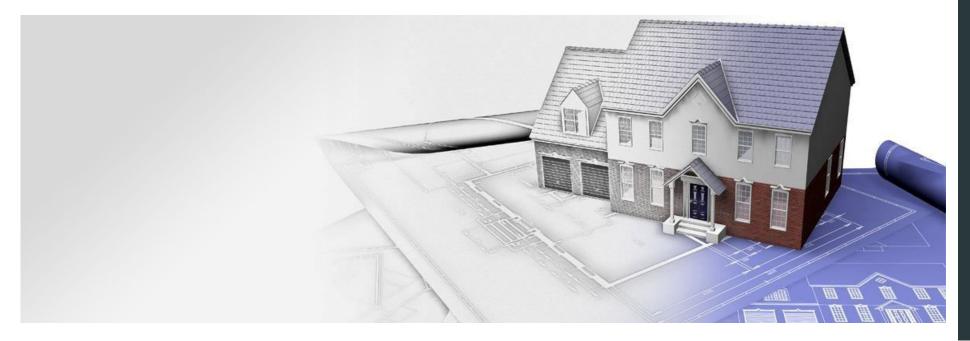


### Planning, Building & Environmental Services Napa County Fire Marshal's Office



### 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**

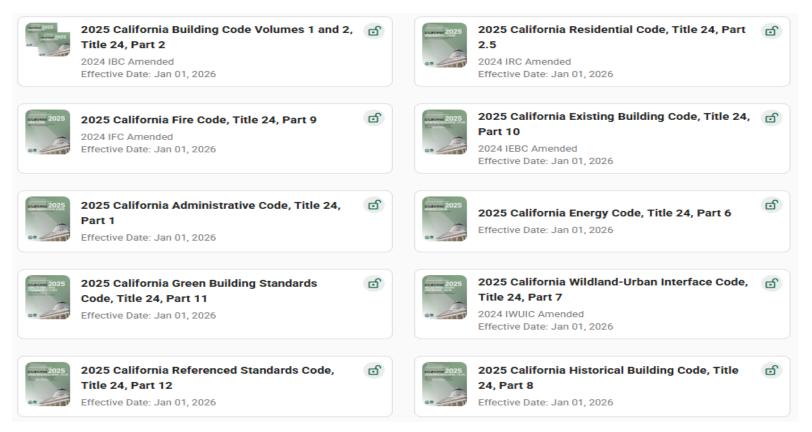
- Adoption occurs every 3 years.
- California Building Standards Commission adopted in July of 2025.
- Local jurisdiction must adopt with local amendments prior to January 1, 2026.
- All applications received after January 1, 2026, must be designed to comply with the 2025 Code.







## **Codes Adopted**



**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!

Jason Downs
County Fire Marshal

Jason.Downs@countyofnapa.org (707) 299-1464

David Giudice
Chief Building Official

David.Giudice@countyofnapa.org (707) 299-1347