

Ordinance No. ( )

An Ordinance of the Board of Supervisors, County of Sonoma, State of California, Amendments to Chapter 7 (Building Regulations) of the Sonoma County Code, and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code Of Regulations, 2025 Editions Of The California Building Standards Code, Including: (1) The California Building Code Volumes 1 and 2; (2) The California Residential Building Code; (3) The California Green Building Standards Code; (4) The California Mechanical Code; (5) The California Plumbing Code; (6) The California Electrical Code; (7) The California Energy Code, (8) The California Referenced Standards Code, and (9) The California Administrative Code; and Adopting Local Findings supporting local amendments.

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The Board of Supervisors of the County of Sonoma ordains as follows:

**SECTION I.** Chapter 7, Building Regulations, of the Sonoma County Code is hereby amended as follows:

Sec. 7-13. - Codes adopted and modifications.

(A) Code Adoption. The following listed codes are hereby adopted and incorporated herein by reference, save and except such portions as are added, amended, deleted, modified or revised in subsequent sections. Included in the adoption are the matrix adoption table that precedes each chapter, appendix or annex within each part. The code sections and appendixes listed in the respective matrix adoption table as being adopted by either BSC, HCD 1 or HCD2 are hereby adopted. In addition, three appendixes listed below, which were not adopted by either BSC, HCD 1 or HCD 2, are hereby adopted.

- (1) California Code of Regulations (CCR), Title 24, Part 1, ~~2022~~**2025** California Administrative Code.
- (2) CCR, Title 24, Part 2, ~~2022~~**2025** California Building Code (CBC).
- (3) CCR, Title 24, Part 2.5, ~~2022~~**2025** California Residential Code (CRC).
- (4) CCR, Title 24, Part 3, ~~2022~~**2025** California Electrical Code (CEC).
- (5) CCR, Title 24, Part 4, ~~2022~~**2025** California Mechanical Code (CMC).
- (6) CCR, Title 24, Part 5, ~~2022~~**2025** California Plumbing Code (CPC).
- (7) CCR, Title 24, Part 6, ~~2022~~**2025** California Energy Code.

**(8) CCR, Title 24, Part 7, 2025 California Wildland Urban Interface Code**

**(89) CCR, Title 24, Part 8, ~~2022~~2025 California Historical Building Code.**

**(910) CCR, Title 24, Part 10, ~~2022~~2025 California Existing Building Code (CEBC).**

**(4011) CCR, Title 24, Part 11, ~~2022~~2025 California Green Building Standards Code.**

**(4112) CCR, Title 24, Part 12, ~~2022~~2025 California Referenced Standards Code.**

**(B) Administrative Provisions.**

**(1) Appeals.**

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division I, Section 1.8.8.3.1;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division I, Section 1.8.8.3.1;

CCR, Title 24, Part 3, CEC, Section 89.108.8.3.1;

CCR Title 24, Part 4, CMC, Chapter 1, Division I, Section 1.8.8.3.1;

CCR Title 24, Part 5, CPC, Chapter 1, Division I, Section 1.8.8.3.1; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division I, Section 1.8.8.3.1; are added to read as follows:

Appeals. Appeal may be made from any decisions of the chief building official provided, however, that such appeal may not be made more than thirty (30) days after the decision from which appeal is being made has been rendered. Prescriptive standards as set forth in this code do not constitute a decision of the building official appealable under this section. All applicants and appellants shall be given reasonable opportunity to be heard and present evidence. Decisions of the local appeals board and housing appeals board shall be in writing and shall be delivered to the appellant either in person or by mailing to the address stated on the appeal or application. Decisions of the local appeals board and housing appeals board are final. The local appeals board and housing appeals board shall have no authority relative to fees, permit processing or other matters which are not directly related to building standards, and shall have no authority to waive the requirements of this code. Appeals of any notice of violation or notice and order to abate any violation of this code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

~~(2) Time Limit of Application.~~

~~CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.3.2;~~

~~CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section 105.3.2;~~

~~CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.3.3;~~

~~CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.3.3;~~

~~CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 105.3.2;~~  
~~are amended to read as follows and~~

~~CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(I) is added to read as follows:~~

~~Time Limit of Application. If no permit is issued within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.~~

~~(2 3) Time Limit of Permit.~~

~~CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.5;~~

~~CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R105.5;~~

~~CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.4.3;~~

~~CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.4.3; and,~~

~~CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 105.5;~~  
~~are amended to read as follows and~~

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(J) is added to read as follows:

Time Limit of Permit.

- (a) Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced.
- (b) A permittee may request an extension of a permit. The chief building official may grant, in writing, one or more extensions of time for periods of not more than 180 days per extension. The permittee shall request an extension pursuant to this subdivision in writing and demonstrate justifiable cause for the extension.
- (c) Before any work can be commence or recommenced on any expired permit, or permit to legalize a violation, a new **or renewed** permit shall first be obtained. The new **or renewed** permit shall be obtained for all work necessary to finish the project including work already completed that has not been previously inspected and approved by the department.
  - i. ~~Any new permits issued to recommence work started under an expired permit will be based on the codes in effect at the time of the original expired permit.~~
  - ii. ~~Any new permits issued to commence work under an expired permit will be based on the codes in effect at the time of the original expired permit, provided that no more than two subsequent model California Building Codes have been adopted.~~
  - iii. ~~Any new permits issued to commence work under an expired permit where more than two subsequent model California Building Codes have been adopted shall be governed by the codes in effect at the time of the new permit application.~~
  - iv. ~~Any new permits issued to legalize a violation shall be governed by the codes in effect at the time of the new permit application.~~
- (d) ~~The fees for the new permit shall be based on the current fee schedule at full value of the previously permitted work minus the value of the work inspected and approved prior to expiration of the permit plus the full value of any new work not previously permitted per the Permit and Resource Management Department Expired Permit Policy.~~

(3 7) Expiration

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.5.1;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R105.5.1;

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.4.3.1;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.4.3.1; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 105.5.1; are deleted.

