

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, ADOPTING FINDINGS OF FACT PERTAINING TO LOCAL MODIFICATIONS CONTAINED IN ADOPTION BY NAPA COUNTY OF THE 2025 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODES (TITLE 24, CALIFORNIA CODE OF REGULATIONS)**

**WHEREAS**, in its review of the 2025 California Building Code, 2025 California Residential Code, 2025 California Wildland-Urban Interface Code; 2025 California Green Building Standards Code; 2025 California Plumbing Code; 2025 California Mechanical Code; 2025 California Electrical Code, 2025 California Energy Code, 2025 California Historical Building Code, 2025 California Fire Code; and the 2025 California Existing Building Code, as adopted and published in the State Building Standards Code pursuant to California Health and Safety Code Section 17922, the Board of Supervisors of Napa County has determined that as part of the County's adoption of the above codes or portions thereof certain local modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

**WHEREAS**, California Health and Safety Code Section 17958.7 requires that before making any modifications or changes to the requirements contained in the above-described state-approved codes this governing body must not only make express findings that such modifications or changes are reasonably necessary because of local climatic, geological or topographical conditions, but must also direct that such findings shall be made available as a public record and a copy of such findings, together with the modifications or changes expressly marked and identified to which each such finding refers, shall be filed with the State Building Standards Commission;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Napa County as follows:

1. In connection with the enactment by this Board of its ordinance adopting the 2025 California Building Code, 2025 California Residential Code, 2025 California Wildland-Urban Interface Code; 2025 California Green Building Standards Code; 2025 California Plumbing Code; 2025 California Mechanical Code; 2025 California Electrical Code, 2025 California Energy Code, 2025 California Historical Building Code, 2025 California Fire Code; and the 2025 California Existing Building Code, the Board hereby finds that the local modifications or augmentations of such codes set forth in the adopting ordinance are hereby expressly found by this Board to relate either to non-substantive matters of grammatical construction (not described herein), to procedural matters that reflect or conform to local administrative practice, including practices pertaining to vested rights, to substantive modifications of state code standards which this Board hereby expressly finds, as required by California Health and Safety Code Section 17958.7, to be reasonably necessary because of the local climatic, geologic, or topographic conditions noted below, or to portions of the Uniform Fire Code which are not adopted by the State, are not a part of the California Building Standards Code, and do not require findings pursuant to California Health and Safety Code Section 17958.7:

A. Non-Substantive Modifications Relating to Local Administrative Practice:

1. Board of Appeals: For the efficient use of technical resources, a unified board of appeals is created (Napa County Code Section 15.04.100) by the Board of Supervisors as the initial hearing body for all building code appeals. To reflect this, conforming changes are made to, or in augmentation of the state codes by the following Napa County Code Sections: 15.04.100, 15.12.040, 15.20.030, 15.24.030, 15.28.030, 15.32.040.
2. Definition of Enforcing Officials: To reflect Napa County organizational structure, certain definitions in the state codes regarding code enforcement officials, reviewing officers, and jurisdictional entities are modified or expanded by the following Napa County Code Sections: 15.04.020, 15.04.030, 15.04.040, 15.08.010, 15.08.080, 15.14.090, 15.20.060, 15.28.040, and 15.32.030, 15.48.020, and 15.48.080.
3. Permits, Violations, Liability and Miscellaneous Administrative Matters: To integrate with the overall administrative procedures of Napa County and the Napa County Code, miscellaneous administrative provisions in the state code pertaining to permits, violations, liability, and other matters not related to building standards are modified or augmented by the following Napa County Code Sections: 15.04.070, 15.04.080, 15.04.090, 15.12.030, 15.14.100, 15.15.020, 15.20.040, 15.20.050, 15.24.040, 15.24.050, 15.28.050, 15.32.050, 15.32.060 and 15.32.150, 15.32.190, 15.48.090.
4. Conforming Change to California Fire Code: For the efficient use of applicant and staff resources, fire protection and life safety regulations enforced by the Fire Department are consolidated into Chapter 15.32 of the Napa County Code which incorporates with certain substantive and non-substantive modifications the provisions of the 2025 California Fire Code. California Public Resources Code Section 4290 and 4291 shall be used by the County for basic wildland fire protection. These include new sections on inspections and fire investigations, Napa County Code Sections: 15.32.033, 15.32.035, and 15.32.037

B. Substantive Local Modifications of State Code Standards

1. Minor amendments and additions to the 2025 California Building and Plumbing Codes, the 2025 California Fire Code pertaining to modernization of inspection authority with the use of photographic documentation, clarifying permit procedures, and strengthening requirements for water supply, fire alarm reliability, elevator safety, and exterior fire protection features have been made to deal with the local climatic, geologic or topographic conditions discussed below. These local conditions reduce the effectiveness of local fire department fire

suppression capability and make additional fire protection measures necessary to maintain a reasonable level of community fire protection, including the general fire suppression revisions and fire extinguishing and detection systems as modified by the county code. The dry climate, limited natural water sources with long distances between water sources, and long fire department response distances over the mountainous terrain found in Napa County severely reduce the available water supplies for fire protection and further make necessary the increased local requirements for the installation of automatic fire-extinguishing systems which use a fraction of the water to contain a fire compared to manual fire suppression.

