

ORDINANCE NO. _____

**AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS,
STATE OF CALIFORNIA, AMENDING VARIOUS CHAPTERS OF
TITLE 15, BUILDINGS AND CONSTRUCTION, OF THE NAPA
COUNTY CODE BY ADOPTING THE 2025 CALIFORNIA BUILDING
STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF
REGULATIONS) AS PROMULGATED AND APPROVED BY THE
CALIFORNIA BUILDING STANDARDS COMMISSION WITH LOCAL
MODIFICATIONS**

WHEREAS, in accordance with the requirements of the California Building Standards Law found in Division 13, Part 2.5 of the Health and Safety Code (commencing with Section 18901), the California Building Standards Commission has approved and adopted the 2025 California Building Standards Code; and

WHEREAS, Napa County desires to adopt or maintain some of the same amendments and additions made to the 2022 Building Standards Code to the 2025 Building Standards Code to provide for more restrictive building standards because of local climatic, geological, or topographical conditions found to exist in Napa County, and other non-substantive administrative changes, such amendments to the Building Standards Code being allowed under Health and Safety Code Section 18941.5.

The Napa County Board of Supervisors, State of California, ordains as follows:

SECTION 1: Section 15.04.010 (Findings) of Chapter 15.04 (Administration of Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.010 Findings.

A. Section 18941.5 of the California Health and Safety Code provides that the governing body of every county may make changes or modifications by local ordinance to the California Building Standards Code as approved and adopted by the California Building Standards Commission (“Commission”). The changes or modifications may only establish more restrictive building standards than exist in the Building Standards Code that are reasonably necessary because of local climatic, geological, or topographical conditions within the county. Absent such changes or modifications, the Building Standards Code as written become the

applicable regulations of the county one hundred eighty days after their publication by the Commission.

B. The Commission has approved and adopted the 2025 California Building Standards Code, and the county desires to make restrictive changes and modifications to said Code based on local climatic, geological, or topographical conditions existing in the county, in accordance with the requirements of Sections 17958.5 and 17958.7 of the Health and Safety Code. The county also desires to make non-substantive changes relating to administration of the 2025 California Buildings Standards Code to reflect the county's administrative organizational structure.

C. County departments and officials who are charged with implementing and overseeing the 2025 California Building Standards Code, as well as other officials of the county have presented information and evidence to the board of supervisors of the reasonable necessity due to local climatic, geological, and topographical conditions that certain changes or modifications be made in said Code at the time of its adoption.

D. The board of supervisors does hereby and in conjunction with a resolution adopted concurrently herewith expressly determines and finds that the modifications set forth in this ordinance are in fact needed because of the local climatic, geological, and topographical conditions set forth in said resolution.

SECTION 2: Section 15.04.020 (Definitions) of Chapter 15.04 (Administration of Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.020 Definitions.

Except where expressly provided otherwise, all references in the codes or portions thereof adopted by this chapter and Chapters 15.06, 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36, to "city" shall mean the Napa County; to "city council" or "mayor" shall mean the board of supervisors of the Napa County; to "state" shall mean the State of California; to "housing act" shall mean the Housing Act of the State of California; to "building official" or "administrative authority" shall mean the Napa County chief building official; to "health officer" shall mean the Napa County director of planning, building and environmental services or the director's designee; and to "fire marshal" shall mean the chief officer assigned to the Napa County Fire Marshal's Office.

SECTION 3: Section 15.04.030 (Building division) of Chapter 15.04 (Administration of Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.030 Building division.

There is established within the Napa County planning, building and environmental services department a building division. The board of supervisors shall budget and appropriate such county funds to the planning, building and environmental services department, building division, as it may deem necessary for the operation of such division.

SECTION 4: Section 15.04.040 (Chief building official and building inspectors) of

Chapter 15.04 (Administration of Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.040 Chief building official and building inspectors.

A. There is established the office of chief building official, who shall be the head of the building division. The chief building official shall mean the director of the Napa County planning, building and environmental services department or the director's authorized designee.

B. The chief building official shall supervise and have charge of all work and inspections relating to and the enforcement of the codes adopted hereunder, except as herein provided.

C. The director of the Napa County planning, building and environmental services department or the director's designee shall supervise and have charge of all inspections relating to the installation of septic tanks and disposal fields.

D. The chief building official shall have such deputy building inspectors as the board of supervisors shall provide and such deputy building inspectors shall assist the chief building official in the performance of their duties, acting under the chief building official's instruction and supervision.

E. The chief building official, the deputies in the building division and representatives of the Napa County department of planning, building and environmental services shall have the right of entry, as defined in various codes adopted by the ordinance codified in this chapter and Chapters 15.06, 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36, in, and upon, all buildings and premises in the county for the purpose of making inspections, re-inspections, or otherwise performing their respective duties as may be necessary in the enforcement of this chapter and Chapters 15.06, 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36.

F. It shall be the duty of the chief building official to have a permanent record kept of all pertinent transactions of their office and to render a report when requested to the board of supervisors of all permits issued and fees collected. All fees collected shall be turned over to the county treasurer for deposit into the general fund of Napa County.

SECTION 5: Section 15.04.050 (Scope) of Chapter 15.04 (Administration of Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.050 Scope.

The provisions of this chapter and Chapters 15.06, 15.08, 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36, shall apply to all buildings and structures in the unincorporated territory of Napa County.

SECTION 6: Section 15.04.070 (Expiration of permits.) of Chapter 15.04

(Administration of Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.070 Expiration of permits.

A. Except as provided in subsection (C) below, every permit issued by the building official under the provisions of this code shall expire, without further action by the building official, if the building or work authorized by such permit is not commenced within one calendar year from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced, or if no inspection has been requested or performed for a period of one hundred eighty days. Before such work can be recommenced, the permit shall be reinstated with a fee, provided that such suspension or abandonment has not exceeded two years. Building permits that have been expired for over two years shall be considered null and void. A new permit must be obtained to complete any remaining work if a permit was deemed null and void.

B. Any permittee holding an unexpired permit may apply for an extension of time within which the permittee may commence work under that permit when the permittee is unable to commence work within the time required by this section. The building official may extend the time for action by the permittee for a period not exceeding one hundred eighty days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than three times. If the work authorized by a permit is not commenced after the permit was extended three times, the permit shall be considered null and void and the permittee shall be required to obtain a new permit. Permit fees shall be charged as determined by the building official and based on the amount of work remaining to be completed.

C. Permits issued to correct code violations or for work that has been commenced or completed prior to permit issuance shall have 60 days to obtain a final inspection and all required inspections. The building official may shorten or extend the 90-day period taking into consideration the severity of the code violation or other factors that the building official determines are reasonable.

SECTION 7: Section 15.04.080 (Violations.) of Chapter 15.04 (Administration of

Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.080 Violations.

A. It is unlawful and a public nuisance for any persons, firm or corporation, whether as principal, agent, employee or otherwise, to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the unincorporated territory of Napa County, or cause the same to be done, contrary to or in violation of any of the provisions of this chapter or Chapters 15.06, 15.08, 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36. Maintenance of equipment which was unlawful at the time it was installed and which would be unlawful under this chapter or Chapters 15.06, 15.08, 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28,

15.29, 15.30, 15.32, 15.35, and 15.36, shall constitute a continuing violation of this chapter or Chapters 15.06, 15.08, 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36.

