 2026
 2025 California Green Building Standards Code, Title 24, Part 11 Effective Date: Jan 01, 2026	 2025 California Wildland-Urban Interface Code, Title 24, Part 7 2024 IWUIC Amended Effective Date: Jan 01, 2026
 2025 California Referenced Standards Code, Title 24, Part 12 Effective Date: Jan 01, 2026	 2025 California Historical Building Code, Title 24, Part 8 Effective Date: Jan 01, 2026

Electrical, Plumbing and Mechanical Codes

Public Outreach

- Staff contacted more than 1,000 stakeholders including design professionals, builders, and fire contractors by email with a link to the proposed state and local code changes.
- Website Banners alerting the public to the updates were posted on the PBES, Building Division, Fire Department, and Fire Marshal websites with direct links to the information.
- The proposed changes were published twice in the local newspaper.





Significant Changes to State Code

Summary of Title 24 Changes



Assembly Bill 130

- Signed into law June 30, 2025, freeze on new residential building code updates (statewide and local)
- Under this pause: the usual 2028 residential code update will be skipped — so the next residential-code cycle would be in 2031.
- The pause aims to reduce regulatory uncertainty and potentially ease housing construction costs.



Summary of State Code Changes

- **Wildland-Urban Interface Code:** State created part 7 and separately adopted
- **Fire Alarm and Signaling Communication Systems:**
Two-way communications system, emergency lighting, and doors that unlock automatically upon fire alarm activation may be required for certain buildings. Fire hardening of these systems.
- **Battery Storage is now regulated under the code:**
Collection points, storage, sprinkler requirements
- **Egress Systems:** Roof egress enhancements (commercial)
- **Exterior Wall Fire Protection:** fire rated stairways on roofs





Significant Changes

Summary of Local Amendments to Building Code Part 1 and 2



Local Building Code Changes

Local agencies are permitted to adopt amendments to the State Code if they can make certain findings, provided the local amendments are no less restrictive than State Code.

- **Permit Expiration:** Provided more flexibility for expired permits and extending from 2 to 3 years.
- **Permit Exemption:** Clarification language regarding work exempt from a permit. Like for like cabinets in kitchens and bathrooms, not reconfiguring.
- **Removal of Fire Hardening Ordinances:** Removed local amendments to prior wildland-urban interface code Chapter 7a from the Residential and Building Code. This will be replaced with a new part 7 – Wildland-Urban Interface Code.





CA Wildland-Urban Interface Part 7

Summary and Overview of new code



CA WUI Code

2025 California WUI Code — Summary

- Modernizes statewide fire and wildfire safety standards for buildings, access, water supply, and defensible space.
- Creates a unified regulatory framework for developments in wildfire-prone areas.
- **Consolidates and replaces multiple prior requirements**, including:
 - **CBC Chapter 7A** – Wildfire-resistant building materials and construction methods.
 - **PRC 4290 & 4291** – Emergency access, water supply, and defensible space requirements.
 - **State Fire Marshal (SFM) WUI product listings** – Approved ignition-resistant materials.
 - **Fire Hazard Severity Zone (FHSZ) mapping standards** – Identifies Moderate, High, and Very High hazard areas.
- Ensures consistent, science-based wildfire risk reduction across California's WUI communities.
- Improves structure resiliency, community protection, and firefighter safety.





Significant Changes

Summary of Local Amendments to Fire Code Part 9



Fire Code

2025 California Fire Code Major Proposed Amendments

Inspection & Permitting

- Allows photo/video documentation during inspections.
- Establishes clear permit expiration timelines and confirms permits are non-transferable.

Outdoor Fire Features

- Creates standards for permanent fire pits, including required setbacks and restrictions during Red Flag conditions.

Water Supply & Hydrants

- Updates hydrant requirements to align with Napa County Fire Development Guidelines.

Structural & Life Safety

- Prohibits elevator shunt-trip devices; requires fire-resistive construction.
- Lowers sprinkler requirements to **1,000 sq ft** and extends them to major additions and guest cottages.
- Requires exterior waterflow alarms for all sprinklered buildings.



Fire Code

2025 California Fire Code Major Proposed Amendments

Electrical, Solar & ESS Safety

- Requires fire alarm wiring in metallic conduit.
- Establishes clearance and noncombustible base requirements for ground-mounted solar arrays.
- Updates safety standards for residential energy storage systems.

Rural Water Supply

- Sets minimum rural water storage requirements; allows limited reductions for sprinklered buildings outside High/Very High Fire Severity Zones.



Benefits To Napa County

- Modernizes fire and wildfire safety standards based on current fire science and state regulations.
- Reduces wildfire risk to homes, agricultural buildings, and open space.
- Enhances life safety, firefighter operations, and overall community resilience.
- Improves consistency, transparency, and administrative efficiency in permitting and enforcement.
- Supports responsible, safety-focused development throughout unincorporated Napa County.



Summary

- Recommend the adoption of the 2025 California Building Standards Code as approved by the California Building Standards Commission, including the amendment of various chapters of Title 15 of the Napa County Code.
- Recommend the adoption of a Resolution of Findings of Fact to support the local amendments to the Building Codes based on local conditions.





Thank You!

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