



TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
MEETING DATE: MARCH 2, 2026
FROM: LARRY WHITE, BUILDING INSPECTOR
DEREK COLE, CITY ATTORNEY
SUBJECT: INTRODUCE AND WAIVE THE FIRST READING OF ORDINANCE TO
ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA
BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS ADDED

RECOMMENDATION

It is recommended that the City Council waive the first reading by substitution of the title and introduce **Ordinance No. xxx**, thereby adopting by reference the 2025 Edition of the California Building Standards Code and other Uniform Codes with local amendments and thus amending Sections 15.04.010 and 15.04.030 of the Sutter Creek Municipal Code.

If adopted, the temporary **Ordinance No. xxx** reflected above will be assigned a permanent ordinance number.

BACKGROUND AND DISCUSSION

The City last amended Chapter 15.04 to reflect the 2022 California Building Standards Code and Other Uniform Codes in 2023.

The State of California Building Standards Commission adopted new State Building Codes (known as Title 24), including the California Fire Code, referenced as the 2025 California Building Codes which became effective on January 1, 2026. The Commission typically prepares code updates every three years with mid-cycle adjustments. These Codes apply minimum construction standards for all construction throughout the State.

The 2025 California Building Codes consist of 13 parts as follows:

Part 1	Administrative Code	Part 7	California Wildland-Urban Interface Code (WUI was adopted as a new standalone code in February 2025, with an official effective date of January 1, 2026)
Part 2	California Building Code (CBC) - Volumes 1 and 2	Part 8	California Historical Building Code
Part 2.5	California Residential Code (CRC)	Part 9	California Fire Code (CFC)
Part 3	California Electrical Code (CEC)	Part 10	California Existing Building Code
Part 4	California Mechanical Code (CMC)	Part 11	California Green Building Standards (CALGreen)
Part 5	California Plumbing Code (CPC)	Part 12	California Referenced Standards Code
Part 6	California Energy Code		

Key Amendments in Title 24 (from 2022 to 2025)

Amendments to the 2022 California Title 24, now reflected in the 2025 California Title 24 Building Standards Code focus heavily on decarbonization, electric vehicle (EV) infrastructure, and fire safety. Key changes include mandatory electric heat pump incentives, stricter EV charging requirements, enhanced Wildland-Urban Interface (WUI) standards, and updated energy efficiency metrics for new and renovated buildings.

Below is a summary of the key amendments:

- Energy Efficiency & Decarbonization (Part 6): Increased focus on electric-ready infrastructure, specifically encouraging heat pumps for space and water heating over natural gas.
- CALGreen (Part 11): Updated definitions for "electric vehicle charging stations" and added "electric-ready" requirements for parking lots.
- Wildland-Urban Interface (WUI) Code (Part 7): A major update for 2025 is the creation of a separate, strict WUI code for buildings in high-risk fire zones.
- Battery Storage & Fire Safety: Updated standards for lithium-ion battery storage systems (BESS) and improved fire alarm/sprinkler requirements in new and existing buildings.
- Structural & Seismic Safety: Updated structural sealant glazing (SSG) standards and revised testing requirements for risk category buildings.
- Adaptive Reuse (2024 Changes): Amendments to the California Existing Building Code (CEBC) added new compliance paths (Work Area path) to make it easier to convert older buildings

These changes, which apply to various parts of the Title 24 code, are designed to align with California's goals for cleaner, safer, and more resilient infrastructure.

Local Amendments to the 2025 California Building Standards Code (CBC)

As of January 1, 2026, the City (and all California municipalities) is required by State law to enforce the California Building Standards Codes (CBC). Therefore, they are by law applicable to all projects in the City of Sutter Creek that obtain building permits. Local jurisdictions may amend the new California Building Codes to address unique local climatic, geographical, and topographical conditions. Local amendments to the State Codes become effective after copies of the adopting ordinance(s) and adopted finding of need resolution (if there was one adopted along with the ordinance) are filed with the California Buildings Standards Commission (CBSC).

To be more specific in regards to local amendments to the State Codes, local jurisdictions are permitted to establish more restrictive building standards than those contained in the Code that are reasonably necessary because of conditions unique to that local jurisdiction.

The City, therefore, has more restrictive requirements for snow load, Class “A” roofing and fire sprinklers for buildings exceeding 5,000 square feet. The City is located within a less restrictive seismic area than the other counties and cities. Most projects located within the City limits are governed more by wind than seismic regulations. These local amendments are consistent with those adopted by the City Council during the 2023 adoption cycle and include the amendments included in the 2023 code adoption cycle not adopted by the City.

In addition to the California Building Standards Code, **Ordinance 25-26-XX** adopts a number of other “building codes.” With the exception of the Uniform Housing Code, the City is not required to adopt these codes; however, their adoption assists staff’s enforcement of the California Building Standards Code and imposes additional beneficial regulations. It also maintains consistency with Amador County and the other cities in the County.

These codes are the Uniform Housing Code, the Uniform Building Security Code, Uniform Swimming Pool, Spa and Hot Tub Code, the Uniform Code for the Abatement of Dangerous Buildings and the International Property Maintenance Code.

Procedurally, the City must take the following special steps whenever it adopts a code by reference:

1. Introduce the ordinance and conduct (or waive) a first reading,
2. Schedule a public hearing that may coincide with the second reading,
3. Publish notice of the hearing for fourteen days, and
4. Conduct the public hearing and adopt the ordinance.

The scheduled action for the City Council meeting is the first of these four actions.

BUDGET IMPACT

None.

ATTACHMENT

- 1) Draft Ordinance No. XXX