

ORDINANCE 2025-____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING NAPA MUNICIPAL CODE SECTIONS 15.04.010, 15.04.030, 15.04.040, 15.04.050, 15.04.080 AND 15.04.090, ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE; THE 2025 CALIFORNIA ELECTRICAL CODE; THE 2025 CALIFORNIA PLUMBING CODE; THE 2025 CALIFORNIA MECHANICAL CODE; THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA ADMINISTRATIVE CODE; THE 2025 CALIFORNIA WILDLANDS URBAN-INTERFACE CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE; THE 2025 CALIFORNIA FIRE CODE; THE 2025 CALIFORNIA EXISTING BUILDING CODE; THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2025 CALIFORNIA REFERENCED STANDARDS CODE, INCLUDING APPENDICES IDENTIFIED HEREIN; TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND PENALTIES;

WHEREAS, the California Building Standards Commission (“Commission”) adopts a comprehensive update to the California Building Standards Code every three years; and

WHEREAS, the Commission completed the adoption of the 2025 update to the California Building Standards Code (“2025 Code”) on January 30, 2025, with updates made available to the public by September 1, 2025, and an effective date of January 1, 2026; and

WHEREAS, if the City takes no action regarding the 2025 Code (without appendices), it shall become effective in the City of Napa on January 1, 2026, pursuant to California Health and Safety Code Section 17958, and pursuant to the 2025 Code Part 2 (the “2025 California Building Code”), Chapter 1, Section 101.4; and

WHEREAS, the City is authorized to adopt amendments to the 2025 Code in order to incorporate appendices, address unique administrative requirements of the City, and to modify building standards to the extent that the modifications are reasonably necessary because of local climatic, geological, or topographical conditions pursuant to California Health and Safety Code Sections 17958.7 and 18941.5, and California Government Code Section 50022.2; and

WHEREAS, notwithstanding the above, California Health & Safety Code Section 17958.5(c) prohibits cities and counties from making any change or modification to the building standards in the California Building Standards Code that would affect residential units, unless a specified exception applies; and

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WHEREAS, the City has previously adopted local amendments to previous versions of the California Building Standards Code, and codified those local amendments at Napa Municipal Code Chapter 15.04; and

WHEREAS, the City Council finds that further amendments to Napa Municipal Code Chapter 15.04 are warranted in order to adapt parts of the 2025 Code to the unique administrative requirements of the City and to address local climatic, geological, or topographical conditions; and

WHEREAS, the City Council determines that the adoption of this Ordinance is exempt from the requirements of CEQA pursuant to Section 15061(b)(3), of the CEQA Guidelines in that the adoption of state codes and local amendments herein described do not have the potential for having a significant effect on the environment; and

WHEREAS, the City Council hereby finds that, in order to best protect the health, safety and welfare of the residents of the City of Napa, the standards of building within the City must conform to state law except where local conditions warrant more restrictive regulations. Based on the materials presented and following the recommendation of, City Staff, the Chief Building Official, and City Fire Marshal, the City Council finds that local amendments to portions of the 2025 Code, (including changes to the 2025 California Building Code, Residential Code, Green Building Standards Code (“CALGreen Code”), Fire Code, and Wildland-Urban Interface Code) are reasonably necessary due to the local climatic, geological, or topographical conditions identified herein. The City Council further finds that it is necessary to make local amendments to the 2025 California Building Code in order to achieve greater energy and water use efficiency than is provided for by the 2025 CALGreen Code. Under the provisions of California Health and Safety Code Section 17958.5, the City Council hereby finds that the following local conditions exist to justify the adoption of the proposed local amendments and modifications to the 2025 Code (Note: Findings A-I are made in support of the City’s amendments to the 2025 CALGreen Code, including the modification of requirements, and adoption as mandatory of measures identified as voluntary in Appendices A4 and A5 of the 2025 CALGreen Code.)

- A. Within the City of Napa, buildings are one of the most significant sources of greenhouse gas emissions accounting for approximately one-third of all such emissions. Establishing expectations for energy efficiency through the 2025 CALGreen Code will enable the City of Napa to contribute in a meaningful manner to the State’s goals for reducing greenhouse gas emissions. Such adoption of more stringent energy efficiency standards is encouraged by the State (CALGreen has been explicitly identified as a “floor”) and is feasible for local builders and developers, given recent developments in energy efficient building construction materials and methods.
- B. The reduction of fossil fuel consumption by implementing and utilizing high performance building practices such as sustainable materials, more stringent energy efficiency standard, mechanical system efficiencies and the use of renewable sources of energy will help to reduce greenhouse gas emissions within the City of Napa.
- C. Napa County, including the City, is home to a particularly diverse population of