B. In addition to any procedures for abatement set forth in Title 24 of the California Code of Regulations as adopted by Chapters 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36, violations thereof or of Chapter 15.06 or 15.08 may be civilly abated or criminally prosecuted and punished in the manner set forth in Chapter 1.20 of this code for public nuisances as defined therein.

SECTION 8: Section 15.04.090 (Liability) of Chapter 15.04 (Administration of Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.090 Liability.

This chapter or Chapters 15.06, 15.08, 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36 shall not impose upon Napa County any liability or responsibility for damage resulting from defective building, plumbing, mechanical or electrical work; nor shall Napa County, or any official or employee thereof, be held to assume any such liability or responsibility by reason of the inspection authorized hereunder.

SECTION 9: Section 15.04.100 (Board of appeals) of Chapter 15.04 (Administration of Building Regulations) of the Napa County Code is amended to read in full as follows:

15.04.100 Board of appeals.

A. In order to hear and decide appeals of orders, decisions or determination made by the building official relative to the application and interpretation of the regulations adopted by Chapters 15.12, 15.13, 15.14, 15.15, 15.16, 15.20, 15.24, 15.28, 15.29, 15.30, 15.32, 15.35, and 15.36, there shall be and is hereby created a unified board of appeals consisting of five voting members who are qualified by experience and training to pass upon matters pertaining to building construction and at least one of whom shall be qualified by experience and training to pass upon matters pertaining to disability access. None of the voting members shall be an employee of the county. The building official shall be an ex officio member of and shall act as secretary to the board of appeals but shall have no vote on any matter before the board. The board of appeals shall be appointed by the board of supervisors and shall hold office at its pleasure. The board of appeals shall adopt rules of procedure for conducting its business, shall render its decisions and findings in writing to the appellant with a duplicate copy to the building official, and may recommend to the board of supervisors such new legislation as is consistent with those decisions.

B. The board of appeals shall have no authority relative to interpretation of the administrative provisions of the various codes adopted in this title, including all of Chapters 15.04 and 15.08, nor shall the board of appeals be empowered to waive the requirements of such codes.

C. The decision of the board of appeals is final, and may not be appealed in the manner provided by Chapter 2.88 of this code.

SECTION 10: Chapter 15.12 (Building Code) of the Napa County Code is amended to

read in full as follows:

Chapter 15.12

BUILDING CODE

Sections:

15.12.010	Document adopted by reference.
15.12.020	Modifications.
15.12.030	Section 105.5—Expiration of permits.
15.12.040	Sections 1.8.8, 113 and R112—Board of appeals.
15.12.050	Section 446.1—Scope.
15.12.060	Section 446.4—Limited application.
15.12.070	Section 446.5—Permits.
15.12.080	Section 446.7.3—Noncombustible construction.
15.12.090	Section 446.8.4—Noncombustible contents.
15.12.100	Section 446.8.5—Prohibited equipment.
15.12.110	Section 446.8.6—Hazardous materials storage.
15.12.120	Section 446.8.7—Special requirements for Type 3 winery cave.
15.12.130	Section 446.10—Fire alarm systems.
15.12.140	Reserved.
15.12.150	Section 446.16—Emergency communication.
15.12.160	Automatic fire systems: Section 903.2—Where required; Section R313.1—Townhouse automatic fire systems; Section R309—One- and two-family dwellings automatic sprinkler systems.
15.12.170	Reserved.
15.12.180	Section 907.1.6—False alarms.
15.12.190	Reserved.
15.12.200	Reserved.
15.12.210	Reserved.
15.12.220	Sections 1505.1 and R902.1—Roof coverings in all unincorporated areas.
15.12.230	Wood burning devices.
15.12.240	Reserved.
15.12.250	Reserved.
15.12.260	Reserved.
15.12.270	Reserved.
15.12.280	Reserved.
15.12.290	Reserved.
15.12.300	Reserved.

15.12.010 Document adopted by reference.

For the purpose of establishing proper regulations for building construction, the following two codes are adopted and made part of this Chapter by reference, subject to the modifications made herein:

A. The 2025 Edition of the California Building Code, Volumes I and II, including Appendices C, I, J, and P, hereinafter referred to as "building code," which is based on the 2024 International Building Code adopted with modifications by the State of California as Title 24, Part 2 of the California Code of Regulations.

B. The 2025 Edition of the California Residential Code including Appendices BF, BB, BJ, BM, and CI, hereinafter referred to as "residential code," which is based on the 2024 International Residential Code adopted with modifications by the State of California as Title 24, Part 2.5 of the California Code of Regulations.

15.12.020 Modifications.

Each section of the building or residential code designated in the succeeding sections of this chapter shall be changed to read as set forth in this chapter, except that where the modification is a deletion only, the deletion shall be noted without setting forth the text of the section.

15.12.025 Sections 105.2 and R105.2—Work exempt from permits.

Section 105.2 of the building code is amended to the extent set forth below:

Building

7. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work not resulting in dimensional changes between any of the following: walls, sinks, plumbing fixtures, electrical outlets, built in appliances and service panels.

Section R105.2 of the residential code is amended to the extent set forth below:

Building

6. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work not resulting in dimensional changes between any of the following: walls, sinks, plumbing fixtures, electrical outlets, built in appliances and service panels.

15.12.030 Sections 105.5 and R105.5—Expiration of permits.

Sections 105.5 of the building code and R105.5 of the residential code are amended to read as set forth in Section [15.04.070](#) of this code.

15.12.040 Sections 1.8.8, 113 and R112—Board of appeals.

The functions of the board of appeals referred to in Sections 1.8.8 and 113 of the building code and Section R112 of the residential code shall be performed by the unified board of appeals constituted pursuant to Section [15.04.100](#) of this code and no separate board of appeals shall be created.

15.12.050 Section 446.1—Scope.

Section 446.1 of the building code is amended to read in full as follows:

446.1 Scope. In addition to other occupancy and construction requirements of the building code, special provisions for the occupancy and construction of subterranean space for winery facilities in natural or manmade caves, whether new or an addition to an existing cave shall be in accordance with this section.

15.12.060 Section 446.4—Limited application.

A. Section 446.4 of the building code is hereby amended to modify the following definition:

TYPE 3 WINERY CAVES. Natural or manmade caves used for the storage and/or processing of wine at a winery facility. Type 3 winery caves are accessible to the public on guided tours or by hosted events. Any cave or portion of a cave that exhibits any of the following is also considered to be a Type 3 cave:

1. Contains an area classified as a Group A occupancy.
2. Contains an area classified as other than Group F or S occupancy.
3. Is constructed or furnished with any amount of combustible materials not otherwise permitted in this section.

B. The following definitions are added to Section 446.4 of the building code:

HOSTED EVENTS. Any event held within the winery cave and attended by non-employees. This includes, but is not limited to: wine tasting; banquets; receptions; seminars; or any other event attended by people that are not employees of the winery. Hosted events are only allowed in caves or portions of caves that are Type 3.

TOURS. Whenever people who are not employees of the winery pass through or otherwise occupy a winery cave, for any purpose, including the tasting of wine. All tours must comply with 446.8.1 requirements for public tours.

