

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: November 19, 2025

To: Mayor and Town Council
From: Patrick Streeter, Community Development Director
Subject: Adoption of the 2025 California Title 24 Building Standards Code and the 2025 California Fire Code

Recommendation to Council:

Introduce and hold first reading, by title only, an ordinance of the Town of Windsor adopting by reference the 2025 Edition of the California Code of Regulations, Title 24, California Administrative Code Part 1, California Building Code Part 2 based on the 2024 International Building Code, California Residential Code Part 2.5 based on the 2024 International Residential Code, California Electrical Code Part 3 based on the 2023 National Electrical Code, California Mechanical Code Part 4 based on the 2024 Uniform Mechanical Code, California Plumbing Code Part 5 Based On The 2024 Uniform Plumbing Code, California Energy Code Part 6, California Wildland-Urban Interface Code Part 7 based on the 2024 International Building Code, California Historical Building Code Part 8, California Fire Code Part 9 based on the 2024 International Fire Code, California Existing Building Code Part 10 based on the 2024 International Existing Building Code, California Green Building Standards Code Part 11, California Referenced Standards Code Part 12, 2024 International Property Maintenance Code; making local amendments and modifications to various parts of the Title 24 Codes; and repealing Ordinance No. 2022-369.

Strategic Plan Element:

The recommended action supports the goals of Infrastructure and Livability. Goal Statement: Through a lens of sustainability and innovation, invest in the Town's infrastructure and public facilities to meet the needs of future generations. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

Background:

The California Building Standards Commission (CBSC) is the State agency responsible for establishing and updating the building and fire standards and codes for new construction in the state, known as the California Title 24 Building Standards Code, the International Fire Code, and the California Fire Code and hereinafter referred to as the "Building Code" and the "Fire Codes," respectively. Updates to the Building and Fire Codes are completed by the CBSC on a triennial cycle. The California Health and Safety Code requires that each jurisdiction in the state adopt the most recent edition of the Building Code and Fire Codes. If it is not adopted by a jurisdiction, it has the force of law 180 days after publication.

This year, the updated Building Code and Fire Codes were published on July 1, 2025. The 2025 Building Codes includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Wildland-Urban Interface Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The Town Council previously adopted the 2022 Edition of the

Building Code and Fire Codes in 2022. The action before the City Council is to adopt the recently published 2025 Building Code and Fire Codes, with certain amendments, additions, and deletions, which will be enforced pursuant to state law beginning January 1, 2026. The 2025 Building Code and Fire Codes can be accessed at the following link: <https://www.dga.ca.gov/BSC/Code>.

The state typically allows local amendments (commonly called “reach codes”) to the proposed Building and Fire Codes when findings can be made to support that the locally unique topographical, geological, and climatic conditions necessitate the amendments. In no circumstances can a local amendment be less restrictive than the state adopted codes. These regulations are required to be re-adopted to remain in effect.

Relevant to the update for this cycle, Assembly Bill (AB) 130, a budget trailer bill, was signed into law on June 30, 2025. It became effective immediately and made significant changes to a city's or county's ability to adopt amendments to the California Building Standards by essentially placing a moratorium on the adoption or modification of new state and local building standards affecting residential units. AB 130, among other changes, amends Health and Safety Code sections 17958 and 17958.5, 17958.7, and 18941.5 to prohibit a city or county from making changes or adopting more restrictions (e.g., Reach Codes) to the State Building Standards applicable to residential units from October 1, 2025 to June 1, 2031, unless one of the following conditions is met:

- The changes or modifications are substantially equivalent to changes or modifications previously filed by the city/county and were in effect as of September 30, 2025.
- The Commission deems the change or modification necessary as an emergency standard to protect health and safety.
- The changes or modifications relate to home hardening¹.
- The building standards relate to home hardening and are proposed for adoption by a fire prevention district.

Under California Health & Safety Code §13869.7 and Government Code §50022.2, local fire districts may adopt the California Fire Code by ordinance and may propose local amendments only if they are reasonably necessary because of local climatic, geological, or topographical conditions. However, via AB 130, the State of California has made clear that local jurisdictions may not adopt amendments that create additional barriers to residential construction or occupancy beyond what the State Building Standards Code allows.

Because California is experiencing a statewide housing shortage and has declared housing availability and affordability a matter of statewide concern, the State restricts local amendments that would impose stricter fire safety requirements on residential occupancies unless they are narrowly tailored to unique local conditions and can be supported with detailed findings. Absent such findings, amendments that could increase construction costs, delay housing development, or reduce the supply of housing are prohibited.

Discussion:

The new California Wildland-Urban Interface Code replaces Chapter 7A of the Building Code and Windsor will be designated as a Moderate Fire Severity Zone with designated wind born ember restive construction. It has been the Town's practice for several code cycles apply the moderate designation to all properties within Town limits. As was discussed during adoption of the Fire Hazard Severity Zone Maps earlier this year, the Town-wide designation serves to better harden property and infrastructure and reduce risk related to future wildfire events.

The California Energy Code has several changes in the cycle including increased heat pump baselines, increased solar PV, battery energy storage systems, and more focus on existing buildings and accessory dwelling units (ADUs). All new energy standards are subject to a cost-effectiveness analysis at the State level prior to being incorporated into a given code section.

Fiscal Impact:

Adoption of this code update would not have a meaningful impact on the General Fund.

Environmental Review:

The adoption of this ordinance is exempt from further CEQA review under the commonsense rule (Section 15061(b)(3)) and the exemption for actions by regulatory agencies to protect the environment (Section 15308).

Attachment(s):

[1. Ordinance Adopting the 2025 California Code of Regulations Title 24](#)

Prepared by:

Doug Hughes
Building Official

Reviewed by:

Patrick Streeter
Community Development Director

Approved by:

Jon Davis
Town Manager