



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/02/2025

ITEM NO: 7

DATE: November 26, 2025
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Adopt an Ordinance of the Town Council of the Town of Los Gatos Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," of the Town of Los Gatos Municipal Code, and Replacing Them with a New Chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building, Fire, and Reach Codes as Amended. Amendments Include Updated Fire Safety Requirements in Wildland Urban Interface Areas for New, Renovated, or Repaired Structures, as well as Reach Codes Affecting Air Conditioning Replacement and Electrical Readiness in Renovations/Alterations. Town Code Amendment Application A25-005. Project Locations: Town Wide. Applicant: Town of Los Gatos.**

Ordinance Title: An ordinance of the Town Council of the Town of Los Gatos Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," and Replacing Them with a New Chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building, Fire, and Reach Codes, as Amended. Amendments Include Updated Fire Safety Requirements in Wildland Urban Interface Areas for New, Renovated, or Repaired Structures.

RECOMMENDATION: Adopt an Ordinance, repealing Chapter 6, Building Regulations, and Chapter 9, Fire Prevention and Protection, of the Town Code, and replacing them with a new Chapter 6, Building Codes and Regulations, that includes the new 2025 California Building, Fire, and Reach Codes as amended. Amendments include updated fire safety requirements in Wildland Urban Interface (WUI) areas for new, renovated, or repaired structures, as well as Reach Codes addressing Air Conditioning replacement (AC to Heat Pump) and Electrical Readiness.

PREPARED BY: Robert Gray
Chief Building Official

Reviewed by: Town Manager, Assistant Town Manager, and Town Attorney

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of this ordinance. Any minor implementation costs can be accommodated within existing Building Division resources and permit fee structures.

STRATEGIC PRIORITY:

This project supports the Town's Core Goal of Public Safety and the Strategic Priority to enhance emergency preparedness, resiliency, and response capabilities, particularly with respect to wildfire risk and climate adaptation.

BACKGROUND:

On November 4, 2025, the Town Council considered and voted unanimously to introduce an Ordinance repealing Chapter 6, Building Regulations, and Chapter 9, Fire Prevention and Protection, of the Town Code, and replacing them with a new Chapter 6, Building Codes and Regulations, that includes the new 2025 California Building, Fire, and Reach Codes as amended. Amendments include updated fire safety requirements in Wildland Urban Interface (WUI) areas for new, renovated, or repaired structures, as well as Reach Codes addressing Air Conditioning replacement (AC to Heat Pump) and Electrical Readiness.

PUBLIC COMMENTS:

Public Comments received between 11:01 a.m., November 4, 2025, and 11:00 a.m., November 26, 2025, are included as Attachment 2.

CONCLUSION:

Adoption of the Ordinance (Attachment 1) would finalize the action taken by the Town Council on November 4, 2025. The Ordinance will become effective on January 1, 2026, and shall apply to building permit applications submitted on or after January 1, 2026, consistent with the State's effective date for the 2025 California Building Standards Code.

ENVIRONMENTAL ASSESSMENT:

This action is not a project under the California Environmental Quality Act (CEQA) because it can be seen with certainty that adoption of these code amendments will not cause a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines § 15378). If considered a project, the Ordinance is Categorical Exempt under CEQA Guidelines §§ 15307 (Actions for the Protection of Natural Resources) and 15308 (Actions for the Protection of the Environment).

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SUBJECT: Town of Los Gatos Amendments to the Building and Fire Codes

DATE: November 26, 2025

COORDINATION:

The Community Development Department coordinated with the offices of the Town Manager, Town Attorney, and the Santa Clara County Fire Department in preparation of this report and proposed ordinance.

ATTACHMENTS:

1. Draft Ordinance with Reach Codes (Sections 6.70.020 and 6.120.050)
2. Public Comments received between 11:01 a.m., November 4, 2025, and 11:00 a.m., November 26, 2025