

2025 Model Building and Fire Codes

Sonoma County

Permit Sonoma

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Overview

2

- Model Building Codes
- State Code Changes
- Local Code Changes
 - Building
 - Fire

Model Code Adoption-Timeline

3

- 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

4

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

Energy Code

5

- 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

6

- 2025 Green Building Code
 - Mandatory EV Charging (residential)
 - Construction Waste Management (all)
 - Embodied Carbon Limits

Local Building Code Amendments

7

- AB 130 – Prohibition on Local Amendments
- Exceptions:
 - Fire Hardening
 - Prior to September 30, 2025
 - Emergency
 - To Reduce Processing Times

Local Building Code Amendments

8

- 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

9

- 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

10

- 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

11

- 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

12

- Listening Sessions
- Direct Outreach

Fire Safety Ordinance

13

- 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