- native flora, which supports a wide array of wildlife, including many rare, threatened and endangered species. Scientific evidence suggest that the rising mean temperatures associated with climate change as a result of greenhouse gas emission may cause species to migrate to northern latitudes and can create conditions conducive to invasive species or weeds, insects and other threats to native species and pathogens. The adoption of the City's high-performance building ordinance has encouraged landscaping strategies that create conditions favorable to native species of plants, beneficial insects and wildlife corridors that will contribute to the health of the County's ecosystem and agriculture.
- D. With warming average temperatures, more winter precipitation is likely to fall in the form of rain instead of snow, shortening the winter snowfall season and accelerating the rate of spring snowmelt. The City relies primarily on a system of surface water collection and reservoirs for its water supply, and the changed hydrologic conditions presented by increased winter rainfall and decreased snowpack could potentially result in an adverse impact to availability of outside City water supplies creating the need for additional reservoir storage capacity. Local amendments that promote efficient use and conservation of water, goals of great importance for a community with a Mediterranean climate, are needed to prepare the City to adapt to the water supply effects of climate change.
 - E. The City of Napa is located in an agricultural region, and airborne pollutants create a significant set of public health challenges, among them, asthma. Local amendments that make voluntary measures affecting indoor air quality in the 2025 CALGreen Code are necessary to reduce respiratory health problems in this agricultural area.
 - F. Tourism is an important ingredient in the economic vitality of the City of Napa. Increasingly, sustainability and "green" practices are ingredients sought by high-end visitors. The City has taken care to brand itself as a destination that features both luxury and sustainability; and this combination of attractive qualities is significant for future prosperity. Local amendments that make voluntary measures in the 2025 CALGreen Code for new construction mandatory will help guarantee the City's future as a destination that offers both elegance and environmental stewardship.
 - G. The City of Napa is home to a community of architects, developers, and builders who are leaders in their industries and who keep up-to-date on design and construction methods that increase the efficiency, lower the life cycle costs and protect the aesthetic qualities of new construction. This business community is well prepared to manage local expectations that are more ambitious than those contained in the 2025 CALGreen Code.
 - H. The City of Napa is proud of its historic architectural heritage and appropriately views this heritage as a valued quality for both residents and visitors. Adoption of the local amendments that make voluntary measures in the 2025 CALGreen Code mandatory for new construction will help assure that new additions to the City's building stock are well-designed and well-constructed additions to the City's heritage.
 - I. The City Council hereby finds that the adoption of local amendments and heightened building standards are reasonably necessary in order to increase fire safety, achieve greater energy and water use efficiency than is provided for by the 2025 CALGreen Code, to reduce overall greenhouse gas emissions

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consistent with state directives, and that the implementation of measures more restrictive than those set forth under the state building code is warranted by the specific climatic, geographical and topographic conditions set forth in greater detail above.

WHEREAS, the City Council hereby finds that the facts and findings set forth in the recitals to this Ordinance accurately reflect the findings and determinations of the City Council, and form the basis for adoption of this Ordinance

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Napa as follows:

SECTION 1: Amendment. Napa Municipal Code Section 15.04.010 is hereby amended by deleting the existing language in its entirety and replacing it with:

15.04.010 Adoption of California Building Standards Code, as amended.

A. The city hereby adopts by reference the 2025 edition of the California Building Standards Code, as adopted by the California Building Standards Commission and published in California Code of Regulations, Title 24, and as defined and amended by this Chapter. The California Building Standards Code is hereby adopted by reference by the city to include parts (1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12), appendices, and amendments identified in this Chapter.

1. 2025 Edition of the California Administrative Code (Part 1 of Title 24); as published by the International Code Council)

- a. Appendices: none.
- b. Amendments: none.

2. 2025 Edition of the California Building Code (Part 2 of Title 24; based on the 2024 International Building Code as published by the International Code Council)

- a. Appendices: G (Flood-Resistant Construction); Appendix I (Patio Covers); and Appendix J (Grading).
- b. Amendments: as set forth in Napa Municipal Code Section 15.04.030.

3. 2025 Edition of the California Residential Code (Part 2.5 of Title 24; based on 2024 International Residential Code as published by the International Code Council)

- a. Appendix H (Patio Covers); and Appendix K (Sound Transmission).
- b. Amendments: as set forth in Napa Municipal Code Section 15.04.040.

4. 2025 Edition of the California Electrical Code (Part 3 of Title 24; based on the 2023 National Electrical Code as published by the National Fire Protection

Association)

- a. Appendices: All appendices and annexes are adopted.
- b. Amendments: none.

5. 2025 Edition of the California Mechanical Code (Part 4 of Title 24; based on the 2024 Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials).

- a. Appendices: All appendices are adopted.
- b. Amendments: as set forth in Napa Municipal Code Section 15.04.060.

6. 2025 Edition of the California Plumbing Code (Part 5 of Title 24; based on the 2024 Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials)

- a. Appendices: All appendices are adopted.
- b. Amendments: as set forth in Napa Municipal Code Section 15.04.070.

7. 2025 Edition of the California Energy Code (Part 6 of Title 24; based on the 2024 California Energy Code as published by the International Code Council)

- a. Appendices: All appendices and annexes are adopted.
- b. Amendments: none.

8. 2025 Edition of the California Historical Building Code (Part 8 of Title 24; as published by the International Code Council).