(4) Schedule of Permit Fees.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 109.2;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R108.2;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(E);

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.5;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.5; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 108.2; are amended to read as follows:

Schedule of Permit Fees.

1. Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the Sonoma County Board of Supervisors.
2. Incomplete Plans. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in the Permit and Resource Management Department fee schedule.
3. Peer Review or Third Party Review. When approved by the chief building official a reduction in plan review fees by twenty five per cent (25%) of that otherwise required may be granted where a peer review or third party plan review or other process results in substantially reduced plan review effort by the Permit and Resource Management Department.

4. Stock Plans. The chief building official may, in his or her discretion, waive the plan check fee for the second and all subsequent buildings or structures identical to a building or structure for which a plan check has been paid because there is a reduction in the cost of providing the service. This plan check fee waiver for subsequent submittals shall be limited to one (1) year following date of original fee payment. In each case the applicant must be the same for all permits.
5. Reinspection Fees. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card has not been posted or otherwise is not available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. The reinspection fee shall be established in the Board of Supervisors' fee schedule. When a reinspection fee has been assessed, no additional inspection of the work shall be performed until the required fees have been paid.
6. Violation Penalty and Review Fee. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. A review fee equal to the amount of the permit fee, whether or not a permit is then or subsequently issued, shall be assessed. The payment of such review fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

**(5 6) Connection after Order to Disconnect.**

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 112.4;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R111.4;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.25(F);

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 106.7;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 106.7; and

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 111.4;  
are added to read:

Connection After Order to Disconnect. Persons shall not make connections from any energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the chief building official or the use of which has been ordered to be discontinued by the chief building official until the chief building official authorizes the reconnection and use of such equipment.

(7 ~~5~~) Violation Penalties

CCR Title 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 114.4;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R113.4;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.23(B)(1);

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 106.3;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 106.3; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 113.4 are  
deleted.

(C) California Building Code Revisions

- (1) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 101.4.4 is amended to read:

101.4.4. Property maintenance. The provisions of CBC Sections 116 Unsafe Structures and Equipment of the CBC as amended by Sonoma County Code by adding definitions for “unsafe or dangerous buildings” and “nuisance” to Sonoma County Code section 7-19, shall apply to existing buildings and premises.

- (2) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.2 is amended to read:

105.2 Work exempt from permit. Exemption from permit requirements of this section shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or

ordinances of the jurisdiction. Such exempt structures must meet all other applicable requirements of this jurisdiction, including required minimum distances from property lines. Permits shall not be required for the following:

(a) Building Permit Exemptions:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and the height above grade does not exceed 12 feet. No more than one structure may be allowed under this exemption unless separated from another permit exempt structure by more than 50 feet.
2. Fences, not over 10 feet high, except that solid wood, concrete, metal, and masonry fences more than 7 feet in height measured from the lowest existing grade to the top of the fence shall require a building permit.
3. Oil derricks.
4. Retaining walls, which retain not more than 3 feet of material unless supporting a surcharge or impounding Class I, II, or IIIA liquids. For the purpose of this section, a retaining wall is considered to be supporting a surcharge if:
  - a. The wall retains more than one foot of material and the retained material slopes more than two units horizontal to one vertical within a distance equal to twice the height of the wall above the lowest existing grade, or
  - b. The wall retains more than one foot of material and any road or structure is located on the retained material within a distance equal to twice the height of the wall above the lowest existing grade.
5. Tanks, not containing Class I, II, or IIIA liquids supported directly upon grade, or below grade, if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks, platforms, driveways, nonstructural slabs and decks not more than 30 inches above grade, and not over any basement or story below and are not part of a disabled access route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy which do not exceed 5,000 gallons, and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. Plumbing, electrical or mechanical systems associated with the structure require permits.
11. Swings, play structures, and other playground equipment, treehouses with a floor area less than 120 square feet, and skateboard ramps, accessory to detached one and two family dwellings, which are not used for commercial purposes, and children's play structures when constructed on a parcel which contains a one or two- family dwelling or a State licensed school or day care center.
12. Window awnings in Group R-3 and U Occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
14. Minor repair of interior paneling or gypsum wallboard when it does not serve as a fire-resistive assembly or as lateral bracing for a structure. Minor repairs are limited to 100 square feet, on a one time basis. Subsequent minor repairs will require permits. This exemption shall not apply to structures subject to flood damage.
15. Replacement of windows or doors with others of the same size, and in the same location when the structural frame of the opening is not altered.
16. Prefabricated structures no more than 500 square feet in area, constructed of light frame materials and covered with cloth or flexible plastic which has a thickness no greater than 5/1000 of an inch, accessory to a single family dwelling, with no associated electrical, plumbing, or mechanical equipment and the height above grade does not exceed 12 feet.
17. Residential Arbors, trellises, and gazebos, when the height above grade does not exceed twelve (12) feet. For the purpose of this section, arbors, trellises, and gazebos are considered for detached

shade structures accessory to residential occupancies and are defined as follows:

- a. Structures which have a lattice or fabric roof structure, and
- b. 75% of the exterior walls are not less than 75% open, and
- c. Into which a motor vehicle cannot be driven due to the configuration of the structure or placement on the site.

If such a structure contains electrical, plumbing, or mechanical equipment, a permit is required for this work.

18. Removal of up to 25% of exterior and/or interior or roof coverings or other similar work for the purpose of determining the condition of structural members in a structure where work is being planned. Such work may remain exposed for a maximum of 90 days before being repaired. A permit must be obtained for the repairs unless exempted by this section of the Sonoma county code.
19. 2-bin trash enclosure covers with a height not exceeding 12 feet.

(b) Electrical Permit Exemptions:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electric equipment to approved permanently installed receptacles.
2. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord and plug connected temporary decorative lighting.
5. Reinstallation or replacement of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
7. Installation or maintenance of communications wiring, devices, appliances, apparatus, or equipment.

(c) Gas Permit Exemptions:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(d) Mechanical Permit Exemptions:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(e) Plumbing Permit Exemptions:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

3. Replacement of existing plumbing fixtures for low flow plumbing fixtures in accordance with Section 1101.1 California Civil Code.
- (3) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 113 is deleted.
- (4) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 116.3 is amended to read:

116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe per Section 1-7.3 of the Sonoma County Code.