Enhanced sprinkler and alarm requirements, improved standards for solar systems and energy storage installations, and practical updates to residential fire-safety measures reflect best practices in current fire science. The amendments also address rural development challenges by establishing clear water-supply expectations for properties outside municipal service areas, helping ensure that fire suppression resources remain adequate in remote settings.

Collectively, these local amendments provide a balanced approach that supports responsible development while enhancing community protection in a region with elevated wildfire hazards. The changes are consistent with state code requirements and fully supported by the findings required under Health and Safety Code §§ 17958.5 and 17958.7. Adoption of the proposed ordinance will give Napa County an updated, enforceable, and locally appropriate Fire Code that reduces risk to homes, agricultural operations, and natural landscapes, while improving clarity for applicants and efficiency for County staff.

The sections below are modified as noted, from the existing County Code Sections.

<u>County Code Section</u>	<u>Affected State Code Provision</u>
15.12.160	California Building Code Section 903.2; California Residential Code Sections R313.1 & R313.2
15.12.220	California Building Code Sections 1505.1; California Residential Code Section 902.1
15.20.065	California Plumbing Code Section 609.1
15.20.075	California Plumbing Code Section 1210.1
15.28.060	California Electrical Code Section 225.32
15.32.065	California Fire Code Section 307.6
15.32.070	California Fire Code Section 503.1
15.32.073	California Fire Code Section 505.1
15.32.075	California Fire Code Section 507.5.7
15.32.077	California Fire Code Section 604.6.3
15.32.080	California Fire Code Section 901.4.6.1
15.32.090	California Fire Code Section 903.2
15.32.100	California Fire Code Section 903.2.8.1
15.32.105	California Fire Code Section 903.4.3
15.32.110	California Fire Code Section 907.1.6
15.32.113	California Fire Code Section 907.6

15.32.115	California Fire Code Section 1205.5.1
15.32.117	California Fire Code Section 1207.1
15.32.197	California Fire Code Chapter 80—NFPA 13D-22, Section 7.5.6.3
15.32.200	California Fire Code Section B105.4, Appendix B
15.32.210	California Fire Code Section C103.1, Appendix C

2. Winery Cave Contents. Neither the 2025 California Fire nor Building Codes make any requirements in winery caves for smoke removal, fire detection, or fire suppression (beyond portable fire extinguishers and garden hoses), regardless of the level of combustible contents. While historic winery caves have had very limited fire and life safety problems, their contents have been essentially non-combustible. Many winery caves in Napa County now include combustible contents and assembly use areas. The topographic and geologic conditions, which make winery cave development possible in Napa County, typically necessitate that the wine cave tunnels are constructed without openings of sufficient size and number to vent smoke and heat from a fire. The owners/operators of the caves then place combustible contents in tunnels beyond the reach of fire department hoses for manual fire suppression. These conditions make the local requirements for fire and life safety reasonably necessary to maintain a safe and tenable environment for occupants and fire fighters in winery caves. The sections below are being carried over, or modified as noted, from the existing County Code Sections referenced because of the 2013 Codes adoption incorporation, which make the same modifications with respect to the 2013 Building Code as they did to the 2010 Building Code.

<u>County Code Section</u>	<u>Affected State Code Provision</u>
15.12.050	California Building Code section 446.1
15.12.060	California Building Code section 446.4
15.12.070	California Building Code section 446.5
15.12.080	California Building Code section 446.7.3
15.12.090	California Building Code section 446.8.4
15.12.100	California Building Code section 446.8.5
15.12.110	California Building Code section 446.8.6
15.12.120	California Building Code section 446.8.7
15.12.130	California Building Code section 446.10
15.12.150	California Building Code section 446.16

2. The original of this Resolution is a public record which shall be maintained on file with the Clerk of the Board of Supervisors and available for public inspection during reasonable business hours.

3. A copy of this Resolution shall be filed along with the adopted ordinance with the State Building Standards Commission.

**THE FOREGOING RESOLUTION** was read, considered, and approved at a regular meeting of the Napa County Board of Supervisors on the 9<sup>th</sup> day of December, 2025, by the following vote:

AYES: SUPERVISORS \_\_\_\_\_  
\_\_\_\_\_  
NOES: SUPERVISORS \_\_\_\_\_  
ABSTAIN: SUPERVISORS \_\_\_\_\_  
ABSENT: SUPERVISORS \_\_\_\_\_

NAPA COUNTY, a political subdivision of  
the State of California

By: \_\_\_\_\_  
ANNE COTTRELL, Chair of the  
Board of Supervisors

APPROVED AS TO FORM Office of County Counsel  By: <u>Jason M. Dooley</u> Chief Deputy County Counsel  Date: <u>November 26, 2025</u>	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS  Date: Processed By:  _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors  By: _____
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