2025 Model Building and Fire Codes

Sonoma County

Permit Sonoma

Nathan Quarles — Deputy Director Steve Mosiurchak, Fire Marshal



Overview

Model Building Codes

State Code Changes

- Local Code Changes
 - Building
 - Fire

Model Code Adoption-Timeline

July 2025 – State Publication

November 4, 2025 – Hearing & First Reading

December 9, 2025 – Second Reading & Adoption

File with Building Standards Commission

January 8, 2026 – Effective

Building Code

- 2025 Building Code
 - Enhanced Wildfire Safety (WUI)
 - Mass Timber Expanded
 - Seismic Design / Structural Loads
 - Accessibility for EV Charging Stations
 - Balcony / Elevated Safety

Energy Code

- 2025 Energy Code
 - Effectively Mandates Heat Pumps
 - Electric Ready Infrastructure (non-residential)
 - Solar and Energy Storage (non-residential)
 - Stricter Ventilation Standards

Fenestration and Roof & Ceiling Insulation

Green Building Code

2025 Green Building Code

- Mandatory EV Charging (residential)
- Construction Waste Management (all)
- Embodied Carbon Limits

Local Building Code Amendments

AB 130 – Prohibition on Local Amendments

- Exceptions:
 - Fire Hardening
 - Prior to September 30, 2025
 - Emergency
 - To Reduce Processing Times

Local Building Code Amendments

Waterless Toilets

- EVITP Certification
 - County Projects / County Funded Projects
 - Mirrors State Law

- Emergency Housing
 - Appendices (CRC and CBC)
 - Removed Limiting Language
 - County Owned or County Sponsored Projects

Administrative Changes - Codes

- Recognize the 2025 Model Codes
- Time Limit of Applications
- Time Limit of Issued Permits
- Permit Exemptions
- Class A Roofs
- Placement of Anchor Bolts
- Consistency with local Fire Code

All Electric Dwellings

 Sonoma County Adopted Provisions for All Electric Dwellings

Lawsuit in SF Bay Area Jurisdiction

Court Ruling & Preemption

Staff Recommend Against Similar Provisions

Other Code Updates

- Chapter 7, Subsection 7-12
 - Water Supply Easements
 - Well Location vs Parcel Location

- Chapter 24 Sewers and Sewage Disposal
 - Authority to Approve Septic Standards
 - Vesting Certificates

Community Engagement

Listening Sessions

Direct Outreach

Fire Safety Ordinance

- Uniform Fire Code
 - Unincorporated Sonoma County
 - Fire Code Officials from Districts and Cities
 - Created uniform application of the code
 - Return to Model Codes
 - Less amendments at a local level
 - Title 14 SRA Regulations Implementation

Discussion / Direction