- (5) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 117 is added to read:

#### SECTION 117 NOTICE TO VACATE

117.1 Posting. Every notice to vacate shall, in addition to being served as provided in Section 116.4, be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER  
UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official  
County of Sonoma

117.2 Posting during declared emergencies. During a declared local, state or federal emergency or state of emergency as defined in Chapter 10 of this Code, each structure or property affected by the declaration and subsequently reviewed shall be evaluated and posted in accordance with the standards established in Applied Technology Council (ATC) 20, ATC 45 or the most recently adopted standard by the California Office of Emergency Services as an emergency response plan.

117.3 Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued under Section 115.3 reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted unless specifically stated on the posting. Entry may be made to repair, demolish or remove such building under permit. No person shall remove or

deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

117.4 Appeals. Appeals of any notice and order to abate any violation of this Code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

- (6) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 2, Section 202 is amended to revise the following definitions:

BUILDING.

BUILDING, EXISTING

SUBSTANTIAL IMPROVEMENT:

See Sonoma County Code Ch 7-19

- (7) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 4, Section 446.10 is amended to read as follows:

Section 446.10 Fire protection systems. The following fire protection systems shall be provided in accordance with Section 446.10.1 through 446.10.2

446.10.1 Fire Alarm System. An approved manual fire alarm system shall be installed in accordance with section 907.2.1 in new and existing Type 3 winery caves when the occupant load exceeds 100, unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1.

446.10.2 Automatic sprinkler system. An approved automatic sprinkler systems shall be installed in accordance with 903.3.1.1 in all new Type 3 winery caves when the occupant load exceed 100 or more, or existing winery caves when a change of use is approved by the fire code official.

- (8) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 4, Section 446.16 is added to read as follows:

446.16 Identification

Every type 2 and type 3 winery cave shall have a permanent placard installed at the exterior main entrance in an area approved by the fire code official. The placard shall include cave type, year built and maximum occupant load. The fire code official is authorized to request additional information for emergency response.

- ~~(9) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 7A, Section 701A.3 is amended to read as follows:~~

~~701A.3 Application. Buildings located in any Fire Severity Zone or any Wildland Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.~~

Exceptions:

- ~~1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.~~
- ~~2. Additions to and remodels of buildings originally constructed prior to the application date.~~
- ~~3. Group C, Special buildings conforming to the limitations specified in section 450.4.1 of the California building Code.~~
- ~~4. Agricultural exempt structures as defined in Chapter 7 of the Sonoma County Building Code when greater than 60 feet from property lines and other structures. For the purpose of this section and section 710A, applicable building include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.~~

(9 40) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through ~~903.2.19~~ **903.2.12 and sections 903.2.14 through 903.2.21**. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official when not required in other sections of the California Building Code.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m<sup>2</sup>) in gross floor area.
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached group U occupancies not greater than 3,000 square feet (279m<sup>2</sup>), **or when approved by the Fire Code Official where the entire structure is not to exceed 5,500 sq ft (510m<sup>2</sup>).**
- ~~5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA409.~~

(10 44) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1 is amended to read as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy exceeding ~~3000~~ 4500 square feet or when required per 903.2.1.1 through 903.2.1.6.

- (11 ~~42~~) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1.6 is renumbered and amended to read as follows (with deletion of the exception):

903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

- (12 ~~43~~) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1.7 is amended to read:

903.2.1.7 ~~6~~ Multiple Fire Areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.

- (13 ~~44~~) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.2 is amended to read as follows:

~~903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.~~

**903.2.2 Group B. An automatic sprinkler system shall be provided in Group B occupancies when the Fire Area exceeds 3000 sq ft or as required in 903.2.2.1 and 903.2.2.2**

- (14) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.2.1 is amended to read:

**903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.**

- (15) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.3 is amended to read as follows:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12<sup>th</sup> grade, see Section 903.2.19 through 903.2.20.

- (16) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.4 is amended to read as follows:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy where gross floor area exceeds 3000 square feet (279m<sup>2</sup>).

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:
  - a. The canopy and supporting structure are constructed of non-combustible materials.
  - b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
  - c. The crush pad is not used for storage of combustible materials.
  - d. The canopy and supporting structure is incapable of trapping heat, smoke or other byproducts of combustion.
2. Dairy milking facilities less than 12,000 feet in area.
3. ~~Manufactures of upholstered furniture or mattresses less than 2500 square feet in area.~~

- (17) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.5.1 is amended to read as follows:

903.2.5.1 Group H. An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

- (18) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.6.1 is deleted.

- (19) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 3000 square feet (279m<sup>2</sup>).

- (20) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.8.1 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes

and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

- (21) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.9 is amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 3000 square feet (279m<sup>2</sup>).

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m<sup>2</sup>) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA409.
4. Detached Group S occupancies not greater than 3000 square feet (279m<sup>2</sup>), or when approved by the Fire Code Official where the entire structure is not to exceed 5500 square feet (510m<sup>2</sup>).
5. Volunteer Fire Department vehicle storage barn not exceeding 3000 sq. ft. (279m<sup>2</sup>) or when approved by the Fire Code Official not exceeding 5500 square feet (510m<sup>2</sup>).
6. ~~Storage of upholstered furniture or mattresses less than 2500 square feet in area.~~

- (22) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.9.1 is ~~deleted~~ amended to read.

**903.2.9.1 Repair Garages. An automatic sprinkler system shall be installed throughout all buildings used as repair garages in accordance with Section 406.8 unless otherwise approved by the fire code official.**

- (23) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.9.4 Exception is amended to read.

**903.2.9.4 Exception: Self-service storage facilities not greater than 1 story above grade plane where all storage spaces can be accessed directly from the exterior can meet the following.**

- 1. Fire Apparatus access is within 150 feet to all sides of the structure**
- 2. Fire area is less than 3000 square feet and of non-combustible construction**
- 3. Is provided Fire Flows in accordance with Appendix B or NFPA 1142 for non-sprinklered buildings**

- ~~(23) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.10 is amended to read as follows:~~

~~903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancies where the gross floor area exceeds 3000 square feet (279m<sup>2</sup>).~~

- (24) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.10.4 is deleted.

