



Solano County

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Agenda Submittal

Agenda #:		Status:	Regular Calendar
Type:	Ordinance	Department:	County Administrator
File #:	25-1020	Contact:	Nancy Nelson, 784-6113
Agenda date:		Final Action:	12/09/2025
District:	All		
Attachments:	A - 2025 County Fire Code Amendments - Clean, B - 2025 County Fire Code Amendments - Redline		

Date:	Ver.	Action By:	Action:	Result:
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12/09/2025	1	Board of Supervisors	Adopted	
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Published Notice Required? Yes ☐ No ☒

Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

The District recommends the Board of Directors:

- 1) Consider adopting Fire Code 2025 for the Montezuma Fire Protection District; and
- 2) Consider introducing the proposed ordinance amending the Montezuma Fire Protection District Fire Code 2025 to adopt local amendments.
- 3) Read the proposed ordinance by title only and waive further reading by a majority vote;

SUMMARY:

The California Building Standards Commission, in conjunction with the Department of Housing and Community Development (HCD), conducts an extensive review and update of all building and/or construction-related codes every three years. This triennial review pertains to the fire code, in which each fire district approves to reflect State code updates, most recently updated this year and codified in Title 24 of the California Code of Regulations. Health and Safety Code §17958 requires that local jurisdictions, counties, cities and special districts adopt these codes, with or without local revisions, on or before January 1, 2026. If local adoption action is not taken by that date, the codes, as written, are automatically adopted as published by default.

The Board of Directors may adopt local revisions to the code that are equal to or more protective than those adopted by the State if it makes specific legal findings to support such changes. The fire districts within Solano County are all recommending approval of the 2025 State Fire Code and will all recommend approving proposed ordinance language which retains changes made in previous cycles, providing consistency of practice amongst the districts. The proposed ordinance language is detailed in the discussion section, below.

By introducing this ordinance, the Board of Directors is providing the public an opportunity for local review, discussion, local jurisdiction modifications, and the ability to receive all comments from interested parties prior to implementation of the code. Board of Directors action to adopt the ordinance will occur on January 6, 2026, and the ordinance will become effective thirty days after.

FINANCIAL IMPACT:

The costs associated with preparing the agenda item are nominal and absorbed by the District's FY2025/26 Working Budget.

DISCUSSION:

Ordinance Amending Fire Code

The proposed ordinance includes several amendments to specific sections of the fire code. These amendments are necessary to ensure the code reflects the unique operational needs, geographic conditions, and community risks within the fire districts. While the California Fire Code establishes a strong statewide standard, it is designed to allow local jurisdictions to strengthen requirements where local circumstances warrant additional safeguards.

In the local fire districts, factors such as extended emergency response times in rural areas, limited water supply in certain zones, aging infrastructure, and increased wildfire exposure require enhanced fire and life safety measures. The amendments presented are intended to close identified gaps in the base code, provide clearer enforcement authority, and ensure consistency with Solano County standards and District operational practices.

The proposed ordinance includes the following amendments:

Hazardous Materials-CUPA Jurisdiction

Removes language in Chapter 50 and adds to Operational Permits to help clarify responsibilities and roles. *(Also prevents duplicative permitting while maintaining fire and life safety oversight consistent with the California Fire Code)*

All-weather surface

A finished surface with hard packed road base (AB) asphalt, concrete, or road pavers capable of supporting an imposed vehicle load of 75,000 lbs. *(Needed to define further to help clarify section 503.2.3)*

Substantial Remodel

Substantial remodel shall mean the alteration of any structure which combined with any additions to the structure, performed within any three (3) year period, affects a floor area which exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes. *(Added Substantial Remodel to simplify when entire code will apply. This allows amendments to be removed from Chapter 11 Construction Requirements for Existing Buildings)*

California Fire Code Section 503.6

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency

operation. Provides additional conditions for how electric gates, barriers, or other powered access control devices across fire apparatus access roads shall comply.

Minimum Size on Monuments or Signs

Where buildings are not visible from the street, address numbers shall be displayed on a monument, sign, or other approved structure at the property entrance. Such numbers shall not be less than 4 (four) inches in height for residential properties and not less than 8 (eight) inches in height for commercial or multi-family properties. This amendment also includes details on maintenance requirements.

Premise Identification for Buildings Under Construction

Prior to and during construction, an approved address sign(s) that is visible during inclement weather, shall be posted at each fire and emergency vehicle access road entry point to the project as required in Section 505 Premises Identification. *(Clarification to refer back to Section 505 regarding Premises Identification. Remove since it is addressed in Section 505 and this is a repeated code section)*

Fireworks

The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.
(Removed exceptions since they are not allowed in the County)

Sprinklers

Where fuel-fired equipment is located above or on the same level but not within an occupied area of the dwelling unit, sprinkler protection at least one quick-response or residential intermediate temperature sprinkler shall be installed above the equipment. *(Updated location due to number change)*

ALTERNATIVES:

The Board could choose not to approve this ordinance; however, it is required that the fire protection districts adopt State Fire Code, and the districts have identified, and all adhere to additional restrictions that approval of the ordinance will retain from past adoptions.

OTHER AGENCY INVOLVEMENT:

None.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION