



# Building & Fire Code Updates

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OCTOBER 23, 2025



# Background

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Update building code every 3 years to most current construction and engineering principles and practices.

California Building Standards Codes require local adoption.

City is part of Central Fire District and must adopt local amendments to Fire Code.



# Code Amendments

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Recommending all updates of California Building Standards Code

- Increased fire resistance
- Stricter flow for showers, faucets, and toilets
- New greywater alternative water reuse systems
- Higher efficiency water heaters
- ADU specific requirements for plumbing
- California Energy Code increased efficiency.
- California Green Building Standards.
  - Expand EV charger requirements, reuse and water diversion, and enhanced site development
  - Remove green building code.



# Code Amendments

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## Exceptions:

- 180-day expiration of building permits due to inactivity
- Fire-related exceptions due to very high-risk areas



# Recommendation

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Introduce for first reading, by title only, waiving further reading, an ordinance amending Chapter 15.04 and 15.18 of the Capitola Municipal Code pertaining to adoption of California Building Codes and the California Fire Code, 2005 Edition and portions of the 2024 International Fire Code, as amended by the Central Fire Protection District and ratified by the Capitola City Council.