- (25) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11 is amended to read as follows:

903.2.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (279m<sup>2</sup>), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.9.

- (26) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.3 exception **is** deleted.

- (27) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.7 is added to read as follows:

903.2.11.7 High-piled storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

- (28) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.8 is added to read as follows:

903.2.11.8 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of 0.33 gallons per minute per square foot over a minimum design area of **2500** 3000 square feet.

- ~~(29) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.9 is added to read as follows:~~

~~903.2.11.9 Elevation of existing buildings. An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to three or more stories, or more than thirty five feet (35') in height, from grade to the exposed roof.~~

**Exceptions:**

- ~~1. An automatic fire extinguishing system need not be provided when the~~

~~area above 35 feet (35') is provided for aesthetic purposes only and is a non-habitable space.~~

- ~~2. An automatic fire extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:~~
  - ~~(a) The elevation creates a building no more than three stories in height.~~
  - ~~(b) Two approved exits that exit directly to the exterior and one exterior stair leading to the lowest level of fire department access are provided from the highest floor.~~
  - ~~(c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.~~
  - ~~(d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.~~
  - ~~(e) Any addition exceeding Table 903.6 to the building after the elevation shall require installation of an automatic fire-extinguishing system.~~

- ~~(30) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.4.2 is amended to read as follows:~~

~~903.4.2 Alarms. One exterior approved audible and or audible visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.~~

~~Exception: R-3 occupancies may be exempt from visual device when approved by the fire code official.~~

- ~~(29 34) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.6 is added to read as follows:~~

~~903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement or **Substantial Damage** as defined by CBC Chapter 2 in accordance with Table 903.6.~~

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained in exception #4 of Section CBC 11B-204.2.

- (30 32) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Table 903.6 is added to read as follows:

TABLE 903.6  
EXISTING BUILDINGS AND STRUCTURES

| Existing Gross Floor Area <sup>(d)</sup> | Allowable Gross Floor Area Increase |
|------------------------------------------|-------------------------------------|
| 0-1,000 sq. ft.:                         | 200% <sup>(c)</sup>                 |
| 1,001-4,000 sq. ft.:                     | 100% <sup>(a)(c)</sup>              |
| Greater than 4,000 sq. ft.:              | 50% <sup>(a)(b)(c)</sup>            |

<sup>(a)</sup> A 2,000 sq. ft. maximum of an increase is allowed.

<sup>(b)</sup> Maximum cumulative allowable gross floor area is 6,000 sq. ft.

<sup>(c)</sup> Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq. ft. in gross floor area.

<sup>(d)</sup> Remodels that are greater than 75% of the original gross floor area **or area or when required by California Building Code (CBC) Chapter 2, classified as an Improvement as determined by the Building Official.**

- (31 33) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 905.3.1 is amended to read as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

- a. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
- b. Class I standpipes are allowed in Group B and E occupancies.
- c. Class I standpipes are allowed in parking garages.
- d. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

- e. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
- f. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
  - i. Recessed loading docks for four vehicles or less.
  - ii. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
- g. When determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.

(32 34) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 912.2 is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official.

~~(35) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 33, Section 3312.3 is added to read as follows:~~

~~Section 3312.3 Where Required. In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.~~

~~(36) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 33, Section 3312.4 is added to read as follows:~~

~~Section 3312.4 Buildings being demolished. Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.~~

(33 37) CCR, Title 24, Part 2, CBC, Volume 2, Appendix QP, Section QP 101.2 is added to read as follows:

QP 101.2 Application. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing

operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.

- (~~34~~ ~~38~~) CCR, Title 24, Part 2, CBC, Volume 2, Appendix ~~QP~~, Section ~~QP~~ 103.2.1, Exception 2 is added to read as follows:

~~QP~~ 103.2.1 New additions, alterations, and change of occupancy. New additions, alterations, and change of occupancy to existing buildings shall comply with the requirements of the California Building Standards Code effective at the time of addition, alteration, or change of occupancy. The requirements shall apply only to and/or within the specific area of the addition, alteration, or change of occupancy.

Exceptions:

1. Existing buildings and structures used for emergency housing and emergency housing facilities may not be required to comply with the California Energy Code, as determined by the enforcing agency.
2. Change in occupancy shall not mandate conformance with new construction requirements set forth in the California Building Standards Code, provided such change in occupancy meets the minimum requirements set forth in this appendix.

- (~~35~~ ~~39~~) CCR, Title 24, Part 2, CBC, Volume 2, Appendix ~~QP~~, Section ~~QP~~ 103.3, is amended to read as follows:

~~QP~~ 103.3 Occupant load. Except as otherwise stated in this appendix, the maximum occupant load allowed in buildings and structures used as emergency housing shall be determined by the enforcing agency, but the interior floor area shall not be less than 53 square feet (4.9 m<sup>2</sup>) for one occupant. Where more than one person occupies the building/structure, the required floor area shall be increased at the rate of 40 square feet (3.7 m<sup>2</sup>) for each occupant in excess of one.

Exceptions:

1. Tents.
2. Recreational vehicles and park trailers designed for human habitation that meet the requirements in the Health and Safety Code, Sections 18009.3 and 18010, as applicable.

- (36 40) CCR, Title 24, Part 2, CBC, Volume 2, Appendix **QP**, Section **QP 104.1**, is amended to read as follows:

**QP 104.1** General. Emergency sleeping cabins shall have an interior floor area of not less than 53 square feet (4.9 m<sup>2</sup>) for one occupant. Where more than one person occupies the cabin, the required floor area shall be increased at the rate of 40 square feet (3.7 m<sup>2</sup>) for each occupant in excess of one. The interior floor area shall not exceed 400 square feet (37 m<sup>2</sup>), excluding lofts.