15.12.070 Section 446.5—Permits.

Section 446.5 of the building code is hereby amended to read as follows:

446.5 Permits. Permits for the excavation, occupancy, construction, alteration, enlargement, or repair of Type 1, 2, and 3 winery caves, including all retaining walls, associated equipment, and facilities, shall be per Chapter 1 and Appendix J.

15.12.080 Section 446.7.3—Noncombustible construction.

Section 446.7.3 is hereby added to the building code to read as follows:

446.7.3 Noncombustible construction: Type 1 and Type 2 winery caves must be constructed of noncombustible materials throughout.

Exception: Doors and other openings in exterior and interior walls and partitions may be made of combustible materials unless otherwise limited by this code.

15.12.090 Section 446.8.4—Noncombustible contents.

Section 446.8.4 is hereby added to the building code to read as follows:

446.8.4 Noncombustible contents. Contents of Type 1 and Type 2 winery caves shall not include combustible contents other than wine itself.

Exceptions:

1. Wooden barrels or tanks. Combustible storage vessels filled with wine, or to be filled with wine in the immediate future; may be empty as part of the wine processing and storage. Long term storage of empty wooden barrels or tanks is prohibited.
2. Wooden barrel supports that are constructed of at least 2-inch nominal dimension lumber.
3. Small quantities of combustible materials needed for immediate or frequent use in the processing and storage of wine, or to service and maintain restrooms, wine laboratories, or wine libraries, are allowed.

15.12.100 - Section 446.8.5—Prohibited equipment.

Section 446.8.5 is hereby added to the building code to read as follows:

446.8.5 Prohibited equipment. No hydrocarbon powered mechanized equipment shall be used within the wine cave. Powered equipment shall conform to the requirements of 2022 California Fire Code Section 4003.3.3.

15.12.110 Section 446.8.6—Hazardous materials storage.

Section 446.8.6 is hereby added to the building code to read as follows:

446.8.6 Hazardous materials storage. Only hazardous materials storage directly related to and essential for wine processing operations in the cave is allowed. Hazardous materials storage shall be maintained in compliance with Chapter 50 of the California Fire Code.

15.12.120 Section 446.8.7—Special requirements for Type 3 winery cave.

Section 446.8.7 is hereby added to the building code to read as follows:

446.8.7 Special requirements for Type 3 winery cave. Caves or portions of caves classified as Type 3 shall be provided with an automatic sprinkler system compliant with Section 903.

15.12.130 Section 446.10—Fire alarm systems.

Section 446.10 of the building code is hereby amended to read as follows:

446.10 Fire alarm systems. An approved manual fire alarm system conforming to the provisions of Section 907.2.1 shall be provided in:

1. Type 1 or Type 2 winery caves containing restrooms, wine laboratories, or wine libraries.
2. All Type 3 winery caves.

15.12.140 Reserved.

15.12.150 Section 446.16—Emergency communication.

Section 446.16 is hereby added to the building code to read as follows:

446.16 Emergency Communication. Emergency Responder Communication Coverage in accordance with 2022 California Fire Code Section 510 is required in all caves.

15.12.160 Automatic fire systems: Section 903.2—Where required; Section R309.1—Townhouse automatic fire systems; Section R309.2—One- and two-family dwellings automatic sprinkler systems.

A. For the purposes of this section "building area" shall have the meaning set forth in chapter 2 of the building code, except where modified for Accessory Dwelling Units by Government Code Section 65852.2. "Existing" is defined as "previously permitted and approved building areas that: 1) are attached to the structure under review; and 2) maintain all structural elements in place, before, during and after construction".

B. Section 903.2 of the building code is hereby amended to read as set forth in Section 903.2 of the fire code, as amended in Section 15.32.090 of this code.

C. Section R309.1 of the residential code is amended to read as follows:

R309.1 Townhouse automatic fire sprinkler systems.

An automatic sprinkler system shall be installed in townhouses.

Exception: An Automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have automatic systems installed and where the addition or expansion increases the existing building area by 49% or less. Addition or expansion that will increase the existing building area by 50% or more shall be required to retrofit the entire building.

D. Section R309.2 of the residential code is amended to read as follows:

R309.2 One- and two-family dwellings automatic fire systems.

An automatic sprinkler system shall be installed in one- and two-family dwellings, guest cottages and detached structure containing sleeping rooms.

Exceptions:

1. An Automatic sprinkler system shall not be required where additions or alterations are made to existing buildings that do not have automatic systems installed and where the addition or expansion increases the existing building area by 49% or less. Addition or expansion that will increase the existing building area by 50% or more shall be required to retrofit the entire building.

2. Accessory Dwelling Unit, provided that all of the following are met:

2.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.

2.2. The existing primary residence does not have automatic fire sprinklers.

- 2.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
- 2.4. The unit is on the same lot as the primary residence.

15.12.170 Reserved.

15.12.180 Section 907.1.6—False alarms.

Section 907.1.6 is hereby added to the building code to read as follows:

907.1.6 False alarms. A false alarm shall mean the receipt by the fire department of an audio or visual alarm or signal from an automatic fire alarm device set off by causes other than the occurrence of a fire. Alarm users are allowed three false alarm calls in a 365 day period. A service fee of \$100 shall be imposed for the fourth false alarm, \$250 for the fifth false alarm, and \$500 for each subsequent false alarm after the fifth.

15.12.190 Reserved.

15.12.200 Reserved.

15.12.210 Reserved.

15.12.220 Sections 1505.1 and R902.1—Roof coverings in all unincorporated areas.

Section 1505.11, of the building code and Section R902.1.3 of the residential code are hereby added to read in full as follows:

1505.11 and R902.1.3 All roof coverings shall be a minimum of Class A roof assemblies and roof coverings.

15.12.230 Wood burning devices.

All wood burning devices, including but not limited to fireplaces and wood stoves, permanently installed indoors in new construction or any remodel, shall comply with the requirements of the Bay Area Air Quality Management District's Regulation 6, Rule 3, as the same may be amended.

15.12.240 Reserved.

15.12.250 Reserved.

15.12.260 Reserved.

15.12.270 Reserved.

15.12.280 Reserved.

15.12.290 Reserved.

15.12.300 Reserved.

SECTION 11: A new Chapter 15.13 (Wildland-Urban Interface Code) is added to the Napa County Code to read in full as follows:

Chapter 15.13

WILDLAND-URBAN INTERFACE CODE

Sections:

15.13.010 Adoption by reference.

15.13.010 Adoption by reference.

For the purpose of establishing proper regulations for building construction and to safeguard the public health, safety, and general welfare from the hazards of wildfire and to ensure the protection of life, property, and natural resources in areas designated as Wildland-Urban Interface (WUI), the 2025 Edition of the California Wildland-Urban Interface Code, hereinafter referred to as “WUI code,” which is based on the 2024 Edition of the Wildland-Urban Interface Code as adopted with modifications by the State of California as Title 24, Part 7 of the California Code of Regulations, is hereby adopted and made a part of this code by reference, subject to any modifications set forth in this chapter. This adoption by reference explicitly includes all provisions of the WUI Code and any locally applicable Fire Hazard Severity Zone maps or designations as defined and adopted by the Authority Having Jurisdiction (AHJ).

