



AMERICAN CANYON FIRE PROTECTION DISTRICT
BOARD AGENDA
OCTOBER 28, 2025

STAFF REPORT
PUBLIC HEARING
ITEM NUMBER: 8.

TITLE

Introduction and First Reading by Title Only of an Ordinance Adopting by Reference the 2025 Edition of the California Code of Regulations Title 24 and Related Model Codes with Appendices and Amendments as Identified Herein through Express Findings of Local Necessity: Repealing Ordinance 2022-01 and 2022-02 of the American Canyon Fire Protection District ("District") and all Other Ordinances and Parts of Ordinances in conflict therewith.

RECOMMENDATION

Adopt the following findings and introduce an Ordinance adopting the 2025 Editions of the California Code of Regulations Title 24, Part 9 and related model codes with appendices and amendments as identified through express findings of local necessity, repealing District Ordinance 022-01 and 2022-02 and applying the new Ordinance of the District with local amendments to those codes.

1. Adopt the finding in proposed Ordinance related to local climatic, geological and topographic conditions that make necessary local amendments to Title 24, Part 9 of the California Building Standards Code.
2. Adopt a finding that the proposed ordinance amendment is not a project that has the potential for causing a significant effect on the environment and therefore is not subject to review under the California Environmental Quality Act (CEQA). In addition, the proposed ordinance amendment is exempt under the definition of project in CEQA Guidelines Section 15378 (b)(3) in that it concerns general policy and procedure making.
 - Climatic: The American Canyon Fire Protection District experiences periods of high temperatures, accompanied by low humidity and seasonal high winds. These conditions create an environment in which the Fire Department would need to fully commit available firefighting resources to the control and extinguishment of wildland fires. During such periods, the limited available firefighting resources may have greater difficulty in controlling fires in structures not having built-in fire protection.
 - Geological: The American Canyon Fire Protection District is located in a region that contains active fault zones: The San Andreas, Hayward, Calaveras and Healdsburg-Rogers Creek. Three active faults are located within Napa County: the Cordelia, Green Valley, and West Napa. After a large seismic event, the potential for multiple fires occurring simultaneously will tax

available firefighting resources. Built-in fire protection will assist in extinguishing or controlling fires in structures, which will increase the availability of firefighting resources after a seismic event.

- Topographical: The American Canyon Fire Protection District is divided geographically into three parts by the north/south orientation of State Highway 29. The east and west portions of the city contain steep hillsides with residential development intermixed. These natural and man-made barriers can serve as severe impediments to the delivery of public safety services due to increased response times and delays in fire suppression efforts due to flooding or traffic congestion. An extended response time allows fire to grow beyond the control of initial attack fire suppression resources. Built-in fire protection in the form of automatic fire sprinklers has proven effective in controlling and extinguishing fires in the incipient stages.

3. Introduction and First Reading by Title Only of District Ordinance 2025-02 adopting the California Building Standards and the 2025 California Fire Code, California Code of Regulations Title 24, Part 9; amendments thereto.

CONTACT

Geoff Belyea, Fire Chief

BACKGROUND & ANALYSIS

Executive Summary

The California State Building Standards Code Commission has released the 2025 Edition of the California Code of Regulations, which becomes effective January 1, 2026. This process represents the triennial code adoption updating the City and District Codes and provides an opportunity to incorporate local amendments for portions of the 2025 California Building Standards and the 2025 Fire Code, thereby, creating local editions. There is no fiscal impact associated with this item.

Background and Issues:

The model codes that the state adopts and reviewed and updated every three years by various industry groups, including the International Code Council (ICC), the National Fire Protection Association (NFPA), and the International Association of Plumbing and Mechanical Officials (IAPMO). The publication of new code editions by these organizations triggers State consideration and adoption of the codes to be used by the state agencies, and all the city and county jurisdictions within the State. Once adopted by the State, local jurisdictions are required to enforce the California Building Standards Code.

The California Health and Safety Code contains provisions for local jurisdictions to modify the California Building Standards Code, and adopt different or more restrictive requirements under two conditions:

- The local modifications must be substantially equivalent to, or more stringent than, building standards published in the California Building Standards Code; and
- The local jurisdiction is required to make specific or express findings that such changes are reasonably necessary because of local climatic, geological or topographic conditions.

The American Canyon Fire Protection District last adopted the California Building Standards Code and local amendments in 2022. Staff recommends adopting the newly revised California Building Standards and Fire Codes and approving local amendments to address the fire District's specific seismic safety and fire related hazards. If approved, the effective date of these new regulations will be January 01, 2026.

The building divisions and fire districts in the cities within Napa County and County of Nap have been working together to minimize local amendments and have consistent regulations throughout the area. As a result, the proposed amendments in the American Canyon Fire Protection District have been reduced to those deemed necessary due to the seismic and fire dangers present in our region, along with certain administrative provisions. A local jurisdiction must adopt the current California Building and Standards Code in order to also adopt local amendments.

FISCAL IMPACT

None.

BOARD PRIORITY PROGRAMS AND PROJECTS

Public Safety: "Ensure American Canyon remains a safe community"

ENVIRONMENTAL REVIEW

None

ATTACHMENTS:

[1. 2025 Fire Code Ordinance 2026-02](#)