



Meeting Date: February 11, 2026

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

From: Sonia Urzua, AICP, Planning Director

Subject: Adoption of a Resolution Ratifying Moraga-Orinda Fire District Ordinance 26-01 (Fire Code) and Ordinance 26-02 (Wildland-Urban Interface (WUI) Code), Adopting the 2025 Editions of the California Fire Code and California Wildland-Urban Interface Code, and the 2024 Edition of the International Fire Code by Reference with Certain Local Amendments, and Adopting Findings of Fact to Support the Local Amendments

RECOMMENDATION

1. Adopt a Resolution Ratifying Moraga-Orinda Fire District Ordinance 26-01 (Fire Code) and Ordinance 26-02 (Wildland-Urban Interface (WUI) Code), Adopting the 2025 Editions of the California Fire Code and California Wildland-Urban Interface Code, and the 2024 Edition of the International Fire Code by Reference with Certain Local Amendments, and Adopting Findings of Fact to Support the Local Amendments
2. Find the ordinance exempt from review pursuant to sections 15061(b)(3) and 15378(b) (5) of the California Environmental Quality Act

BACKGROUND

Every three years, the State of California updates the California Fire Code and related building standards, including the California Wildland-Urban Interface (WUI) Code. The 2025 editions of these codes became the minimum statewide standards on January 1, 2026, replacing the 2022 code cycle.

The Moraga-Orinda Fire District (MOFD) is authorized to adopt local amendments and enact more restrictive building standards than those in the State codes when reasonably necessary due to local climatic, geological, and/or topographical conditions. For the 2025 code cycle, MOFD adopted updated fire code standards (Ordinance 26-01) and, as a separate but related action, adopted the 2025 California WUI Code with local amendments (Ordinance 26-02).

MOFD's local amendments were developed in coordination with regional fire prevention

partners and are intended to provide consistent, community-appropriate standards that reflect wildfire and emergency access conditions within the MOFD service area.

DISCUSSION

On November 19, 2025, the MOFD Board of Directors introduced Ordinance 26-01 (Fire Code) and Ordinance 26-02 (Wildland-Urban Interface (WUI) Code). On January 21, 2026, the Board held a public hearing and adopted both ordinances. Ordinance 26-01 adopts the 2025 California Fire Code, including specified appendices, and by reference the 2024 International Fire Code, with local amendments. Ordinance 26-02 adopts the 2025 California WUI Code, including specified appendices, with local amendments.

MOFD's ordinances include local amendments intended to address local climatic, geological, and topographical conditions. The full text of the ordinances is included in the attachments. A high-level summary of the types of amendments is provided below.

Ordinance 26-01 – Fire Code (2025 California Fire Code / 2024 International Fire Code)

- Clarifies when operational and construction permits are required and updates key definitions used for plan review and inspection.
- Updates requirements related to fire apparatus access, emergency access, and water supply (e.g., access road standards, turnarounds, fire flow and hydrant spacing).
- Maintains and updates fire protection system standards, including fire sprinkler and alarm system criteria for certain new construction, additions, and alterations, where applicable.
- Updates fire safety during construction and requirements related to hazardous materials management and reporting.

Ordinance 26-02 – Wildland-Urban Interface (WUI) Code (2025 California WUI Code)

- Adopts the 2025 California WUI Code and specified appendices to establish wildfire-resilient construction standards within designated WUI areas.
- Includes local amendments addressing ignition-resistant construction and related site design and fire protection features intended to reduce wildfire ignition risk and improve emergency response in the WUI.

Fuel mitigation and exterior hazard abatement standards (vegetation management) are addressed through separate MOFD ordinances and programs. Those requirements are not part of MOFD Ordinance 26-01 or Ordinance 26-02.

The local amendments contained within MOFD Ordinances 26-01 and 26-02 were determined by the MOFD Board to be reasonably necessary due to local climatic, geological, and topographical conditions and are supported by MOFD's findings of fact. The ordinances will not be effective within the Town until ratified by the Moraga Town Council pursuant to California Health and Safety Code section 13869.7.

Pursuant to section 13869.7, the Town may ratify, modify, or deny MOFD's adopted

ordinances, and must transmit its determination to MOFD within 15 days of the determination. Upon ratification, the Town must file a copy of MOFD's findings, and any Town findings, together with the adopted ordinances, with the State Department of Housing and Community Development (HCD).

Town staff reviewed the ordinances and provided suggested revisions to MOFD staff prior to adoption of the ordinances.

Staff recommends ratifying the ordinances to enable MOFD to enforce the requirements.

FISCAL IMPACT

There would be no fiscal impact on the Town of Moraga, as MOFD enforces the Fire Code.

CEQA COMPLIANCE

Ratification of the MOFD ordinances is exempt from the California Environmental Quality Act (CEQA), in that the adoption of State codes and the local amendments herein described do not have the potential for causing a significant effect on the environment, pursuant to Sections 15061(b)(3) and 15378(b) (5) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

ALTERNATIVES

1. Adopt the proposed resolution
2. Do not adopt the resolution. The local amendments in the MOFD Ordinances would not be effective in the Town, or
3. Provide an alternative direction to the staff.

NEXT STEPS

If the Town Council ratifies the Resolution, staff will transmit a copy to MOFD within 15 days. Staff will also transmit a copy of MOFD's findings, and any Town findings, together with the adopted ordinances, to HCD.

ATTACHMENTS

[Attachment A - Proposed Resolution Ratifying MOFD Fire Code with Attachments.pdf](#)

[Attachment B - MOFD 2025 Fire Code Ordinance 26-01.pdf](#)

[Attachment C - California Wildland-Urban Interface Code 26-02.pdf](#)