SECTION 12: Section 15.14.010 (Document adopted by reference.) of Chapter 15.14 (Green Building Standards, Solar Photovoltaic, and Small Residential Solar Energy Systems) of the Napa County Code is amended to read in full as follows:

15.14.010 Document adopted by reference.

For the purpose of establishing and encouraging sustainable building construction practices having a positive environmental impact the 2025 California Green Building Standards (CALGreen) Code, as adopted by the State of California as Title 24, Part 11 of the California Code of Regulations, including section A4.106.8.2.1, is adopted and made a part of this Napa County code by reference.

SECTION 13: Chapter 15.20 (Plumbing Code) of the Napa County Code is amended to read in full as follows:

Chapter 15.20

PLUMBING CODE

Sections:

- 15.20.010 Document adopted by reference.**
- 15.20.020 Modifications.**
- 15.20.030 Section 1.8.8—Appeals board.**
- 15.20.040 Permits—Expiration.**
- 15.20.050 Expiration of plan review.**
- 15.20.060 Definition of terms.**
- 15.20.065 Section 609.1—Installation.**
- 15.20.070 Chapter 7, Part II modified and incorporated into Title 13, Division**

II.

- 15.20.075 Section 1210.1.1—Cover requirements.**

15.20.010 Document adopted by reference.

For the purpose of establishing proper regulations for building construction and the installation of plumbing systems, the 2025 Edition of the California Plumbing Code, hereinafter referred to as “plumbing code,” including Appendices A, B, and D, and I, which is based on the 2024 Edition of the Uniform Plumbing Code as adopted with modifications by the State of California as Title 24, Part 5 of the California Code of Regulations, is adopted and made a part of this code by reference, subject to the modifications set forth in this chapter.

15.20.020 Modifications.

Each section of the plumbing code designated in succeeding sections of this chapter shall be changed to read as set forth in this chapter, except that where the modification is a deletion only, the deletion shall be noted without setting forth the text of the section, and all modifications of Chapter 7, Part II of the plumbing code are set forth in Division II, Title 13 of the code rather than in this chapter.

15.20.030 Section 1.8.8—Appeals board.

The functions of a board of appeals for the plumbing code referred to in Section 1.8.8 shall be performed by the unified board of appeals constituted pursuant to Section 15.04.100 of this code and no separate board of appeals shall be created.

15.20.040 Permits—Expiration.

Section 104.4.3 of the plumbing code is amended to read as set forth in Section 15.04.070 of this code.

15.20.050 Expiration of plan review.

Section 104.3.3 of the plumbing code is amended to read as set forth in Section 15.04.060 of this code.

15.20.060 Definition of terms.

A. The definition of “authority having jurisdiction” in Section 203.0 of the plumbing code is amended to read in full as follows:

Authority Having Jurisdiction

The Authority Having Jurisdiction shall be the building division of the Napa County Department of Planning, Building and Environmental Services; except that for the issuing of permits, collection of fees and inspections in connection with public sewers, the Authority Having Jurisdiction shall be, within their respective jurisdictions, the Napa Sanitation District, the Napa County Department of Public Works (for the Napa Berryessa Resort Improvement District and the Lake Berryessa Resort Improvement District), the Spanish Flat Water District or the Circle Oaks Water District; and for the administration of the provisions of the plumbing code relating to individual and private sewage disposal systems as defined in Division II of [Title 13](#) of the Napa County Code (other than Section 723 of the plumbing code), the Authority Having Jurisdiction shall be the Napa County director of planning, building and environmental services or the director's authorized designee.

B. The definition of “lot” in Section 214.0 of the plumbing code is amended to read as set forth in Section 17.02.320 of this code.

C. The definition of “private sewage disposal system” in Section 218.0 of the plumbing code is amended to read as set forth in Section 13.16.345 of this code.

D. The definition of “public sewer” in Section 218.0 of the plumbing code is amended to read as set forth in Section 13.16.350 of this code.

E. The definition of “sewage” in Section 221.0 of the plumbing code is amended to read as set forth in Section 13.16.360 of this code.

15.20.065 Section 609.1—Installation.

Section 609.1 of the plumbing code is amended to read as set forth in full as follows:

609.1 Installation. Water piping shall be adequately supported in accordance with Table 313.3. Burred ends shall be reamed to the full bore of the pipe or tube. Changes in direction shall be made by the appropriate use of fittings, except that changes in direction in copper or copper alloy tubing shall be permitted to be made with bends, provided that such bends are made with bending equipment that does not deform or create a loss in the cross-sectional area of the tubing. Changes in direction are allowed with flexible pipe and tubing without fittings in accordance with the manufacturer's instructions. Provisions shall be made for expansion in hot-water piping. Piping, equipment, appurtenances, and devices shall be installed in a workmanlike manner in accordance with the provisions and intent of the code. Building supply yard piping shall be not less than 12 inches (305 mm) below the average local frost depth. The cover shall be not less than 12 inches (305 mm) below finish grade. When water lines are installed underground within a vineyard, or other agricultural location where equipment is used to cultivate the earth, the burial depth shall be sufficiently lower than the potential cutting depth of equipment, but not less than 48" of cover in all cases.

15.20.070 Chapter 7, Part II modified and incorporated into Title 13, Division II.

The provisions of Chapter 7, part II, “Building Sewers,” of the plumbing code are incorporated, with modifications, into Division II, “Sewage Systems,” of Title 13 of this code,

with the corresponding plumbing code references noted therein, except that Section 723 of the plumbing code is adopted without modification by and under this chapter.

15.20.075 Section 1210.1.1—Cover requirements.

Section 1210.1.1 of the plumbing code is amended to read as set forth in full as follows:

Underground piping systems shall be installed with a minimum of 12 inches (305 mm) of cover. The minimum cover shall be increased to 18 inches (457 mm) if external damage to the pipe or tubing from external forces is likely to result. Where a minimum of 12 inches (305 mm) of cover cannot be provided, the pipe shall be installed in conduit or bridged (shielded). [NFPA 54:7.1.2.1 – 7.1.2.1 (B)] When natural or liquefied petroleum gas (LPG) lines are installed underground within a vineyard, or other agricultural location where equipment is used to cultivate the earth, the burial depth shall be sufficiently lower than the potential cutting depth of equipment, but not less than 48" of cover in all cases.

SECTION 14: Chapter 15.24 (Mechanical Code) of the Napa County Code is amended to read in full as follows:

Chapter 15.24

MECHANICAL CODE

Sections:

- | | |
|------------------|---|
| 15.24.010 | Document adopted by reference. |
| 15.24.020 | Modifications. |
| 15.24.030 | Sections 1.8.8 and 107.0—Board of appeals. |
| 15.24.040 | 104.4.3—Permits—Expiration. |
| 15.24.050 | 104.3.3—Expiration of plan review. |

15.24.010 Document adopted by reference.

For the purpose of establishing proper regulations for building construction and for the installation of mechanical systems, the 2025 Edition of the California Mechanical Code, hereinafter referred to as “mechanical code,” which is based on the 2024 Edition of the Uniform Mechanical Code as adopted with modifications by the State of California as Title 24, Part 4 of the California Code of Regulations, is adopted and made a part of this code by reference, subject to the modifications set forth in this chapter.

