



## **BOARD OF SUPERVISORS**

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Board of Supervisors Chambers  
500 County Center, Redwood City

### **ITEM # 7 & 8**

Recommendations to:

- Introduce an ordinance adopting the 2025 California Building Standards and updating Title 10 (Building Regulations) of the San Mateo County Ordinance Code
- Adopt a resolution ratifying the ordinance codes of various fire protection districts that serve unincorporated areas of the County.
- Find that the adoption of the ordinance and resolution are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308 and 15061(b)(3).

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**PLANNING AND BUILDING DEPARTMENT**



## BACKGROUND

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- The California Building Standards (Title 24) is updated every three years. The most recent update took effect on January 1, 2026. Title 24 includes twelve specific codes (Parts 1-12), including fire codes.
- Local jurisdictions must enforce current State standards and may adopt more restrictive local standards to address local conditions, subject to finding that the unique topographic, geologic, and climatic conditions found in San Mateo County make the local amendments reasonable and necessary.
- Title 10 of the County Code incorporates Title 24 as well as the most recent version of the International Property Maintenance Code by reference, identifies local amendments, and establishes the regulations and procedures used by the County to administer and enforce these standards



## **SUMMARY OF CHANGES TO BUILDING STANDARDS & REGULATIONS**

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- Updates to State Building Standards include a new Wildland-Urban Interface Code and changes to the Green Building Code that increase electric vehicle (EV) charging requirements to a level that meets or exceeds the County's prior local amendments.
- County Building Regulations retain local amendments adopted in prior update cycles, such as those pertaining to definitions and administrative procedures. No new local amendments to current state Building Standards, other than those related to Fire Codes, are proposed.
- Proposed amendments to the County's Building Regulations update code section numbers and referenced appendices. They also delete sections of the County's Building Regulations that are redundant to code provisions.



### Wildland Urban Interface - Fire Threatened Communities

 Community at Risk

 Urbanized Area



1 inch equals 7.33 miles

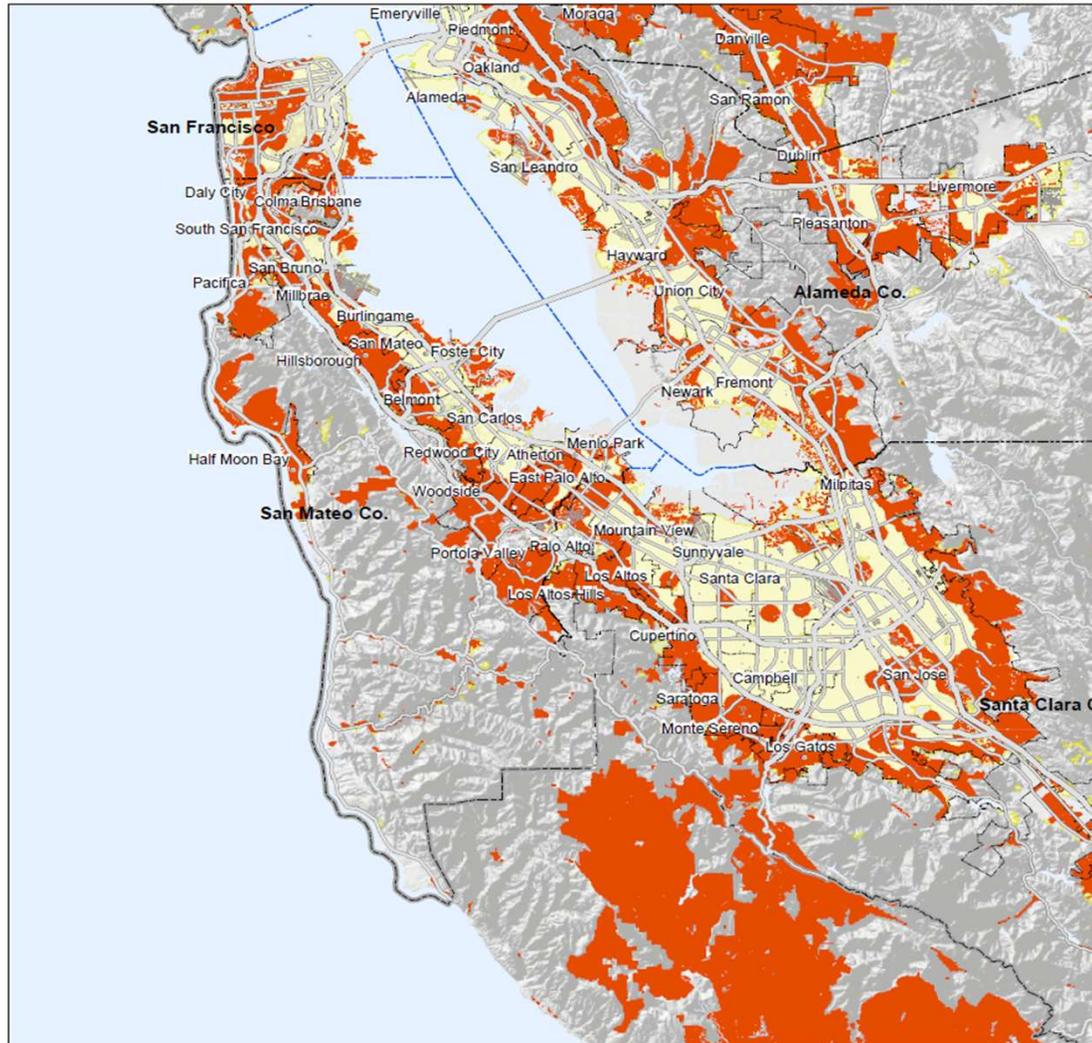
Local fire jurisdictions may have identified additional fire hazard areas, especially in communities adjacent to wildland.

This map is intended for planning use only and is not intended to be site-specific. Rather, it depicts the general risk within neighborhoods and the relative risk from community to community.

This map is available at <http://quake.abag.ca.gov>

Source:  
California Department of Forestry  
and Fire Protection, 2003

ABAG  Geographic Information Systems





## **RATIFICATION OF FIRE PROTECTION DISTRICT ORDINANCES**

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- The Coastside Fire Protection District, Menlo Park Fire Protection District, Woodside Fire Protection District, and Redwood City Fire Department seek ratification of their adopted ordinances, which incorporate amendments to the 2025 California Fire Code and Wildland Urban Interface Code.
- Board ratification is required for these additional requirements to be legally effective within the unincorporated areas of the County.



## SUMMARY OF FIRE PROTECTION DISTRICT LOCAL AMENDMENTS

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- Fire sprinkler requirements for residential additions and remodels
- Regulations regarding the storage of hazardous materials, flammable/combustible liquids, and natural gas
- Roadway and driveway standards necessary to provide adequate access for fire safety equipment and personnel
- Fire safety requirements within Wildland Urban Interface areas
- Operational permits for uses that involve manufacturing and storage explosive materials, dispensing of fuel, and the burning of vegetations.



## **REQUIRED FINDINGS**

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The unique characteristics of the topographic, geologic, and climatic conditions found in San Mateo County make the local amendments reasonable and necessary.



## ENVIRONMENTAL REVIEW

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Adoption of the proposed local amendments is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15308 as an action taken by the County for the protection of the environment, and Section 15061 (b) (3) on the grounds that the proposed standards are more stringent than the State standards, there are no reasonably foreseeable adverse environmental impacts, and there is no possibility that the activity in question may have a significant adverse effect on the environment.



## RECOMMENDATION

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- Introduce an ordinance (1) repealing Title 10 (Building Regulations) of the San Mateo County Ordinance Code; and (2) adopting a new Title 10 (Building Regulations), adopting by reference the 2025 edition of the California Building Standards Code (Title 24, Parts 1 through 12) and the 2024 International Property Maintenance Code, including local amendments and waive reading of the ordinance in its entirety.
- Adopt a resolution ratifying the ordinance codes of the Coastside Fire Protection Districts, Menlo Park Fire Protection District, Woodside Fire Protection District, and Redwood City Fire Department for enforcement within the unincorporated areas of San Mateo County lying within their jurisdictional boundaries and delegating enforcement to each respective fire chief; and
- Find that the adoption of the ordinance and resolution are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308 and 15061(b)(3).