- (37 44) CCR, Title 24, Part 2, CBC, Volume 2, Appendix **QP**, Section **QP 106.1**, is amended to read as follows:

**QP 106.1** General. Tents shall not be used to house occupants for more than 7 days unless such tents are maintained with tight wooden floors raised at least 4 inches (101.6 mm) above the ground level and are equipped with baseboards on all sides to a height of at least 6 inches (152.4 mm). Tents may be maintained with concrete slabs with the finished surface at least 4 inches (101.6 mm) above grade and equipped with curbs on all sides at least 6 inches (152.4 mm) high.

Membrane structures installed and/or assembled in accordance with Chapter 31 of this code, may be permitted to be used as emergency housing and emergency housing facilities, as determined by the enforcing agency.

- (39 42) CCR, Title 24, Part 2, CBC, Volume 2, Appendix **QP**, Section **QP 110.3**, is amended to read as follows:

**QP 110.3** Toilet and bathing facilities. When dependent units are used as emergency housing, the emergency housing site shall be provided with one toilet and one bathing facility for every 15 occupants of each gender. The enforcing agency may permit different types and ratios of toilet and bathing facilities. The approval shall be based upon a finding that the type and ratio of toilet and bathing facilities are sufficient to process the anticipated volume of sewage and waste water, while maintaining sanitary conditions for the occupants of the emergency housing.

Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities. This can include foot-pumped water at hand washing stations that are properly maintained.

- (40 43) CCR, Title 24, Part 2, CBC, Volume 2, Appendix **QP**, Section **QP 111**, is added to read as follows:

SECTION ~~QP~~ 111  
ALTERNATIVES AND MODIFICATIONS

~~QP~~ 111.1 Alternatives and modifications. Alternative compliance and/or modifications that are reasonably equivalent to the requirements in this appendix may be granted by the Authority Having Jurisdiction in individual cases when dealing with buildings or structures used for emergency housing.

(D) California Residential Code amendments.

- (1) CCR, Title 24, Part 2.5, CRC, Chapter 1, Division I, Section 1.1.3.1.1 of the California Residential Code is amended to read as follows:

1.1.3.1.1 Utility and Miscellaneous Group U.

Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to the following:

Agricultural buildings

Aircraft hangars accessory to a one or two-family residence (See Section 412.5 of the California Building Code)

Barns

Carports

Fences more than ~~6~~ 7 feet high

Grain silos accessory to a residential occupancy

Greenhouses

Livestock shelters

Private garages

Private riding arenas accessory to a one- or two-family residence

Retaining walls

Sheds

Storage building accessory to a one- or two-family residence

Stables

Tanks

Towers

~~(2) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R309.6, Exception is deleted.~~

(2 3) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section ~~R313.1~~ **R309.1** is amended to read as follows:

~~R313.1~~ **R309.1** Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions:

- (a) Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet in gross floor area, unless otherwise approved by the fire code official.
- (b) Detached Group U Occupancies not greater than 3,000 square feet, unless otherwise approved by the fire code official.

(3 4) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section ~~R313.1.2~~ **R309.1.2** is added to read as follows:

~~R313.1.2~~ **R309.1.2** Substantial improvement. An automatic fire sprinkler system shall be provided throughout all townhouses that undergo a substantial improvement when required pursuant to Sonoma County Code Section 7-13(B)(~~30 32~~)Table 903.6.

(4 5) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section ~~R313.2~~ **R309.2** is amended to read as follows, with the exception deleted:

~~R313.2~~ **R309.2** One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses. Group R-3 occupancies permitted under this code shall be provided throughout regardless of square footage with an automatic sprinkler system inclusive of all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exception:

- (a) Accessory Dwelling Unit, provided that all of the following are met:
  - a.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
  - a.2. The existing primary residence does not have automatic fire sprinklers.
  - a.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
  - a.4. The unit is on the same lot as the primary residence.
  - a.5. The accessory dwelling unit is not attached to garages or has habitable space above carports.

- a.6. The accessory dwelling unit meets the requirements of California Fire Code, Sections 503.1.1 and 507.5.1, Or the Sonoma County Fire Safe Standards for access and setbacks.
- (b) Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet-in gross floor area, unless otherwise approved by the fire code official.
- (c) Detached Group U Occupancies not greater than 3,000 square feet, unless otherwise approved by the fire code official.

**(5 2) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R317.5, Exception is deleted.**

~~(6) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R322.1.6 is amended to read as follows:~~

~~R322.1.6 Flood Damage Protection~~

~~See Sonoma County Code Chapter 7B-11A for Flood Damage Protection.~~

~~(7) CCR Title, 24, Part 2.5, CRC, Volume 1, Chapter 3, Section 337.1.3 is amended to read as follows:~~

~~337.1.3 Application. Buildings located in any Fire Severity Zone or any Wildland Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.~~

~~Exceptions:~~

- ~~1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.~~
- ~~2. Additions to and remodels of buildings originally constructed prior to the application date.~~
- ~~3. Group C, Special buildings conforming to the limitations specified in section 450.4.1 of the California building Code.~~
- ~~4. Agricultural exempt structures as defined in Chapter 7 of the Sonoma County Building Code when greater than 60 feet from property lines and other applicable structures.~~

~~For the purposes of this section and section 337.10, applicable building include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.~~

**(6 8) CCR, Title 24, Part 2.5, CRC, Chapter 4, Section R403.1.6 is amended to read as follows:**

R403.1.6 Foundation anchorage. Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates in accordance with Section R505.3.1 or R603.3.1, as applicable. Wood sill plates supporting cold-formed steel framing shall be anchored to the foundation in accordance with this section.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2-inch- diameter (12.7 mm) anchor bolts spaced not greater than 6 feet (1829 mm) on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to V2-inch-diameter (12.7 mm) anchor bolts. Bolts shall extend not less than 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be not fewer than two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a braced wall panel shall be positively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections **R304 and R305. R317 and R318.**

Exceptions:

1. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with not fewer than one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).
2. Connection of walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).