15.24.020 Modifications.

Each section of the mechanical code designated in succeeding sections of this chapter shall be changed to read as set forth in this chapter, except that where the modification is a deletion only, the deletion shall be noted without setting forth the text of the section.

15.24.030 Sections 1.8.8 and 107.0—Board of appeals.

The functions of the board of appeals referred to in Sections 1.8.8 and 107 of the mechanical code shall be performed by the unified board of appeals constituted pursuant to Section 15.04.100 of this code and no separate board of appeals shall be created.

15.24.040 104.4.3—Permits—Expiration.

Section 104.4.3 of the mechanical code is amended to read as set forth in Section 15.04.070 of this code.

15.24.050 104.3.3—Expiration of plan review.

Section 104.3.3 of the mechanical code is amended to read as set forth in Section 15.04.060 of this code.

SECTION 15: Chapter 15.28 (Electrical Code) of the Napa County Code is amended to read in full as follows:

Chapter 15.28

ELECTRICAL CODE

Sections:

15.28.010	Document adopted by reference.
15.28.020	Modifications.
15.28.030	Section 89.108.8 and Section 80.15 Annex H—Appeals board and electrical board.
15.28.040	Section 80.2 Annex H—Chief electrical inspector.
15.28.050	Section 80.19(H) Annex H—Applications and extensions.
15.28.060	Article 225.32—Location.
15.28.070	Table 300.5—Minimum cover requirements.
15.28.080	Article 690.4—Installation.

15.28.010 Document adopted by reference.

For the purpose of establishing proper regulations for building construction and for the installation of electrical systems, the provisions of the 2025 Edition of the California Electrical Code, hereinafter referred to as “electrical code,” including Annexes A through H, which is based upon the 2023 Edition of the National Electrical Code as adopted with modifications by the State of California as Title 24, Part 3 of the California Code of Regulations, is adopted and made a part of this code by reference.

15.28.020 Modifications.

Each section of the electrical code designated in succeeding sections of this chapter shall be changed to read as set forth in this chapter, except that where the modification is a deletion only, the deletion shall be noted without setting forth the text of the section.

15.28.030 Section 89.108.8 and Section 80.15 Annex H—Appeals board and electrical board.

The functions of a board of appeals referred to in Section 89.108.8 and the electrical board in Section 80.15 Annex H of the electrical code shall be performed by the unified board of appeals constituted pursuant to Section 15.04.100 of this code and no separate board of appeals or electrical board shall be created.

15.28.040 Section 80.2 Annex H—Chief electrical inspector.

For purposes of Section 80.2 Annex H of the electrical code, the building official is designated as the chief electrical inspector. The building official and that official's designees shall be responsible for the enforcement of this Chapter 15.28.

15.28.050 Section 80.19(H) Annex H—Applications and extensions.

For purposes of Section 80.19(H) Annex H of the electrical code, the time limitations for applications and expiration of permits shall be as provided in Sections 15.04.060 and 15.04.070 of this code.

15.28.060 Article 225.32—Location.

The first paragraph of Article 225.32 of the electrical code is amended to read as follows, and the listed exceptions following therein shall remain in effect:

225.32 Location. The disconnecting means shall be installed on the outside of the building or structure served or where the conductors pass through a building or structure and within sight for emergency and utility vehicles entering the property. The disconnecting means shall be at a readily accessible location nearest the point of entrance of the conductors. For the purposes of this section, the requirements in 230.6 shall be utilized.

15.28.070 Table 300.5—Minimum Cover Requirements.

Table 300.5 of the electrical code is amended by adding the following Note 6:

6. When electrical conductors are installed underground within a vineyard, or other agricultural location where equipment is used to cultivate the earth, the burial depth shall be sufficiently lower than the potential cutting depth of equipment, but not less than 48" of cover in all cases.

15.28.080 Article 690.4—Installation.

Article 690.4 of the electrical code is hereby amended by adding the following subsection (I):

(I) Working Space. The requirements found in Article 110.26 for spaces about electrical equipment shall apply to inverters and other portions of a photovoltaic system likely to require examination, adjustment, servicing, or maintenance while energized.

SECTION 16: Chapter 15.29 (Energy Code) of the Napa County Code is amended to read in full as follows:

Chapter 15.29

ENERGY CODE

Sections:

15.29.010	Document adopted by reference.
15.29.030	Options for homebuyers.
15.29.040	Definitions.
15.29.050	Electrical readiness for nonresidential structures.
15.29.060	Electrical readiness for single-family units.
15.29.070	Performance requirements for single-family units.
15.29.080	Reserved.
15.29.090	Electric readiness for multifamily units.
15.29.100	Performance requirements for multifamily units.

15.29.010 Document adopted by reference.

The 2022 Edition of the California Energy Code, adopted by the State of California as Title 24, Part 6 of the California Code of Regulations, is adopted and made a part of this code by reference.

15.29.030 Options for homebuyers.

Section 100.0.(e).2.D is amended to read as follows:

D. Single-family buildings.

- i. Sections applicable. Sections 150.0 through 150.1 apply to newly constructed single-family buildings.
- ii. Compliance approaches. In order to comply with Part 6, newly constructed single-family buildings must meet the requirements of:
 - a. Mandatory measures: The applicable provisions of Sections 110.0 through 110.10, and 150.0; and
 - b. Either:
 - (i) Performance approach: Sections 150.1(a) and (b); or
 - (ii) Prescriptive approach: Sections 150.1(a) and
Exception to Section 100.0(e)2Diib: Seasonally occupied agricultural housing limited by state or federal agency contract to occupancy not more than 180 in any calendar year.
 - (iii) Designers, builders, licensed contractors, professionals, or other owner designees of newly constructed single-family buildings shall provide all owners with the option of installing a stationary storage battery system and/or all-electric appliances.

15.29.040 Definitions.

Section 100.1.(b) is modified by adding the following definitions:

CERTIFIED ENERGY ANALYST is a person registered as a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10.103.

FREE-STANDING ACCESSORY DWELLING UNIT is a detached building that is not intended for sale separate from the primary residence, except pursuant to Government Code Sections 66340 et seq., on a lot that is zoned for single-family or multifamily use, located on the same lot as an existing dwelling, and does not exceed 1,200 square-feet of total floor area.

15.29.050 Electric readiness for nonresidential structures.

A new section 120.9.(d) is added to read as follows:

120.9(d) Where systems using gas are installed, dedicated circuits at the main building panel shall be provided with sufficient power to support future conversion of all fossil fuel-fired service water heating appliances to electric appliances.

15.29.060 Electric readiness for single-family units.

The first two paragraphs of Section 150.0 are modified to read as follows:

SECTION 150.0 - MANDATORY FEATURES AND DEVICES

Single-family residential buildings shall comply with the applicable requirements of Sections 150.(a) through 150.(v).

NOTE: The requirements of Sections 150.(a) through 150.(v) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.(a) through 150.(v) also apply to additions or alterations.

Section 150.0.(t) is modified to read as follows:

(t) Heat Pump Space Heater Ready.