- a. Appendices: All appendices and annexes are adopted.
- b. Amendments: none.

9. 2025 Edition of the California Fire Code (Part 9 of Title 24; based on the 2024 International Fire Code, published by the International Code Council)

- a. Appendices: Appendix Chapter 4 (Special Detailed Requirements Based On Use and Occupancy), B, BB (Fire Flow Requirements for Buildings) C, CC (Fire Hydrant Locations and Distribution), F (Hazard Ranking), H (Hazardous Materials Management Plans, and Hazardous Materials Inventory Statements), and P (Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses).
- b. Amendments: as set forth in the Napa Municipal Code Section 15.04.080.

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10. 2025 Edition of the California Existing Building Code (Part 10 of Title 24; based on the 2024 International Existing Building Code; as published by the International Code Council)

- a. Appendices: none.
- b. Amendments: none.

11. 2025 Edition of the California Green Building Standards Code (Part 11 of Title 24; as published by the International Code Council)

- a. Appendices: All appendices are adopted.
- b. Amendments: as set forth in Napa Municipal Code Section 15.04.090.

12. 2025 Edition of the California Referenced Standards Code (Part 12 of Title 24; as published by the International Code Council)

- a. Appendices: none
- b. Amendments: none

13. 2025 Edition of the California Wildland-Urban Interface Code (part 7 of Title 24; based on the 2024 International Wildland-Urban Interface Code as published by the International Code Council)

- a. Appendices: none
- b. Amendments: as set forth in Napa Municipal Code Section 15.04.050.

SECTION 2: Amendment. Napa Municipal Code Section 15.04.030 is hereby amended by deleting the existing language in its entirety and replacing it with:

15.04.030 Amendments to California Building Code.

A. Section 109.02 (“Schedule of Permit Fees”) is deleted in its entirety. Fees owed under Napa Municipal Code Chapter 15.04 shall be established, implemented, and enforced in accordance with Napa Municipal Code Chapter 3.04, particularly Sections 3.04.040 and 3.04.050.

B. Section 113 (“Means of Appeals”) is deleted in its entirety. Appeals of order, decisions, or determinations made under the Chapter shall be heard pursuant to Napa Municipal Code Section 15.04.100.

C. Sections 114.3 (“Prosecution of Violation”) and 114.4 (“Violation Penalties”) are deleted in their entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

SECTION 3: Amendment. Napa Municipal Code Section 15.04.040 is hereby

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amended by deleting the existing language in its entirety and replacing it with:

15.04.040 Amendments to California Residential Code.

- A. Section R108 ("Fees") is deleted in its entirety. Fees owed under Napa Municipal Code Chapter 15.04 shall be established, implemented, and enforced in accordance with Napa Municipal Code Chapter 3.04, particularly Sections 3.04.040 and 3.04.050.
- B. Section R112 ("Means of Appeals") is deleted in its entirety. Appeals of order, decisions, or determinations made under this Chapter shall be heard pursuant to Napa Municipal Code Section 15.04.100.
- C. Sections R113.3 ("Prosecution of Violation") and R113.4 ("Violation Penalties") are deleted in their entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.
- D. Section R105.2 ("Work Exempt from Permit") is amended by deleting exemption 10 under "Building" in its entirety and replacing it with the following:

10. Platforms, decks, walks and driveways that are not more than 30 inches above grade and not over any basement or story below, and when not part of a required path of travel for disabled access as defined herein.

- E. Section R309.1 ("Townhouse Automatic Fire Sprinkler Systems") is amended to read as follows:

R309.1 Townhouse Automatic Fire Sprinkler Systems. An automatic residential fire sprinkler system shall be installed in all townhouses.

Exception: An automatic residential fire sprinkler system shall not be required in existing townhouses except when demolition/removal of interior or exterior wall framing exceeds 50% of the existing interior or exterior wall framing, and/or the floor area of an addition exceeds 50% of the existing square footage of the structure, and/or when additional story is added.

- F. Section R309.2 ("One- and Two-Family Dwellings Automatic Fire Sprinkler Systems") is amended to read as follows:

R309.2 One- and Two-Family Dwellings Automatic Fire Sprinkler Systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

- 1. An automatic residential fire sprinkler system shall not be required in existing one – and two-family dwellings except when demolition/removal of interior or exterior wall framing exceeds 50% of the existing interior or

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exterior wall framing, and/or the floor area of an addition exceeds 50% of the existing square footage of the structure, and/or when additional story is added.

G. R309.1 exception sections ("Townhouse Automatic Fire Sprinkler Systems") and R309.2 ("One- and Two-Family Dwellings Automatic Fire Sprinkler Systems") related to Accessory Dwelling Unit are amended to read as follows:

1. An automatic residential fire sprinkler system shall not be required in accessory dwelling units provided that all of the following requirements are met.
 - a. The existing primary residence is not equipped with fire sprinklers.
 - b. If the accessory dwelling unit is an accessory dwelling unit attached as defined in Napa Municipal Code Chapter 17.06.030, and does not exceed 50% of the existing floor area (square footage), including the garage, of the primary residence.
 - c. If the accessory dwelling unit is an accessory dwelling unit detached as defined in Napa Municipal Code Chapter 17.06.030, and does not exceed 1,200 square feet in size. The square footage of a garage attached to an accessory dwelling unit detached shall not be considered as part of the allowable 1,200 square footage.

SECTION 4: Amendment. Napa Municipal Code Section 15.04.080 is hereby amended by deleting the existing language in its entirety and replacing it with:

15.04.080 Amendments to California Fire Code.

A. Paragraph 1 of Section 1.11.2.1.1 ("Enforcement") is deleted in its entirety and replaced with the following:

1. The City Council hereby delegates the responsibility and authority to enforce building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 dwellings, as described in Section 310.1 of Part 2 of the California Building Standards Code, to the Fire Code Official.

B. Section 103.2 ("Appointment") is amended to read as follows:

Section 103.2 ("Appointment") is deleted in its entirety. The City Manager (or the City Manager's designee) shall designate the individuals responsible under this Chapter for performing the responsibilities of the Fire Code Official.

C. Section 106.2.4.1 ("Phased Approval") is deleted in its entirety.

D. Section 112.1 ("Means of Appeals") is amended to read as follows:

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Section 112.1 ("Means of Appeals") is deleted in its entirety. Appeals of order, decisions, or determinations made under the Chapter shall be heard pursuant to Napa Municipal Code Section 15.04.100.

E. Section 113. ("Violations") is amended to read as follows:

Except for Section 113.3.4 ("Unauthorized Tampering"), which shall remain in effect, Section 113.3 ("Notice of Violation"), including Sections 113.3.1 ("Service"). 113.3.2 ("Compliance with Orders and Notices") and 113.3.3 ("Prosecution of Violations") is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

G. Section 114.4 ("Failure to Comply") is amended to read as follows:

Section 114.4 ("Failure to Comply") is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

H. Section 307 ("Open Burning, Recreational Fires and Portable Outdoor Fireplaces") is amended to read as follows:

Section 307.4.1 ("Bonfires") as defined in Chapter 2 "Definitions" of the 2025 edition of the California Fire Code is amended to read as follows:

307.4.1 Bonfires are prohibited within the City of Napa.

I. Section 307.4.2 ("Recreational Fires") as defined in Chapter 2 "Definitions" of the 2025 edition of the California Fire Code is amended to read as follows:

307.4.2 Recreational fires. Recreational fires are prohibited within the City of Napa.

J. Section 401.3.3 ("Delayed Notification") is amended to read as follows:

Section 401.3.3 Delayed Notification. A person, alarm company, remote, central or proprietary station shall not, by verbal or written directive, require any delay in the reporting of a fire or fire alarm signal to the fire department. Upon receipt of an alarm signal an alarm monitoring company shall first notify the fire department dispatch center prior to contacting the alarm subscriber.

K. Section 501.3 ("Construction Documents") is amended to read as follows:

Section 501.3 Construction Documents. Construction documents / plans for proposed fire apparatus access, location of fire lanes, traffic calming measures (speed bumps) security gates, bollards, barriers, or any other proposed mechanism that may obstruct or impede fire department access, hydraulic calculations for fire hydrants systems and all other fire protection system plans shall be submitted and approved by the fire department prior to

construction / installation.

Fire protection plans shall not be attached to or bound with the building plan submittal package. This includes but is not limited to Automatic Fire Sprinkler, Fire Alarm, Fixed Fire Protection and Civil/Improvement plans.

L. Section 503.6 ("Security Gates") is amended to read as follows:

Section 503.6 Security Gates. Prior to the installation of a security gate or any other type of barrier, a permit shall be obtained. Where a new security gate is installed across a fire access roadway it shall conform to this section and the City of Napa Security Gate Installation Standard.

When a barrier (as determined by the fire code official) is installed across a fire access roadway the fire department shall have emergency access by means of a padlock, key switch or other approved means as determined by the fire code official.

Exception:

Driveways serving a single R-3 occupancy with a security gate shall obtain a permit prior to installation and shall have emergency access by means of a padlock, key switch or other approved means as determined by the fire code official.

M. Section 505.1 ("Address Identification") is amended to read as follows:

Section 505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed on the structure in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall not be spelled out. Said numbers shall be either internally or externally illuminated in all new construction. Numbers shall be as follows:

1. Minimum of one-half inch (1/2") stroke by six inches (4") high.
2. When the structure is thirty-six (36) to fifty (50) feet from the street or fire department access a minimum of one-half inch (1/2") stroke by nine inches (9") high is required.
3. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one-inch (1") stroke by twelve inches (12") high is required.

N. Section 505.1.1 ("Multi-Tenant Buildings") is added to read as follows.

Section 505.1.1 Multi-Tenant Buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be visible from the street, posted at a height above the finished floor, as determined by the fire code official. Shall be visible from the

street and shall be either internally or externally illuminated in all new construction.

O. Section 505.1.2 (“Multiple Building on One Site”) is added to read as follows.

Section 505.1.2 Multiple Buildings on One Site. Where multiple buildings on one property are accessed by the means of a private road, and the buildings cannot be viewed from the public way, a monument sign, or other signs or other approved means shall be used to identify the structure(s). Said signs shall be installed at the public way as directed by the fire code official. Address identification shall also be maintained on each of the buildings within the site.

P. Section 505.1.3 (“Rear Addressing”) is added to read as follows:

Section 505.1.3 Rear Addressing. When required by the fire code official, approved numbers or addresses shall be placed on all new and existing buildings and rear suite doors in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size shall comply with 505.1.

Q. Section 505.1.4 (“Accessory Dwelling Unit Addressing”) is added to read as follows:

Section 505.14 Accessory Dwelling Unit Addressing. A detached accessory dwelling unit shall have a designated address. The address shall be the same Arabic numerals as the primary residence followed by the alphabetic letters identifying the accessory dwelling unit as “Unit A”. Example: The primary residence is addressed as 123 Blank Street. The detached accessory dwelling unit shall be addressed as “123 Blank Street Unit A” or as otherwise directed by the fire code official.

1. Addressing signage shall be affixed to the ADU structure next to the main entry door and shall meet all applicable requirements as outlined in all sections and subsections of Chapter 5 as amended or as otherwise directed by the fire code official.
2. For ADUs with addressing that cannot be viewed from the public way, addressing signage shall be installed in a manner visible from the street frontage and shall meet all applicable requirements as outlined in Chapter 5 subsections 505.1 through 505.1.4 as amended or as otherwise directed by the fire code official.

R. Section 507.2 (“Type of Water Supply”) is amended to read as follows:

Section 507.2 Type of Water Supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems connected to the municipal water system and capable of providing the required fire flow. Private water systems shall not be utilized for providing the required fire flow.

S. Section 605.7 (“Incinerators”) is amended to read as follows:

Section 605.7 Incinerators. Commercial, industrial and residential-type incinerators and

chimneys are prohibited within the City of Napa.

T. Section 606.2 (“Where Required”) is amended to read as follows:

Section 606.2 Where required. A Type I hood shall be required to be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors. Cooking facilities in assembly occupancies, B occupancies containing kitchen cooking appliances, bed & breakfast, care facilities, community centers, congregate residences and/or other similar uses as determined by the fire code official shall be considered commercial cooking operations. Protection of commercial cooking equipment shall be by means of an automatic fire-extinguishing system complying with UL-300 that is listed and labeled for its intended use.

NOTE: Applicable “Exceptions” as listed in section 606.2 of the 2025 Edition of the California Fire Code remain unchanged and applicable.

1. If the building is not equipped with a fire alarm system capable of notifying the occupants, then the kitchen hood extinguishing system shall have a horn strobe device installed as a means of audible and visual notification. The horn strobe shall be activated by actuation of the required manual pull station.
2. If the building is equipped with a fire alarm system, the kitchen hood extinguishing system shall be connected to the fire alarm system in accordance with the requirements of Napa Municipal Code Chapter 15.04, NFPA 17, NFPA 17A, NFPA 72 and all other applicable Codes and Standards so that the actuation of the extinguishing system will sound the fire alarm.

U. Section 901.2 (“Construction Documents”) is amended to read as follows:

Section 901.2 Construction Documents. The Fire Code Official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation, or modification of any fire protection system. Construction documents / plans for fire protection systems shall be submitted and approved by the fire department prior to construction / installation.

Fire protection plans shall not be attached to or bound with the building plan submittal package. This includes but is not limited to Automatic Fire Sprinkler, Fire Alarm, Fixed Fire Protection and Civil/Improvement plans.

V. Section 901.4.2 (“Non-Required Fire Protection and Life Safety Systems”) is amended to read as follows:

Section 901.4.2 (“Non-Required Fire Protection and Life Safety Systems”) is deleted in its entirety.

W. Section 901.6.3 (“Records”) is amended to read as follows:

Section 901.6.3 Records. Records of all system inspections, testing and maintenance required by the referenced standards shall be maintained on the premises in a readily

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accessible location for a minimum of five years and shall be provided to the fire code official upon request.

X. Section 903.2 (“Where Required”) is amended to read as follows:

Section 903.2 (“Where Required”), including all subsections, is deleted in its entirety.

Y. Sections 903.2, 903.2.1, 903.2.2, and 903.2.3 are added to read as follows:

903.2 Where Required. Approved automatic sprinkler systems in new and existing buildings shall be provided in the locations described in this section.

903.2.1 Required Installations. An automatic sprinkler system shall be installed and maintained in all newly constructed buildings or structures.

903.2.2 Additions. An automatic sprinkler system shall be installed throughout any existing commercial or multi-family residential building when the floor area of an addition (including mezzanines) exceeds 50% of the existing floor area, where demolition, removal or replacement of interior or exterior wall framing exceeds 50% of the existing interior or exterior wall framing, or when an additional story is added.

903.2.3 Manufactured Buildings. An automatic sprinkler system shall be installed and maintained in all manufactured buildings.

Exceptions:

1. A Manufactured building that falls under the regulation of Division of State Architect (DSA), California Department of Housing and Community Development (HCD) or is otherwise not regulated by the City of Napa.
2. A Manufactured building intended to be used as an Accessory Dwelling Unit that meets the definition of an Accessory Dwelling Unit as defined in NMC 17.06.030 “Definitions”
3. 903.2.4 Change of Use or Occupancy. An automatic sprinkler system shall be installed throughout any structure(s) in which the proposed new use or occupancy is more hazardous, based on life and fire risk, than the existing use or occupancy.

Example: Conversion of buildings to single-family residences, bed and breakfast, inns, lodging houses, congregate residences or other uses as determined by the fire code official.

Z. Section 903.3.1.1.1 (“Exempt Locations”) is amended by adding new exemptions 1-5 to read as follows:

1. Detached pool houses, workshops, Group U private garages, barns and similar structures, built in conjunction with an existing single-family residence that is not equipped with an existing fire sprinkler system and in which the new structure is

less than 1,000 square feet.

2. Detached non-combustible, limited combustible, or fire-retardant treated wood canopies.
3. Group B or M occupancies less than 1000 square feet.
4. Detached restroom facilities associated with golf courses, parks, and similar uses.
5. Shipping containers used for storage purpose and located no closer than 5 feet to a building, property line or other container.

AA. Section 903.3.13 (“NFPA 13D Sprinkler Systems”) is amended to read as follows:

Section 903.3.1.3 NFPA 13D Sprinkler Systems. Automatic Sprinkler systems installed in one-and two-family dwellings; Group R-3; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, as amended in Chapter 80 and this Section.

BB. Section 903.3.1.3.1 (“Installation”) is added to read as follows:

1. All fire sprinkler riser components shall be located inside a wall (typically located inside a wall in the garage. If for any reason the fire sprinkler riser components cannot be located inside a wall, it shall be stated and detailed on the fire sprinkler plan submittal. The plan submittal shall detail the proposed alternative design method, such as an enclosure. The plans shall be approved before the riser installation occurs. Access shall be provided to riser components.

Section 903.3.1.3.1 Installation:

1. All fire sprinkler riser components shall be located inside the wall or in an approved enclosure. Access shall be provided to the riser components.
2. A permanent sign shall be affixed to exterior of the riser access panel that states “Warning: The water system for this home supplies a sprinkler system that depends on certain flows and pressures to fight a fire. Devices that restrict the flow or pressure such as pressure reducers and water softeners shall not be added to the system without a review of the system by a fire protection specialist. Leave valve in the fully open position at all times.”

DD. Section 903.3.1.3.2 (“Stock of Spare Ssprinklers”) is added to read as follows:

Section 903.3.1.3.2 Stock of Spare Sprinklers:

1. A spare head sprinkler cabinet containing spare sprinklers shall be installed and maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

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2. The spare sprinkler head cabinet shall contain at least one spare sprinkler that correspond to each type and temperature ratings of the sprinklers installed in the property.
3. One sprinkler wrench as specified by the sprinkler manufacturer shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.
4. The spare head sprinkler cabinet shall be constructed of weather and corrosion resistant materials and shall be of sufficient size to accommodate required spare sprinkler heads and sprinkler wrench.

EE. Section 903.3.1.3.3 ("Pressure Gauges") is added to read as follows:

Section 903.3.1.3.3 Pressure Gauges: All newly installed NFPA 13D piping systems shall have a pressure gauge installed.

FF. NFPA 13D Chapter 7, Section 7.6 ("Alarms") is amended to read as follows:

Section 7.6 Alarms Local waterflow alarms shall be provided on all sprinkler systems.

GG. NFPA 13D ANNEX FIGURE A.6.2(a) ("Requirements for a Stand-Alone Systems") is deleted in its entirety.

HH. NFPA 13D ANNEX FIGURE A.6.2(b) ("Acceptable Arrangement for Stand-Alone Piping Systems – Option 1") is amended to add the following subsections 1, 2, 3:

1. All newly installed NFPA 13D piping systems shall contain a waterflow detector and pressure gauge in conformance with annex figure A.6.2(b).
2. Upon system waterflow the waterflow detector shall trigger an exterior bell as an alarm.
3. The exterior bell alarm shall be located on the exterior wall where the system riser is installed or as otherwise directed by the fire code official. The alarm bell shall include a sign that reads "Fire Alarm – Call 911".

"accessory dwelling unit detached", and a "junior accessory dwelling unit", as defined therein.

II. Section 903.3.10 ("Floor Control Valves") is amended to read as follows:

Section 903.3.10 Floor Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in buildings that are two or more stories in height.

JJ. Section 907.1.1 ("Construction Documents") is amended to read as follows:

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Section 907.1.1 Construction Documents. Construction documents / plans for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of work proposed and show in detail that the work will conform to the provisions of the Napa Municipal Code Chapter 15.04, as determined by the Fire Code Official. Required plans shall be submitted and approved by the fire department prior to construction / installation.

KK. Section 907.2.13.1.2 ("Duct Smoke Detection") is amended to add subsection 3 and subsection 4 to read as follows:

3. Duct smoke detectors shall be capable of being reset by a readily accessible, remote push button or key activated switch as approved by the Fire Code Official.
4. If there is a fire alarm provided in the building, then duct detection shall be connected to the fire alarm system in accordance with Napa Municipal Code Chapter 15.04. If no fire alarm exists, duct detectors shall be allowed to be stand alone.

LL. Appendix B is adopted in its entirety with the following amendments.

Table B105.2 ("Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses") is amended to read as follows:

CFC Table B105.2

REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

Automatic Sprinkler System (Design Standard)	Minimum Fire Flow (Gallons Per Minute)	Flow Duration (Hours)
No automatic sprinkler system	Value in Table B 105.1 (2)	Duration in Table B 105.1 (2)
Section 903.3.1.1 of the California Fire Code	50% of the value in table B105.1 (2) ^a	Duration in table B105.1 (2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code ^c	50% of the value in table B105.1 (2) ^b	Duration in table B105.1 (2) at the reduced flow rate

For SI: 1 gallon per minute equals 3.785 L per minute

- a. The reduced fire flow shall not be less than 1000 gallons per minute for NFPA 13 systems.
- b. The reduced fire flow shall not be less than 1500 gallons per minute for NFPA 13R systems.

MM. Appendix BB – ("Fire-Flow Requirements for Buildings") is adopted in its entirety.

NN. Appendix Chapter 4 – ("Special Detailed Requirements Based on Use and Occupancy") is adopted in its entirety.

OO. Appendix C – (“Fire Hydrants Locations and Distribution”) is adopted in its entirety.

PP. Appendix CC – (“Fire Hydrants Locations and Distribution”) is adopted in its entirety.

QQ. Appendix D – (“Fire Apparatus Access Roads”) is adopted in its entirety.

RR. Appendix E – (“Hazard Categories”) is adopted in its entirety.

SS. Appendix F – (“Hazard Ranking”) is adopted in its entirety.

TT. Appendix H – (“Hazardous Materials Management Plan and Hazardous Materials Inventory Statements”) is adopted in its entirety.

UU. Appendix K – (“Construction Requirements for Existing Ambulatory Care Facilities”) is adopted in its entirety.

VV. Appendix N – (“Indoor Trade Shows and Exhibitions”) is adopted in its entirety.

WW. Appendix P – (“Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses”) is adopted in its entirety.

SECTION 5: Amendment. Napa Municipal Code Section 15.04.050 is hereby amended by deleting the existing language in its entirety and replacing it with:

15.04.050 Amendments to California Wildland-Urban Interface Code

A. Paragraph 1 of Section 1.11.2.1.1 (“Responsibility for Enforcement”) is deleted in its entirety and replaced with the following:

1. The City Council hereby delegates the responsibility and authority to enforce building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 dwellings, as described in Section 310.1 of Part 2 of the California Building Standards Code, to the Fire Code Official.

B. Section 103.2 (“Appointment”) is deleted in its entirety. The City Manager (or the City Manager's designee) shall designate the individuals responsible under this Chapter for performing the responsibilities of the Fire Code Official.

C. Section 106.12 (“Phased Approval”) is deleted in its entirety.

D. 104.6 (“Notice and Orders”) is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

E. 109.2.2 (“Service of Notice and Orders”) is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

ATTACHMENT 1

F. 109.3 (“Compliance with Orders and Notices”) is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

G. 109.3.6 (“Prosecution of Violations”) is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

H. Section 109.3.7.2 (“Notice of Violation”), is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

I. Section 112.1 (“Means of Appeals”) is deleted in its entirety. Appeals of order, decisions, or determinations made under the Chapter shall be heard pursuant to Napa Municipal Code Section 15.04.100.

J. Section 113.4 (“Failure to Comply”) is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

K. Appendix A – (“General Requirements”) is adopted with the following sections removed in their entirety.

1. A102.3 through A102.4, A103.4, A104.5, A104.7 through A104.8.1, A107.1 through A107.5

L. Appendix B – (“Vegetation Management Plan”) is adopted in its entirety.

M. Appendix C – (“Community Wildland-Urban Interface (WUI) Fire Hazard Evaluation Framework”) is adopted in its entirety.