(7 9) CCR, Title 24, Part 2, CRC, Appendix **CJAZ**, Section **CJAZ101.2** is added to read as follows:

**CJAZ 101.2 Application.** Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing

operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.

- (8 40) CCR, Title 24, Part 2, CRC, Appendix **CJAZ**, Section **CJAZ** 103.2.1, Exception 2 is added to read as follows:

**CJAZ** 103.2.1 New additions, alterations, and change of occupancy. New additions, alterations, and change of occupancy to existing buildings shall comply with the requirements of the California Building Standards Code effective at the time of addition, alteration, or change of occupancy. The requirements shall apply only to and/or within the specific area of the addition, alteration, or change of occupancy.

Exceptions:

1. Existing buildings and structures used for emergency housing and emergency housing facilities may not be required to comply with the California Energy Code, as determined by the enforcing agency.
2. Change in occupancy shall not mandate conformance with new construction requirements set forth in the California Building Standards Code, provided such change in occupancy meets the minimum requirements set forth in this appendix.

- (9 44) CCR, Title 24, Part 2, CRC, Appendix **CJAZ**, Section **CJAZ**103.3, is amended to read as follows:

**CJAZ** 103.3 Occupant load. Except as otherwise stated in this appendix, the maximum occupant load allowed in buildings and structures used as emergency housing shall be determined by the enforcing agency, but the interior floor area shall not be less than 53 square feet (4.9 m<sup>2</sup>) for one occupant. Where more than one person occupies the building/structure, the required floor area shall be increased at the rate of 40 square feet (3.7 m<sup>2</sup>) for each occupant in excess of one.

Exceptions:

1. Tents.
2. Recreational vehicles and park trailers designed for human habitation that meet the requirements in the Health and Safety Code, Sections 18009.3 and 18010, as applicable.

- (10 42) CCR, Title 24, Part 2, CRC, Appendix **CJAZ**, Section **CJAZ** 104.1, is amended to read as follows:

**CJAZ** 104.1 General. Emergency sleeping cabins shall have an interior floor area of not less than 53 square feet (4.9 m<sup>2</sup>) for one occupant. Where more than one person occupies the cabin, the required floor area shall be increased at the rate of 40 square feet (3.7 m<sup>2</sup>) for each occupant in excess of one. The interior floor area shall not exceed 400 square feet (37 m<sup>2</sup>), excluding lofts.

- (11 43) CCR, Title 24, Part 2, CRC, Appendix **CJAZ**, Section **CJAZ** 106.1, is amended to read as follows:

**CJAZ** 106.1 General. Tents shall not be used to house occupants for more than 7 days unless such tents are maintained with tight wooden floors raised at least 4 inches (101.6 mm) above the ground level and are equipped with baseboards on all sides to a height of at least 6 inches (152.4 mm). Tents may be maintained with concrete slabs with the finished surface at least 4 inches (101.6 mm) above grade and equipped with curbs on all sides at least 6 inches (152.4 mm) high.

Membrane structures installed and/or assembled in accordance with Chapter 31 of this code, may be permitted to be used as emergency housing and emergency housing facilities, as determined by the enforcing agency.

- (12 44) CCR, Title 24, Part 2, CRC, Appendix **CJAZ**, Section **CJAZ** 110.3, is amended to read as follows:

**CJAZ** 110.3 Toilet and bathing facilities. When dependent units are used as emergency housing, the emergency housing site shall be provided with one toilet and one bathing facility for every 15 occupants of each gender. The enforcing agency may permit different types and ratios of toilet and bathing facilities. The approval shall be based upon a finding that the type and ratio of toilet and bathing facilities are sufficient to process the anticipated volume of sewage and waste water, while maintaining sanitary conditions for the occupants of the emergency housing.

Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities. This can include foot-pumped water at hand washing stations that are properly maintained.

- (13 45) CCR, Title 24, Part 2, CRC, Appendix **CJAZ**, Section **CJAZ** 111, is added to read as follows:

SECTION ~~CJAZ~~ 111  
ALTERNATIVES AND MODIFICATIONS

~~CJAZ~~ 111.1 Alternatives and modifications. Alternative compliance and/or modifications that are reasonably equivalent to the requirements in this appendix may be granted by the Authority Having Jurisdiction in individual cases when dealing with buildings or structures used for emergency housing.

(E) California Plumbing Code amendments.

- (2) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.8 is amended to read as follows:

713.8 Toilets Required. Every dwelling or other building or place where persons congregate, reside or are employed shall be provided with an adequate number of **waterless toilets or** water flush toilets connected to a sewage disposal system which shall consist of a public sewer connection or a septic tank and a system of underground drains for the disposal of the tank effluent, or other systems approved by the chief building official. Such system shall be constructed to meet the requirements of construction and maintenance provided in this chapter and the codes adopted hereby.

(F) California Existing Building Code amendments.

- (1) CCR Title 24, Part 10, ~~(CEBC)~~, Chapter 4, Section ~~405.2.6~~ **405.2.7** is added to read as follows:

~~405.2.6~~ **405.2.7** Seismic Design and Evaluation Procedures. Seismic design and evaluation procedures shall conform to the provisions of this chapter and Chapter 1, Section 101.5.4 of the 2015 International Existing Building Code.

- (2) CCR Title 24, Part 10, CEBC, Title 24, Chapter 4, Section ~~405.2.7~~ **405.2.8** is added to read:

~~405.2.7~~ **405.2.8** Wind Design. Wind design of existing buildings shall be based on the procedures specified in the CBC.

- (3) CCR Title 24, Part 10, CEBC, Title 24, Chapter 4, Section ~~405.2.8~~ **405.2.9** is added to read:

~~405.2.8~~ **405.2.9** Unsafe Conditions. Regardless of the extent of the structural damage, unsafe conditions shall be eliminated.

~~(G) California Green Building Standards amendments.~~

- (1) CCR Title 24, Part 11, California Green Building Standards Code, Chapter 4, Section 2 is amended to add the following definition:

~~All Electric Dwelling. A primary or accessory dwelling that uses electricity as the source of energy for its space heating, water heating, pool and spa systems, cooking appliances, clothes drying appliance and decorative appliances, and has no natural gas or propane plumbing installed within the building or within the building's property lines. All Electric Buildings may include solar thermal pool heating.~~

- (2) CCR Title 24, Part 11, California Green Building Standards Code, Chapter 4, Section 4.509 is added to read as follows:

**SECTION 4.509  
ALL ELECTRIC DWELLINGS**

**4.509.1 All Electric Dwelling**

~~Newly constructed single family residential dwellings, including accessory dwelling units, shall be designed and constructed as an all electric dwelling.~~

~~Exceptions:~~

- ~~1. Dwellings meeting CEC section 150.1(c)(14) Exception 1 or Exception 2.~~
- ~~2. Natural gas or propane cooking appliances.~~
- ~~3. Fossil fuel generators.~~
- ~~4. Accessory Dwelling Units that are attached to the primary dwelling unit, if the existing primary dwelling unit uses mixed fuel for space and water heating and the ADU services will be provided by the existing mixed fuel system.~~

**4.509.2 Future Improvements**

~~For single family residential dwellings subject to section 4.509.1, subsequent improvements, additions, remodels, repairs or similar work shall be consistent with 4.509.1.~~

**(G H) Class A Roof Assemblies**

1. Roof Covering Assembly on Specified Structures. Notwithstanding any other provision of this code, the roof-covering assembly on the following structures regulated by this code shall be a Class A roof-covering assembly as classified in subsection (3).
  - (a) Any new structure regulated by this code;
  - (b) Any existing structure regulated by this code when more than fifty per cent (50%) of the roof area of the structure is re-roofed;

- (c) Any addition regulated by this code when the addition creates a new roof and the floor area of any single floor of the addition exceeds six hundred forty (640) square feet.
- 2. Roof-covering Assembly. The roof-covering assembly includes the roof deck, underlayment, interlayment, insulation and covering which is assigned to a roof-covering classification.
- 3. Class A roof assemblies are those that are effective against severe fire test exposure. Class A roof assemblies and roof coverings shall be listed and identified as Class A by an approved testing agency. Class A roof assemblies shall be permitted for use in buildings or structures of all types of construction.

Exceptions:

- (a) Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck.
  - (b) Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
  - (c) Class A roof assemblies include minimum 16 ounce per square foot (0.0416 kg/m<sup>2</sup>) copper sheets installed over combustible decks.
  - (d) Class A roof assemblies include slate installed over ASTM D226, Type II underlayment over combustible decks.
- 4. The following types of structures are exempt from this requirement:
  - (a) Greenhouses.
  - (b) Patio covers.
  - (c) Fabric membrane structures when the fabric is certified as "flame retardant" by the State Fire Marshall.
  - (d) Residential vehicle covers.
  - (e) Awnings.
  - (f) Sod roofs.
  - (g) Agricultural Exempt Structures that comply with Sonoma County Code Section 7-7.
  - (h) Agricultural Buildings not subject to the California Fire Code or not subject to the Sonoma County Code Chapter 13 as determined by the County's Fire Marshall.

**(H I) Electrical Vehicle Infrastructure Training Program**

1. All electric vehicle charging infrastructure and equipment located on the customer side of the electric meter funded or authorized, in whole or in part, by the County of Sonoma shall be installed by a contractor with the appropriate license classification, as determined by the Contractors' State License Board, and at least one electrician on each crew, at any given time, who holds an Electric Vehicle Infrastructure Training Program certification
2. All electric vehicle charging infrastructure and equipment located on the customer side of the electric meter funded or authorized, in whole or in part, by the County of Sonoma that install a charging port supplying 25 kilowatts or more to a vehicle shall have at least 25% of the total electricians working on the crew for the project, at any given time, who hold Electric Vehicle Infrastructure Training Program certification.

## **SECTION II. Findings**

Pursuant to Health and Safety Code sections 13143.5 and 17958.7, the Board of Supervisors expressly finds that this ordinance and the changes or modifications made herein to the 2022 edition of the California Building Code including the amendment to the existing fire protection sprinkler and fire safe roofing standards, and the minimum fire safe standards for development within the unincorporated area of the county are reasonably necessary because of local climatic, geological, and topographical conditions. The Board of Supervisors further finds in connection therewith as follows:

1. Climatic Conditions. Sonoma County has unique climatic conditions. The County is subject to year-round coastal winds. Average yearly rainfall for the County is approximately 30 inches. This rainfall generally occurs during October to April. During the summer months (July, August, September), the prevalent Pacific High Cell creates early morning fog, which assists the natural vegetation in growth. During the summer months, dry winds and vegetation mix to create a hazardous fuel condition. This condition causes grassland and brushland fires each year. While normal temperatures do not exceed 85-90 degrees during the summer months, temperatures can exceed 110 degrees in parts of the County. Particularly during times of high temperatures and low humidity, a fire can move quickly through the County.

Several years of drought conditions have previously occurred in the County, thus reducing available water. Groundwater as well as surface supplies have been affected. This condition has created a situation where lowered water tables, water contamination and increased demand on water systems due to population growth have all negatively impacted water availability for fire protection. These impacts degrade the quality of fire protection and fire suppression activities.

2. Geological Conditions. Sonoma County has geological and geographic characteristics which have scenic appeal for residents and visitors. The County is situated in a primarily rural setting with a rugged coastline forming its western

boundary and mountainous areas forming its northern and eastern boundaries. Forested areas and grasslands are located throughout the County. These features create barriers to accessibility for emergency fire equipment and personnel.

The forested areas in the County also contribute to potential fire hazards, particularly when decayed trees, branches, needles and leaves drop to the ground. The dry vegetation and low water availability also cause problems for emergency fire equipment and personnel. The grassland areas in the County also are troublesome. These areas are easily ignitable, and create a potential for major conflagrations.

Further compounding the potential fire hazards, the County has active seismic faults within its boundaries (including the San Andreas Fault). Large portions of the County are within the Alquist-Priolo Special Study Zones. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to reliably predict fault activity. New construction may be limited by their respective distances to faults, however, existing structures and replacement of those structures could present a serious problem.

Moreover, the mixture of developed and undeveloped areas within the County creates hazardous conditions when fallen trees, landslides or flooding block access by emergency fire equipment and personnel.

3. Topographical Conditions. The sources of water within the County are directly affected by its topographical layout. The water sources consist of on-site water storage tanks, lakes, pools, wells, mutual water systems and the Sonoma County Water Agency distribution network. Water supplies within the County vary from less than ten (10) gallons per minute to flows in excess of four thousand (4000) gallons per minute. This wide variation causes major problems to fire suppression forces. The roadway system through most of the County is designed around the topographical lay of the land and consists in many cases of narrow, winding roads, steep grades and overhanging tree branches. The grades on roadway surfaces sometimes exceed twenty-five (25) percent, and widths of less than twelve (12) feet are not uncommon.

The topographical conditions also make construction more restricted to the level and semi-level portions of the County. The high concentration of commercial, industrial and residential structures in these areas has the potential to become a significant fire hazard. Further compounding the risk, these structures frequently are constructed of wood for economical and practical reasons. Consequently, there is a substantial risk of conflagration due to the high build out of certain areas in the County.

The topographical nature of the County also lends itself to power failures caused when fallen trees and limbs tear out sections of electrical transmission lines which run throughout the County. These power failures cause electrical pumps to become inactive, and thus, water supplies are interrupted. Vehicular accidents also have been known to interrupt this pumping operation. Narrow roads and heavy congestion increase the risk of vehicular accidents that cause such interruptions.

4. The preceding findings identify the local climatic, geological and topographical conditions which this Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications as set forth herein reasonably necessary as such modifications will assist in mitigating the local climatic, geological and topographical conditions. These findings are intended to support each of the amendments to the building standards made as part of this ordinance based on local conditions.
5. Assembly Bill 130 Finding. Assemble Bill 130 provides exemptions to allow for local jurisdictions to modify the California Model Building Codes. Sonoma County has made several local amendments, many of which were adopted into local code during the 2022 code cycle. These are allowable as they were in code prior to September 310, 2025. Sonoma County is continuing with these amendments from the 2022 code cycle. Several of the Sonoma County local amendment also qualify under the home hardening exemption of AB 130.
6. Additional findings as to building standards and administrative changes.
  - (a) Agricultural building exemption permit - Sonoma County includes many acres of rural, agricultural property. Crops are grown and livestock is raised throughout the County, and the preservation of agricultural land, farming, and the right to farm is an important goal of County government. Exemption from building permit requirements saves farmers the unnecessary cost of building permits and the inevitable delays in the construction process which are caused by permits and inspections, and helps to preserve the tradition of family farms, dairies, vineyards, and stables. Agricultural buildings are still required to conform to building standards notwithstanding this administrative exemption.
  - (b) Floating home standards - Sonoma County is bordered on the south by a region of San Francisco Bay characterized by marshes and mud flats. This area would be an ideal location for low cost housing. In the event that permanent or semi-permanent houseboats are proposed in this area as low cost housing that meet the appropriate environmental regulations, it is important to have building standards in place for such structures. The model codes do not specifically address floating homes.
  - (c) Ten foot fence permit exemption - Sonoma County is overpopulated with deer due to lack of predators. Deer not only destroy farm crops, but individual gardens and landscaping. A 6 foot fence will not keep deer from entering property, but a 10 foot fence forms a more effective barrier.
  - (d) Grading - Sonoma County has many areas with unstable soil conditions, including expansive and liquefiable soils. It is prone to long periods of dry weather which shrinks expansive soils, and heavy downpours, which promote landslides. In addition it is in an extremely active seismic area. These conditions

not only make for unstable land under proposed structures, but cause pollution into streams and rivers when soil is disturbed. Special grading regulations are needed under these conditions.

- (e) Septic requirements and plumbing code modifications - Sonoma County is unique in having many heavily developed areas where hilly and mountainous forested terrain, narrow winding roads, and existing watershed conditions have made the installation of sewer systems difficult. For this reason, most of these areas rely on septic systems, and there is the constant threat of pollution of rivers, streams, and the groundwater from human waste. (More than 85% of the developed parcels are served by septic systems.) These regulations are in place to insure that where human waste is discharged and no sewer is available, that it will be discharged into a properly functioning septic system.

**SECTION III.** The Building Official is directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

**SECTION IV.** The provisions of this Code shall not be construed as imposing upon the County of Sonoma any liability or responsibility for damages to persons or property resulting from defective work, nor shall the County of Sonoma, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this Code of any permits or certifications issued under this Code.

**SECTION V:** The Board of Supervisors finds and determines that this ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment, and to Sections 15307 and 15308 of the CEQA Guidelines because the standards set forth in this ordinance are authorized by state law to assure the maintenance, restoration, enhancement or protection of natural resources and the environment. This finding and determination is based on the environmental determination of the Permit and Resource Management Department for this ordinance. The Director of Permit and Resource Management Department is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

**SECTION VI.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

**SECTION VII.** This ordinance shall take effect on January 8, 2026, thirty days after its adoption and shall published in summary format within fifteen (15) days after its adoption, with the names of the Supervisors voting for or against the same, in *The Press*

*Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 4<sup>th</sup> day of November, 2025, and finally passed and adopted this 9<sup>th</sup> day of December, 2025, on regular roll call of the members of said Board by the following vote:

**SUPERVISORS:**

Hermosillo: \_\_\_\_ Corsey: \_\_\_\_ Gore: \_\_\_\_ Hopkins: \_\_\_\_ Rabbitt: \_\_\_\_

Ayes: \_\_\_\_ Noes: \_\_\_\_ Absent: \_\_\_\_ Abstain: \_\_\_\_

**WHEREUPON**, the Chair declared the above and foregoing Ordinance duly adopted and

**SO ORDERED.**

\_\_\_\_\_  
Chair, Board of Supervisors  
County of Sonoma

ATTEST:

\_\_\_\_\_  
Christina Rivera,  
Clerk of the Board of Supervisors