Systems using gas furnaces to serve individual dwelling units shall include the following:

1. A dedicated 240-volt branch circuit wiring shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
2. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump space heater installation. The reserved space shall be permanently marked as "For Future 240V use".
3. A designated exterior location for a future heat pump compressor unit with either a drain or natural drainage for condensate.

15.29.070 Performance requirements for single-family units.

A new section 150.1.(b).1.C is added to read as follows:

In addition, the total source energy (EDR1) of the Proposed Design Building shall be less than the EDR1 of the Standard Design building by a compliance margin of 13.

EXCEPTION 1 to Section 150.1(b)1.C. A Free-Standing Accessory Dwelling Unit.

EXCEPTION 2 to Section 150.1(b)1.C. If the Certificate of Compliance is prepared and signed by a Certified Energy Analyst, compliance margin may be reduced by one point, but in no event shall be less than zero.

15.29.080 Reserved.

15.29.090 Electric readiness for multifamily units.

A new section 160.4.(g) is added to read as follows:

Systems using gas water heaters that do not serve individual dwelling units shall include dedicated circuits at the main building panel with sufficient power to support future conversion of all fossil fuel-fired service water heating appliances to electric appliances.

15.29.100 Performance requirements for multifamily units.

Section 170.1 is modified to read as follows:

SECTION 170.1 - PERFORMANCE APPROACH: ENERGY BUDGETS

A building complies with the performance approach if the TDV energy budget calculated for the Proposed Design Building under Subsection (b) is no greater than the TDV energy budget calculated for the Standard Design Building under Subsection (a). Additionally, the energy budget, expressed in terms of source energy, of a newly constructed low-rise multifamily building (less than four habitable stories) shall be at least ten percent (10%) lower than that of the Standard Design Building.

EXCEPTION 1 to Section 170.1. If the Certificate of Compliance is prepared and signed by a Certified Energy Analyst, the compliance margin may be reduced to by one percentage point, but in no event shall be less than zero.

SECTION 17: Section 15.30.010 (Document adopted by reference.) of Chapter 15.30

(Historical Building Code) of the Napa County Code is amended to read in full as follows:

15.30.010 Document adopted by reference.

For the purpose of establishing proper regulations for the renovation of historical buildings the 2025 Edition of the California Historical Building Code, hereinafter referred to as “historical building code” adopted by the State of California as Title 24, Part 8 of the California Code of Regulations, is adopted and made a part of this Napa County code by reference.

SECTION 18: Chapter 15.32 (Fire Code) of the Napa County Code is amended to read in full as follows:

Chapter 15.32

FIRE CODE

Sections:

15.32.010	Document adopted by reference.
15.32.020	Modifications.
15.32.030	Section 101.6—Application.
15.32.033	Section 104.7.2—Inspections.
15.32.035	Section 104.10—Fire investigations.
15.32.037	Section 105.3.1—Expiration.
15.32.040	Section 111—Means of appeals.
15.32.050	Section 112.4—Violation penalties.
15.32.060	Section 113.4—Failure to comply.
15.32.065	Section 307.6—Non-portable and Built-in fire pits.
15.32.070	Section 503.1—Where required.
15.32.073	Section 505.1—Address identification.
15.32.075	Section 507.5.7—Fire hydrant specifications and Fire Flow requirements.
15.32.077	Section 604.6.3—Prohibition of shunt trip devices and sprinklers in elevator systems.
15.32.080	Section 901.4.7.1—Access.
15.32.090	Section 903.2—Where required.
15.32.100	Section 903.2.8.1—Group R-3.
15.32.105	Section 903.4.3—Alarms.
15.32.110	Section 907.1.6—False alarms.
15.32.113	Section 907.6—Installation and monitoring.
15.32.115	Section 1205.5.1—Vegetation control.
15.32.117	Section 1207.1—Electrical energy storage systems (ESS).
15.32.120	Reserved.
15.32.130	Reserved.
15.32.140	Reserved.
15.32.150	Reserved.
15.32.160	Reserved.
15.32.170	Reserved.
15.32.180	Reserved.
15.32.190	Reserved.
15.32.193	Reserved.
15.32.195	Reserved.
15.32.197	Chapter 80—NFPA 13D-22, Section 7.5.6.3, NFPA 13D-22, Section 7.5.6.3
15.32.200	Section B105.4—Fire flow and water supply for parcels not served by municipal water supply.
15.32.210	Appendix C, Section C103.1—Hydrant spacing.
15.32.220	Reserved.
15.32.230	Reserved.

15.32.240	Reserved.
15.32.250	Reserved.
15.32.260	Reserved.
15.32.270	Reserved.

15.32.010 Document adopted by reference.

For the purpose of establishing proper regulations to safeguard the public health, safety and general welfare from the hazards of fire, the 2025 Edition of the California Fire Code, including Chapter 4, and Appendices B and C, hereinafter referred to as the “fire code,” which is based on the 2024 International Fire Code adopted with modifications by the State of California as Title 24, Part 9 of the California Code of Regulations, is adopted and made part of this code by reference, subject to the modifications set forth in this chapter. This adoption by reference explicitly includes Sections 104.7 and 104.7.1 of the 2025 Edition of the California Fire Code.

15.32.020 Modifications.

Each section of the fire code designated in succeeding sections of this chapter shall be changed to read as set forth in this chapter, except that where the modification is a deletion only, the deletion shall be noted without setting forth the text of the section.

15.32.030 Section 101.6—Application.

Section 101.6 is added to Division II of Chapter 1 of the fire code to read as follows:

101.6 Application – Napa County. This code shall apply to all unincorporated areas of Napa County for the purpose of establishing minimum fire safety requirements for development in unincorporated Napa County.

Exception: Property located in unincorporated Napa County within the American Canyon Fire Protection District shall follow the ordinances adopted by that District.

15.32.033 Section 104.7.2—Inspections.

Section 104.7.2 of the fire code is amended to read as follows:

Section 104.7.2 Inspections. The fire code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each. Such records shall also include photographic documentation of the inspected conditions, where applicable, to support the findings and actions taken during the inspection.

15.32.035 Section 104.10—Fire investigations.

Section 104.10.2 of the fire code is added to read as follows:

Section 104.10.2 Investigations. The fire code official is authorized to conduct fire investigations and to document conditions as necessary. This includes the authority to take photographs, record video, or collect other forms of evidence during the course of an investigation, when deemed appropriate by the fire code official.

15.32.037 Section 105.3.1—Expiration.

Section 105.3.1 of the fire code is amended to read as follows:

Section 105.3.1 Permit validity, expiration, revocation, modification, and transferability.

A. Operational Permits.

Operational permits shall remain in effect until reissued, renewed, revoked, or for the period of time specified on the permit.

B. Construction Permits.

Fire-related permits shall follow the same permit expiration procedures established by the Napa County Building Division, as outlined in Section 15.04.070 – Expiration of permits.

C. Revocation of Permits.

The fire code official is authorized to revoke a permit issued under this code in any of the following circumstances:

1. The permit was issued in error or on the basis of incorrect, inaccurate, or incomplete information.
2. The permit holder violates any provision of the applicable fire code, municipal code, or conditions of the permit.
3. The permit is used for a location, operation, or activity other than that authorized by the permit.
4. The permit holder fails to comply with lawful orders issued by the fire code official.

