



## Community & Economic Development Department

### **Memo**

To: City Council

From: Katie Herlihy, Community and Economic Development Director

Date: October 21, 2025

Subject: Item 9G – Introduce an Ordinance Amending Chapter 15.04 of the Capitola Municipal Code Pertaining to Building and Fire Code.

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After publishing the staff report for the updates to the Building Code, the contracted building official identified one additional necessary amendment to Chapter 15.04. Within the latest updates to the California Building Code, the California Wildland Urban Interface Code was removed from the residential code and is now a standalone section. This memo includes an attachment to replace Attachment 2, the draft ordinance, effectively separating the California Wildland Urban Interface Code from the residential code and placing it in a separate section.

**DRAFT ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAPITOLA  
AMENDING CHAPTER 15.04 AND 15.18 OF THE CAPITOLA MUNICIPAL CODE  
PERTAINING TO ADOPTION OF CALIFORNIA BUILDING CODES**

THE CITY COUNCIL OF THE CITY OF CAPITOLA HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Section 15.04.010 of the Capitola Municipal Code is amended to read as follows:

15.04.010 Adoption of California Building Codes. The City of Capitola adopts the following Codes or designated portions thereof:

- A. The California Building Code and appendices, 2025 edition.
- B. The California Electrical Code, 2025 edition.
- C. The California Mechanical Code, 2025 edition.
- D. The California Plumbing Code, 2025 edition.
- E. The California Fire Code, 2025 edition as amended by the Central Fire Protection District.
- F. The California Residential Code, 2025 edition.
- G. The California Referenced Standards Code. 2025 edition.
- H. The California Energy Code, 2025 edition.
- I. The California Green Building Standards Code, 2025 edition.
- J. The California Administrative Code, 2025 edition.
- K. The California Historical Building Code, 2025 edition.
- L. The California Existing Building Code, 2025 edition.
- M. The California Wildland-Urban Interface Code, 2025 edition.

The International Building Codes may be used as an alternative to the California Codes, when submitted, reviewed, and approved by the City's Building Official.

SECTION 2. Section 15.04.050 Modifications to the California Building Code.

The following modifications apply to the California Building Code:

- A. Section 105.5 is deleted and replaced with the following:

Every permit issued shall become invalid unless the work authorized by such

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permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 105.5.1 is Deleted

SECTION 3 Section 15.04.060 Modification to the California Residential Code.

The following modification applies to the California Residential Code

- A. Section R105.1 is Deleted

SECTION 4 Section 15.04.070 Modifications to the California Mechanical Code.

The following modifications apply to the California Mechanical Code

- A. Section 104.4.3 is deleted and replaced with the following:

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 104.4.3.1 is Deleted

SECTION 5 Section 15.04.080 Modifications to the California Plumbing Code.

The following modifications apply to the California Plumbing Code

- A. Section 104.4.3 is deleted and replaced with the following:

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 104.4.3.1 is Deleted

SECTION 6 Section 15.04.090 Modification to the California Wildland-Urban Interface Code.

The following modification applies to the California Wildland-Urban Interface Code

- A. Section 105.8 is deleted and replaced with the following:

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180

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days each. The extension shall be requested in writing and justifiable cause demonstrated.

SECTION 7 Section 15.04.100 Modifications to the California Green Building Standards Code.

The following modifications apply to the California Green Building Standards Code

A. Add Section 101.12 Creation of Green Building Fund:

Building Permits which are required to comply with the California Green Building Standards Code shall be assessed a fee equal to 0.0025 times the overall valuation of the project. Revenues collected shall be maintained by the Finance Department as a revolving green building fund and shall be used only for program management, training, publications, public educational purposes, incentive programs and materials and supplies necessary to promote sustainable development, water conservation, storm water pollution prevention and climate action planning activities.

SECTION 8 Section 15.18 Green Building Regulations is deleted.

SECTION 9. This Ordinance shall take effect and be in full force thirty (30) days after its final adoption by the City Council.

This Ordinance was introduced on the 23rd day of October, 2025 and was passed and adopted by the City Council of the City of Capitola on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

\_\_\_\_\_  
Joe Clarke, Mayor

ATTEST:

\_\_\_\_\_,  
Julia Gautho, City Clerk