



AGENCY: City Council

DATE: April 27, 2026

DEPARTMENT: Community Development Dept

PRESENTED BY: Sarah Peters, Associate Planner

AGENDA ITEM SUMMARY

TITLE: Receive Report, Hold a Public Meeting, and Introduce, by Title Only, and Waive Further Reading of Ordinance (XXX-2026) Repealing and Replacing Chapter 15.04 (Construction Codes – Adopted By Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code; Adopting and Incorporating the California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code, California Fire Code, California Wildland-Urban Interface Code; and Adopting Local Findings; and Making Other Technical and Administrative Revisions To Title 15; and

Introduce, by Title Only, and Waive Further Reading of Ordinance (XXX-2026 to Amend Chapter 15.06 of the Fort Bragg Municipal Code to Require Sprinkler Installation in Buildings with Building Permits with a Cumulative Valuation of \$125,000 or more, over a three-year period

ISSUE:

Title 24 of the California Code of Regulations (CCR) sets forth the California Building Standards Code which provides regulations that govern how buildings and structures are designed, constructed, altered, and maintained throughout California. The code applies to nearly all types of building, including but not limited to residential, commercial, schools and hospitals. The State mandates that these codes be updated every three years in all cities and counties, known as the tri-annual update. The 2025 update took effect on January 1, 2026. However, the City's Municipal Code currently references the 2022 codes. This ordinance will update those references to 2025.

ANALYSIS:

The CCR is a package of multiple "parts" that together govern building design, construction, accessibility, energy, and fire and life safety. Each chapter deals with specific aspects of building and safety regulation:

- Part 1 – California Administrative Code
- Part 2 – California Building Code
- Part 2.5 – California Residential Code
- Part 3 – California Electrical Code
- Part 4 – California Mechanical Code
- Part 5 – California Plumbing Code

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- Part 6 – California Energy Code
- Part 7 – California Wildland Urban Interface Code (new)
- Part 8 – California Historical Building Code
- Part 9 – California Fire Code
- Part 10 – California Existing Building Code
- Part 11 – California Green Building Standards Code
- Part 12 – California Referenced Standards Code

State agencies review the most recent editions of national model codes and standards and make amendments and additions to the CCR on a three-year cycle, managed by the California Building Standards Commission (CBSC). The proposed amendments and the full package are finalized mid-cycle and published on or around July, then become enforceable statewide the following January 1. For the current cycle, the 2025 edition was published by the CBSC on July 1, 2025 and the effective date was January 1, 2026.

The City adopts the CCR, by reference, by amending the City’s Municipal Code (Title 15). The State allows cities to make local amendments to the 2025 code if local geographic, topographic, or climatic conditions warrant changes. Pertinent findings to support local code amendments, as required by The California Health and Safety Code, are set forth in (Attachment 1 – Ordinance XXX-2026)

Substantive Changes Summary

The proposed changes to the CCR are relatively minor, except for the addition of a new wildland-urban interface (WUI) code (Part 7), as these changes consolidate WUI provisions previously scattered across California Building Code Chapter 7A, California Residential Code CRC R337, and California Fire Code Chapter 49, into one location.

The WUI code introduces stronger protection for properties located in Fire Hazard Severity Zones. Key Updates include more robust fire-resistant construction standards, requirements addressing water supply, fire flow, emergency access, stricter vegetation and defensible space rules, and additional provisions for buildings located in designated WUI zones. For a comprehensive summary of changes to the California Code of Regulations, see Attachment 3.

The Title 15 update also includes current information about fee schedules and the collection of building permit fees.

The purpose of FBMC Chapter 15.06, Automatic Fire Sprinkler and Alarm Systems is to ensure that new construction and significant remodels include installation of automatic fire sprinklers. In 2015, the ordinance read as follows:

Existing commercial and multifamily buildings which are remodeled, added to, or altered, including maintenance and repair activities, when the valuation cost of such work within any 36- month period exceeds \$75,000, shall have an automatic fire sprinkler system installed.

In 2016, the City Council adopted language that omitted the 36-month period, which created a "loophole" that allow applicants to bypass sprinkler requirements. The current ordinance § 15.06.030 B 1 then read:

Existing commercial and multifamily buildings which are remodeled, added to, or altered, including maintenance and repair activities, when the building permit valuation cost of such exceeds \$75,000, shall have an automatic fire sprinkler system installed.

At a November 27, 2023, City Council meeting, Fire Department Staff recommended that the City add the 36-month timeframe back into the ordinance to close the loophole. The City Council agreed and directed staff to bring an ordinance back for adoption that would include the revision and an increased valuation threshold. At a public hearing on April 8, 2024, the City Council adopted the following revised language:

Existing commercial and multifamily buildings which are remodeled, added to, or altered, including maintenance and repair activities, when the valuation of the cost of such work within any 36-month period exceeds \$120,000, shall have an automatic fire sprinkler system installed. The sprinkler system shall be connected with the City's water service as determined by the Director of Public Works. Roof replacement costs will not be calculated in the \$120,000 limit. The \$120,000 valuation will be determined by the Mendocino County Planning and Building Department through their plan review process and completed on the application for any building permit. The \$120,000 valuation is in 2024 dollars; the actual valuation amount shall be calculated based on the California Construction Cost Index adjustment for the year the permit is issued.

Based on the resulting ordinance to amend Chapter 15.06 of the Fort Bragg Municipal Code, Ordinance XXX-2026, the valuation would be adjusted to \$125,000 to reflect the California Construction Cost Index adjustment for 2025.

RECOMMENDED ACTIONS:

1. Introduce, by Title only, and Waive further reading of Ordinance XXX-2026 Repealing And Replacing Chapter 15.04 (Construction Codes – Adopted By Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of The Fort Bragg Municipal Code; Adopting and Incorporating The California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code, California Fire Code, and California Wildland-Urban Interface Code; Adopting Local Findings; and Making Other Technical and Administrative Revisions To Title 15.

2. Introduce, by Title only, and Waive further reading of Ordinance XXX-2026 to Amend Chapter 15.06 of the Fort Bragg Municipal Code to require sprinkler installation in buildings with building permits with a cumulative valuation of \$125,000 or more, over a three-year period.

ALTERNATIVE ACTION(S):

Other direction to staff.

ATTACHMENTS:

1. Ordinance XXX-2026 Repealing And Replacing Chapter 15.04 (Construction Codes – Adopted By Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of The Fort Bragg Municipal Code; Adopting and Incorporating The California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code, California Fire Code, and California Wildland-Urban Interface Code; Adopting Local Findings; and Making Other Technical and Administrative Revisions To Title 15.
2. Ordinance XXX-2026 to Amend Chapter 15.06 of the Fort Bragg Municipal Code to require sprinkler installation in buildings with building permits with a cumulative valuation of \$125,000 or more, over a three-year period.
3. Summary of California Code Changes - 2025 edition of Title 24.