N. Appendix F – (Characteristics Of Fire-Smart Vegetation) is adopted in its entirety.

O. Appendix G – (“Voluntary Home Hardening Recommendations”) is adopted in its entirety.

SECTION 6: Amendment. Napa Municipal Code Section 15.04.090 is hereby amended by deleting the existing language in its entirety and replacing it with:

15.04.090 Amendments to the California Green Building Standards Code

A. The following voluntary residential measures identified in Appendix A4, “Residential Voluntary Measures,” shall be mandatory:

Sections A4.203.1 (“Energy Efficiency”), A4.203.1.1 (“Long-Term System Cost (LSC)”), A4.303.1 (“Kitchen Faucets”), A4.303.3 (“Appliances”), A4.306.1 (“Innovative Concepts and Local Environmental Conditions,” as amended in this section), A4.504.1 (“Compliance with Formaldehyde Limits”), and A4.504.3 (“Thermal Insulation,” Tier 1

only).

- B. Sections 4.408.1 ("Construction Waste Management") and 4.408.2 ("Construction Waste Management Plan") are hereby amended to add a note after the existing text to read as follows:

NOTE: All "Covered Projects," as that term is defined by Napa Municipal Code Section 15.32.020, shall comply with the requirements of Napa Municipal Code Chapter 15.32.

- C. The following voluntary nonresidential measures identified in Appendix A5, "Nonresidential Voluntary Measures," shall be mandatory:

Sections A5.203.1.1 ("Tier 1 and Tier 2 Prerequisites") ("Tier 1 only"), A5.203.1.1.1 ("Outdoor Lighting"), A5.212.1 ("Elevators and Escalators"), A5.303.2.3.1 (Tier 1 - 12-Percent Savings), A5.303.3 ("Appliances and Fixtures for Commercial Application," as amended in this section), A5.304.9 ("Service Pressure" as added by this section), A5.404.1 ("Wood Framing"), A5.405.1 ("Regional Materials"), A5.405.4 ("Recycled Content," Tier 1 only), A5.405.5 ("Cement and Concrete"), A5.406.1.1 ("Service Life"), A5.504.1.1 ("Temporary Ventilation"), A5.504.1.2 ("Additional IAQ Measures"), A5.504.2 ("IAQ Postconstruction"), A5.504.5.1 ("Entryway Systems"), A5.504.5.2 ("Isolation of Pollutant Sources"), A5.507.1.1 ("Single-Occupant Spaces"), A5.507.1.1.1 ("Lighting"), A5.507.1.1.2 ("Thermal Comfort"), A5.507.2 ("Daylight"), A5.507.3 ("Views"), A5.507.3.1 ("Interior Office Spaces"), and A5.507.3.2 ("Multi-Occupant Spaces").

- D. Section 5.106.1 ("Stormwater Pollution Prevention for Projects that Disturb Less than One Acre of Land") is hereby amended to add a note after the existing text to read as follows:

NOTE: All projects disturbing one (1.0) acre or less shall comply with the requirements of Napa Municipal Code Chapter 8.36 "Stormwater Runoff Pollution Control."

- E. Section A5.303.3 ("Appliances and Fixtures for Commercial Application") of Appendix A5 is hereby amended to read as follows:

A5.303.3 Appliance and fixtures for commercial application.

Appliances and fixtures shall meet the following:

1. Clothes washers shall have a maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the California Code of Regulations.
2. Dishwashers shall meet the following water use standards:
 - a. Residential – Energy Star.
 - i. Standard Dishwashers- 4.25 gallons per cycle.
 - ii. Compact Dishwashers- 3.5 gallons per cycle.
 - b. Commercial - Refer to Table A5.303.3.

3. Ice makers shall be air cooled or, if water-cooled, be part of a closed loop cooling system.

4. Food steamers shall be connectionless or boilerless.

5. If water softeners are installed as part of a project, they shall comply with NSF/ANSI Standard 44 provisions, including the following:

- a. Demand-initiated regeneration (DIR) system, not time-clock initiated;
- b. Minimum salt efficiency of 3,350 grains total hardness per pound of salt; and
- c. Generate no more than 5 gallons of water per 1000 grains of hardness removed during service cycle.

F. Appendix A5 is hereby amended to add Section A5.304.9 ("Service Pressure") to read as follows:

A5.304.9 Service Pressure.

Nonresidential structures shall be limited to a maximum of 60 psi static service pressure; sites consistently experiencing greater than 65 psi shall require the installation of a pressure regulator. Piping for fire sprinkler systems is excluded from this requirement.

G. Sections 5.408.1 ("Construction Waste Management"), 5.408.1.1 ("Construction Waste Management Plan"), 5.408.1.4 ("Documentation"), and 5.408.2 ("Universal Waste"), and Section A5.408.3.1.2 ("Verification of Compliance") are hereby amended to add a note after the existing text to read as follows:

NOTE: All "Covered Projects," as that term is defined by Napa Municipal Code Section 15.32.020, shall comply with the requirements in Napa Municipal Code Chapter 15.32.

SECTION 7: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 8: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

ATTACHMENT 1

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA
COUNTY OF NAPA SS:
CITY OF NAPA

I, Tiffany Carranza, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 4th day of November, 2025, and had its second reading and was adopted and passed during the public meeting of the City Council on the 18th day of November, 2025, by the following vote: AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney

ATTACHMENT 1

ATTACHMENT 1