D. Modification of Permits.

Any proposed modification to the scope, occupancy, use, or conditions of an issued permit shall be submitted to the fire code official for review. Modifications shall not be made without prior written approval, and may require the issuance of a new or amended permit at the discretion of the fire code official.

E. Non-Transferability of Permits.

Permits issued under this code are non-transferable. Any change in occupancy, operation, tenancy, or ownership shall require the issuance of a new permit.

15.32.040 Section 111—Means of appeals.

Section 111 of the fire code is amended to read as follows:

111. Means of appeals. The functions of the board of appeals referred to in Section 111 of the fire code shall be performed by the unified board of appeals constituted pursuant to Section 15.04.100 of this code and no separate board of appeals shall be created.

15.32.050 Section 112.4—Violation of penalties.

Section 112.4 of the fire code is amended to read as follows:

112.4. Violation penalties. Persons who violate a provision of this code or fail to comply with any approved construction documents or directives of the fire marshal or marshal's authorized designee, or conditions of a permit or certificate used under provisions of this code, shall be subject to penalties as prescribed by law.

15.32.060 Section 113.4—Failure to comply.

Section 113.4 of the fire code is amended to read as follows:

113.4. Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties as prescribed by law.

15.32.065 Section 307.6—Non-Portable and built-in fire pits.

Section 307.6 is added to read in full as follows:

307.6.1 General.

This section applies to all exterior non-portable or built-in fire pits, including those constructed as part of landscaping features, outdoor kitchens, or permanent fire features, whether fueled by wood or non-wood sources.

307.6.2 Location.

1. Non-Wood Burning Fire Pits.
Non-wood burning fire pits, including those fueled by natural gas, propane, or other approved clean-burning fuels, shall be located a minimum of 15 feet from any combustible material or combustible construction.
2. Wood-Burning Fire Pits.
Fire pits designed to burn wood or other solid fuels shall be located at a minimum of 25 feet from any combustible material or combustible construction.

307.6.3 Use and Maintenance.

1. Fire pits shall be installed and operated in accordance with the manufacturer's instructions and all applicable provisions of the California Fire Code and the California Building Code.
2. Fire pits shall not be used during periods of high fire danger, red flag warnings, or when otherwise prohibited by the fire code official.
3. A responsible adult shall be present at all times when a fire pit is in use. Fires shall be fully extinguished after use.
4. A readily available method of fire extinguishment, such as a garden hose, portable fire extinguisher, or bucket of sand, shall be maintained in close proximity during use.

307.6.4 Authority to Enforce.

The fire code official is authorized to require the immediate cessation of use, modification, or removal of any fire pit deemed to be unsafe, improperly maintained, or not in compliance with this section.

15.32.070 Section 503.1—Where required.

Section 503.1 of the fire code is amended to read in full as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and the Napa County Road and Street Standards.

15.32.073 Section 505.1—Address identification.

Section 505.1 of the fire code is amended to read in full as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 6 inches (152 mm) high with a minimum stroke width of $\frac{3}{4}$ inch (19 mm), except that for one- or two-family dwellings, each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of $\frac{1}{2}$ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

15.32.075 Section 507.5.7—Fire hydrant specifications and fire flow requirements.

A new section 507.5.7 is added to the fire code to read in full as follows:

507.5.7 Fire Hydrant Specifications and Fire Flow Requirements. Fire hydrant size, outlets configuration, and performance standards shall comply with the Napa County Fire Development Guidelines or as approved by the fire code official.

15.32.077 Section 604.6.3—Prohibition of shunt trip devices and sprinklers in elevator systems.

Section 604.6.3 is deleted and replaced in its entirety with the following:

604.6.3.1 Shunt Trip Prohibited

Shunt trip devices shall not be installed in elevator systems.

604.6.3.2 Alternative Requirements in Sprinklered Buildings.

Where elevator hoistways and/or elevator machine rooms containing elevator control equipment are located within buildings equipped with automatic fire sprinkler systems, the following shall apply in lieu of shunt trip devices:

1. Fire-Resistive Construction.

Elevator machine rooms shall be enclosed with fire-resistive construction having a fire-resistance rating equal to that of the hoistway. Where the hoistway is non-rated, the machine room shall be enclosed with fire barriers having a minimum one-hour fire-resistance rating in accordance with California Building Code section 707.

2. Prohibited Sprinkler Locations.

Automatic fire sprinklers shall not be installed:

- a. At the top of the elevator hoistway; and
- b. Within the elevator machine room.

3. Elevator Shutdown Devices.

Means for automatic elevator power shutdown (shunt trip) shall not be installed.

15.32.080 Section 901.4.7.1—Access.

Section 901.4.7.1 of the fire code is amended to read in full as follows:

901.4.7.1 Access. Commercial automatic sprinkler system risers, fire pumps, and controllers shall be readily accessible from the exterior of the building. Where located in a fire pump room or automatic sprinkler riser room, the door shall be permitted to be locked provided the key is available at all times on site.

15.32.090 Section 903.2—Where required.

A. For the purposes of this section “building area” shall have the meaning set forth in chapter 2 of the building code, except where modified for Accessory Dwelling Units by Government Code Section 65852.2. “Existing” is defined as “previously permitted and approved building areas that: 1) are attached to the structure under review; and 2) maintain all structural elements in place, before, during, and after construction”.

B. Section 903.2 of the fire code is amended to read in full as follows:

903.2 Where Required. In addition to the requirements of Sections 903.2.1 through 903.2.12 and 903.2.14 through 903.2.21, an approved automatic fire sprinkler system shall be installed and maintained in all occupancies as follows:

1. Throughout all new buildings with a building area of 1,000 square feet or greater;
- or
2. Throughout all additions to buildings already provided with an automatic fire sprinkler system; or
3. Throughout the entire building when:
 - a. The addition or expansion equals or exceeds 50% of the existing building area, within any 3-year period; and
 - b. The resulting total building area exceeds 1,000 square feet; or
4. Throughout an entire building which exceeds 1,000 square feet in building area when repair of significant structural damage to the existing building area (caused by fire, flood, or earthquake, for example) requires rebuilding of 50% of the building structure.
5. When the scope of work involves the alteration or removal of any existing structural framing that meets or exceeds fifty percent (50%) or greater of the linear footage of exterior walls, cumulative within a 3-year period.

Exceptions:

1. Detached Group U structures accessory to a non-sprinklered Group R-3 single-family residence, including but not limited to pool houses, workshops, private garages, and similar structures, shall not be required to be sprinklered, provided all of the following conditions are met:
 - a. The new structure is detached from the main residence.
 - b. The total floor area of the structure is less than 1,000 square feet.
 - c. The structure is not intended for use as a dwelling unit or for sleeping purposes.

For the purposes of this section, “dwelling unit” shall be defined as a building or portion thereof providing complete independent living facilities, including provisions for sleeping, cooking, and sanitation, consistent with the California Residential Code.

2. Buildings that are exclusively Group U – Agricultural Buildings as defined in Appendix C of the building code.

15.32.100 Section 903.2.8.1—Group R-3

Section 903.2.8.1 of the fire code is amended to read in full as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings, or guest cottages, regardless of square footage in accordance with the California Residential Code. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes, and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

15.32.105 Section 903.4.3—Alarms

Section 903.4.3 is added to the fire code to read as follows:

903.4.3 Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

15.32.110 Section 907.1.6—False alarms.

Section 907.1.6 of the fire code is added to read as follows:

907.1.6 False Alarms. A false alarm shall mean the receipt by the Fire Department of an audio or visual alarm or signal from an automatic fire alarm device set off by causes other than the occurrence of a fire. Alarm users are allowed three (3) false alarm calls in a 365-day period. A service fee of \$100 shall be imposed for the fourth false alarm, \$250 for the fifth false alarm, and \$500 for each subsequent false alarm after the fifth.

15.32.113 Section 907.6—Installation and monitoring.

Section 907.6.1.2 of the fire code is added to read as follows:

1. Wiring Installation.
All fire alarm system wiring shall be installed in metallic conduit or approved raceways per the California Electrical Code (CEC) and NFPA 72 (2025).
2. Prohibited Wiring.

Armored cable (Type AC) and other non-approved cable types are not permitted for fire alarm wiring unless approved by the Napa County Fire Marshal and Electrical Inspector.

3. Conduit Sizing and Support.

Conduits shall comply with CEC Chapter 9 conduit fill limitations to ensure proper installation and maintenance. Conduits shall be installed using approved hangers and supports, with spacing in accordance with the requirements of the California Electrical Code (CEC) Article 358.30 and the manufacturer's recommendations. Under no circumstances shall any other wiring or cabling be attached to, or supported by, the conduit.

4. Wire Specifications.

Wiring shall be copper conductors with insulation and ratings per CEC and NFPA 72. Wire type, size, and number of conductors must be shown on all shop drawings and floor plans.

5. Approval and Documentation.

All plans must include wiring details and conduit fill calculations. Any deviations require prior approval by Napa County Fire and Electrical officials.

15.32.115 Section 1205.5.1—Vegetation control.

Section 1205.5.1 of the fire code is amended to read in the full as follows:

1205.5.1 Vegetation Control. A clear, brush-free area of 10 feet (3048 mm) shall be required around the perimeter of the ground-mounted photovoltaic arrays. A noncombustible base of gravel or a noncombustible base, approved by the fire code official, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.

15.32.117 Section 1207.1—Electrical Energy Storage Systems (ESS)

Section 1207.1 of the fire code is amended to read in full as follows:

1207.1 Electrical Energy Storage Systems (ESS). ESS in Group R-3 and R-4 occupancies including accessory Group U structures, shall comply with Section 1207.11

15.32.120 Reserved.

15.32.130 Reserved.

15.32.140 Reserved.

15.32.150 Reserved.

15.32.160 Reserved.

15.32.170 Reserved.

15.32.180 Reserved

15.32.190 Reserved.

15.32.193 Reserved.

15.32.195 Reserved.

15.32.197 Chapter 80—NFPA 13D-22, Section 7.5.6.3. NFPA 13D-22, Section 7.5.6.3.

Chapter 80 – NFPA 13D-22, Section 7.5.6.3. NFPA 13D-22, Section 7.5.6.3 is amended to read in full as follows:

The following practices shall be observed when installing residential sprinklers unless higher expected ambient temperatures require a higher temperature rating:

(6) Sprinklers in unconditioned garages shall be of intermediate temperature classification or higher.

15.32.200 Section B105.4—Fire flow and water supply for parcels not served by municipal water supply.

A new section B105.4 is added to Appendix B of the fire code to read as follows:

B105.4 Fire flow and water supply for parcels not served by municipal water supply. For parcels not served by a municipal water supply, NFPA 1142-22, Chapter 4 shall be used to calculate minimum water storage requirements for fire flow. The Napa County Fire Marshal's Office permits a 25% reduction in required water storage if the subject building or structure is equipped with an NFPA 13, NFPA 13D, or NFPA 13R fire sprinkler system.

Exceptions:

Reductions in required water supply are not provided for structures located in High or Very High Severity Zones.

15.32.210 Appendix C, Section C103.1—Hydrant spacing.

Section C103.1 of Appendix C of the fire code is amended to read in full as follows:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with the Napa County Development Guidelines or as approved by the fire code official.

15.32.220 Reserved.

15.32.230 Reserved.

15.32.240 Reserved.

15.32.250 Reserved.

15.32.260 Reserved.

15.32.270 Reserved.

SECTION 19: Section 15.35.010 (Document adopted by reference.) of Chapter 15.35 (Existing Building Code) of the Napa County Code is amended to read in full as follows:

15.35.010 Document adopted by reference.

The 2025 California Existing Building Code, hereinafter referred to as “existing building code” which is based on the 2024 International Existing Building Code, adopted with modifications by the State of California as Title 24, Part 10 of the California Code of Regulations, is adopted and made a part of this Napa County Code by reference.

SECTION 20: Section 15.48.010 (Documents adopted by reference.) of Chapter 15.48 (Public Swimming Pools—Operating Permits) of the Napa County Code is amended to read in full as follows:

15.48.010 Documents adopted by reference.

For the purpose of establishing proper regulations for public swimming pools, the following regulations are adopted and made a part of this code by reference, and hereinafter collectively referred to as "public swimming pool code":

A. Chapter 31B of the 2025 Edition of the California Building Code, as adopted by the State of California in Title 24, Part 2 of the California Code of Regulations.

B. Chapter 20 (commencing with Section 65501) of Division 4 of Title 22 of the California Code of Regulations.

C. Article 5 (commencing with Section 116025) of Chapter 5 of Part 10 of Division 104 of the California Health and Safety Code.

SECTION 21: The Board finds that the adoption of this ordinance will not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 8 (“Actions by Regulatory Agencies for Protection of the Environment”) which

may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15308]. Additionally, the proposed action is not a project as defined by 14 California Code of Regulations section 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

SECTION 22: If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Napa County Board of Supervisors hereby declares it would have passed and adopted this ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

SECTION 23: This ordinance shall be effective thirty (30) days from and after the date of its passage.

SECTION 24: A summary of this ordinance shall be published at least once five (5) days before adoption and at least once before the expiration of fifteen (15) days after its passage in the Napa Valley Register, a newspaper of general circulation published in Napa County, together with the names of members voting for and against the same.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

The foregoing Ordinance was introduced at a regular meeting of the Napa County Board of Supervisors, State of California, held on the 18th day of November, 2025, and a public hearing was held at a regular meeting of the Napa County Board of Supervisors, State of California, on the 9th day of December, 2025, where the Ordinance was adopted by the following vote:

AYES:	SUPERVISORS	_____

NOES:	SUPERVISORS	_____
ABSTAIN:	SUPERVISORS	_____
ABSENT:	SUPERVISORS	_____

NAPA COUNTY, a political subdivision of the
State of California

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 By: <u>McKayla McMahon</u> Code Services Date: <u>11/6/2025</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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I HEREBY CERTIFY THAT THE ORDINANCE ABOVE WAS POSTED IN THE OFFICE OF THE CLERK OF THE BOARD IN THE ADMINISTRATIVE BUILDING, 1195 THIRD STREET ROOM 310, NAPA, CALIFORNIA ON _____.

_____, DEPUTY
NEHA HOSKINS, CLERK OF THE BOARD