



Agenda Submittal

Agenda #: 24 **Status:** Regular Calendar
Type: Ordinance **Department:** Resource Management
File #: 25-862 **Contact:** Saeed Iravani, 784-6786
Agenda date: 10/28/2025 **Final action:**
Title: Consider introducing the proposed ordinance amending Chapter 6.3 of the Solano County Code to adopt the 2025 State of California Building Codes and local amendments; The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because there is no potential that adoption of this ordinance will cause a significant effect on the environment
Governing body: Board of Supervisors
District: All
Attachments: 1. A - (Red-Lined) 2025 Ordinance, 2. B - (Clean) 2025 Ordinance

Date	Ver.	Action By	Action	Result
10/28/2025	1	Board of Supervisors		

Published Notice Required? Yes ☐ No ☒
Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Board of Supervisors:

- 1) Read the proposed ordinance by title only and waive further reading by a majority vote; and
- 2) Introduce the proposed ordinance amending Chapter 6.3 of the Solano County Code to adopt the 2025 California Building Standards Code and local amendments.

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 culminates with the issuance of an update to the various California Building Codes (building, mechanical, plumbing, electrical, fire, etc.), which local jurisdictions are required to adopt. The most recent review was completed in June 2025. The new set of revisions/updates to the standard codes is known as the California Building Standards Code (2025 Edition) ("Code"), which is codified in Title 24 of the California Code of Regulations. Health and Safety Code section 17958, requires that local jurisdictions, counties, and cities, 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 code, which applies to all commercial and residential structures in California, has no significant changes from the previous version except for minor changes to the Energy Code & Building Code. The Board 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. Staff recommends no substantive amendments to

Chapter 6.3 need to be made. Instead, Chapter 6.3 should be updated to include references to the current editions of the 2025 Code. No changes to the Fire Codes are included in the proposed ordinance.

The Board is being asked to introduce the ordinance to amend Solano County Code Chapter 6.3 to adopt the 2025 Code. By introducing this ordinance, the Board 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 action to adopt the ordinance on or before December 2, 2025 will allow the ordinance to become effective on January 1, 2026.

FINANCIAL IMPACT:

The cost of preparing the public notice and the agenda item, as well as implementation costs, are part of the ongoing operational cost of the Department of Resource Management, Building and Safety Division and are included in the Department's FY2025/26 Working Budget.

DISCUSSION:

The California Building Standards Commission, using a three-year repeating cycle, reviews and revises the body of codes referred to as the California Building, Plumbing, Mechanical, Fire, Electrical, Residential, Green Building (CAL Green), Energy, Existing Building, Historical Building and the California Referenced Standards Codes to reflect the latest construction regulations. These are mandated under State law as minimum standards.

The Board is asked, through the adoption of an amended ordinance, to adopt the Code, which includes the adoption and use of the 2024 International Codes as well as the 2024 International Wildland Urban Interface Code. There are no changes to the building permit-related fee tables included in the Code updates; consequently, there will be no changes to how fees are calculated or to fee revenues at this time.

Changes in the Code

Energy Code:

The new 2025 California Energy Code expands the use of heat pumps in new residential and nonresidential buildings; strengthens ventilation requirements to improve indoor air quality in new buildings; updates solar and battery storage standards for nonresidential and high-rise buildings to support grid-responsive and cost-effective installations; encourages electric-ready buildings, preparing new homes for the future installation of electric appliances and systems; and introduces changes to how energy efficiency is measured, shifting to Long-Term System Costs (LSC) which considers the 30-year impact of construction on the energy system for nonresidential buildings. Buildings whose permit applications are applied for on or after January 1, 2026, must comply with the 2025 Energy Code.

Building Code:

The Wildlands-Urban Interface (WUI) Code has been relocated to Part 7 of the California Code of Regulations. This section was formerly included in Chapter 7 of the Building Code. The recently adopted Part 7 features minor updates to the code, and the reorganization presents a consolidated location for all laws and regulations concerning construction in Fire Hazard Severity Zones.

There are also minor updates to the structural criteria, including the seismic design category, the updated wind speed map, and special inspection requirements. Buildings whose permit applications are applied for on or after January 1, 2026, must comply with the 2025 code requirements.

The Fire Protection Districts of Dixon, Vacaville, Cordelia, Suisun, and Montezuma created a consensus Fire

Protection District ordinance which was approved by the Board in 2015 and will be presented for amendment separately to the Board to reflect changes to the 2025 California fire code.

ALTERNATIVES:

The Board of Supervisors could choose to:

- Not introduce the California Building Standards Code as requested. This option is not recommended by staff as the California Code, as written, is automatically adopted as published by default and will go into effect on January 1, 2026, as per Health and Safety Code Section 17958, regardless of if the county adopts a local ordinance. If no revisions to the Code are adopted, the Solano County Code will be outdated and inaccurate.
- Make additional, substantive, and/or more stringent amendments. Based on the Building Official's review and understanding of the proposed State changes, the Department believes no additional amendments are necessary.

OTHER AGENCY INVOLVEMENT:

County Counsel assisted in the preparation of the proposed ordinance. The local Fire Districts have been contacted and were provided a copy of the Board staff report and ordinance adopting the State Code. The County Administrator and County Counsel reviewed this agenda item and concur with the recommendations.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION