ORDINANCE NO. 2025-402

AN ORDINANCE OF THE TOWN OF WINDSOR ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, CALIFORNIA ADMINISTRATIVE CODE PART 1, CALIFORNIA BUILDING CODE PART 2 BASED ON THE 2024 INTERNATIONAL BUILDING CODE, CALIFORNIA RESIDENTIAL CODE PART 2.5 BASED ON THE 2024 INTERNATIONAL RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE PART 3 BASED ON THE 2023 NATIONAL ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE PART 4 BASED ON THE 2024 UNIFORM MECHANICAL CODE, CALIFORNIA PLUMBING CODE PART 5 BASED ON THE 2024 UNIFORM PLUMBING CODE, CALIFORNIA ENERGY CODE PART 6, CALIFORNIA WILDLAND-URBAN INTERFACE CODE PART 7 BASED ON THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, CALIFORNIA HISTORICAL BUILDING CODE PART 8, CALIFORNIA FIRE CODE PART 9 BASED ON THE 2024 INTERNATIONAL FIRE CODE, CALIFORNIA EXISTING BUILDING CODE PART 10 BASED ON THE 2024 INTERNATIONAL EXISTING BUILDING CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE PART 11, CALIFORNIA REFERENCED STANDARDS CODE PART 12, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; MAKING LOCAL AMENDMENTS AND MODIFICATIONS TO VARIOUS PARTS OF THE TITLE 24 CODES; AND REPEALING ORDINANCE NO. 2022-369

WHEREAS, the California Building Standards Commission has adopted a new Title 24 of the California Code of Regulations, also referred to as the 2025 California Building Standards Code and the 2024 International Property Maintenance Code, that will become effective statewide on January 1, 2026; and

WHEREAS, California Health and Safety Code Sections 17958 et seq., establish the authority for a city to adopt and make local amendments and modifications to the building standards in the California Building Standards Code to establish more restrictive building standards than those contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958,17958.5, 17958.7 and 18941.5 permit a city to make such local amendments and modifications as follows:

(a) Except as provided in subdivision (c) and in Section 17922.6, in adopting the ordinances or regulations pursuant to Section 17958, a city or county may make those changes or modifications in the requirements contained in the provisions published in the California Building Standards Code and the other regulations adopted pursuant to Section 17922, including, but not limited to, green building standards, as it determines, pursuant to the provisions of Section 17958.7, are reasonably necessary because of local climatic, geological, or topographical conditions.
(b) For purposes of this section, a city or county may make reasonably necessary modifications to the requirements, adopted pursuant to Section 17922, including, but not limited to, green building standards, contained in the provisions of the code and regulations on the basis of local conditions.

(c) Commencing October 1, 2025, to June 1, 2031, inclusive, a city or county shall not make a change or modification as described in subdivision (a) or (b), including to green building standards, that is applicable to residential units, unless one of the following conditions is met:
    (1) The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of September 30, 2025.
    (2) The commission deems those changes or modifications necessary as emergency standards to protect health and safety.
    (3) The changes or modifications relate to home hardening.
    (4) The building standards relate to home hardening and are proposed for adoption by a local fire prevention district pursuant to Section 13869.7.
    (5) The changes or modifications are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy.
    (6) The changes or modifications are related to administrative practices, are proposed for adoption during the intervening period pursuant to Section 18942, and exclusively result in any of the following:
        (A) Reductions in time for a local agency to issue a postentitlement permit.
        (B) Alterations to a local agency's postentitlement fee schedule
        (C) Modernization of, or adoption of, new permitting platforms and software utilized by the local agency.
        (D) Reductions in cost of internal operation for a local agency.
        (E) Establishment, alteration, or removal of local programs related to enforcement of building code violations or complaints alleging building code violations; and

WHEREAS, Government Code Section 50022.2 permits enactment of city ordinances that adopt mandatory codes or statutes provided that all the procedures and requirements of this article are complied with, any local agency is hereby authorized to enact any ordinance which adopts any code by reference, in whole or in part; and such primary code, thus adopted, may in turn adopt by reference, in whole or in part, any secondary codes duly described therein. Every primary code which is incorporated in any such adopting ordinance shall be specified in the title of the ordinance. A local agency ordinance may adopt a code, the adoption of which is expressly required or permitted as a condition of compliance with a state statute, by reference without complying with the procedures and requirements of this article; and

WHEREAS, notice of the Ordinance was published in accordance with Government Code Sections 50022.2; and that such notice was sufficient to give notice to interested people of the purpose of the ordinance and the subject matter thereof.

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF WINDSOR DOES ORDAIN AS FOLLOWS:

SECTION 1. Copy

That a certain document, one (1) copy of which is on file with the office of the Building Division, of the Town of Windsor, being marked and designated as the 2025 edition of the California Code of Regulations, Title 24, including all appendices, as published by the California Building Standards Commission, be and is hereby adopted as Title VII Building and Housing Code of the Town of Windsor, in the State of California for regulating and governing the conditions of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said Building and Housing Code on file in the office of the Building Official are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Chapter 1 of this ordinance.

SECTION 2. Adoption by Reference

Pursuant to Section 50022.2 of the California Government Code, the following codes are adopted by reference, including the amendments listed in this section which are made pursuant to the findings of fact set forth in the adopting ordinance.

Part 1	2025 California Administrative
Part 2	2025 California Building Code
Part 2.5	2025 California Residential
Part 3	2025 California Electrical Code
Part 4	2025 California Mechanical
Part 5	2025 California Plumbing Code
Part 6	2025 California Energy Code
Part 7	California Wildland-Urban Interface Code
Part 8	2025 California Historical Building Code
Part 9	2025 California Fire Code
Part 10	2025 California Existing Building Code
Part 11	2025 California Green Building Standards Code
Part 12	2025 California Reference Standards

International Property Maintenance Code

SECTION 3. Scope and Effect

That Ordinance No. 2022-369 of the Town of Windsor entitled Title VI, Fire Prevention and Protection, Title VII, Building and Housing and all other ordinances or parts of ordinances in conflict herewith are hereby repealed and Title VI, Fire Prevention and Protection, Title VII, Building and Housing Code is hereby added to the Town of Windsor Municipal Code.

SECTION 4. CEQA

The Town Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the

activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, this Ordinance is exempt from the provisions of CEQA pursuant to Section 15061 of the CEQA Guidelines, because these standards are more protective of the environment than the State standards, and there are no reasonably foreseeable adverse impacts, and consequently, there is no possibility that the activity in question may have a significant effect on the environment. Further, this Ordinance is also exempt under Section 15308 of the CEQA Guidelines because, as it relates to green building and energy code amendments, it is an action taken by local ordinance to assure the maintenance, restoration, enhancement, or protection of the environment.

SECTION 5. Local Findings of Fact and Local Conditions

The Town Council finds that the standards for buildings within the Town should comply with the California Code of Regulations, Title 24, 2025 Edition, Parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 as published by the California Building Standards Commission, including tables and appendices as amended and adopted by the State of California and as further amended by this Ordinance. Based on the materials presented by the Building Official of the Town of Windsor, the Town Council finds that it is necessary to make procedural and administrative modifications and changes to the model codes as amended and adopted by the State of California and specifically adopted and amended in this Ordinance.

Such standards are needed for efficient, economical and expeditious enforcement of the Building and Safety Code of the Town. The Town Council further finds and determines, based on the materials and reports presented, that the substantive amendments to the model codes, which are identified by and adopted in this Ordinance, are hereby determined to be reasonably necessary because of local conditions and do not lessen, diminish or change the standards set forth within the model codes except as authorized by law. If any non-administrative or non-procedural model code provision or applicable State of California amendment conflicts with this ordinance, it is the intent of this ordinance to amend or delete such provision when findings of local conditions are stated as required by §17958.5 and §17958.7 of the Health and Safety Code.

Said local conditions are:

A. **Climate.** To address local and regional climatic conditions, Windsor has established goals for greenhouse gas reduction. The construction of new structures has a direct impact on greenhouse gas emissions for climate control. The Town on average experiences an approximate annual rainfall of 40 inches. This rainfall can normally be expected between October and May. During the winter months, one can anticipate periods of heavy rain, which causes local flooding, erosion and contributes to slope instability. Winter storms are often accompanied by high winds, which have uprooted trees and damaged power lines. The Town has also experienced periods of heavy fog, which has delayed response of firefighting apparatus, and prevented early discovery of structure fires.

   During the dry period, temperatures range from 70 degrees to over 100 degrees. These temperatures are many times accompanied by a wildland-urban interface, creating hazardous fire conditions. With increased development spreading into the brush covered foothill area,

wind driven fires could have severe consequences, as has been demonstrated on several occasions throughout the State.

B. Geological. The Town is susceptible to seismic hazards resulting from movement along any one of several known faults in the area. The most serious direct earthquake hazard is damage or collapse of buildings or other structures due to ground movement. In addition to damage caused by earthquakes, there is a possibility of earthquake-induced landslides. Fire is often the major form of damage resulting from earthquakes. Most earthquake-induced fires start because of damage to gas line, power lines, or heat producing appliances. In the event of a major earthquake or landslide, many areas of the Town may not be assessable to emergency equipment and if bridges or roads are damaged, the Town may be isolated from outside assistance.

C. Topographical. The Town borders include hilly terrain on the north and northeast portions of the Town. The water system is affected by the topographical layout. The water distribution system consists of different pressure zones, which carry water by gravity from various storage points. Water pressure can vary throughout the Town causing problems to development as well as to fire suppression forces. The Town is divided by Highway 101 and a railroad right-of- way. This creates barriers which obstruct traffic patterns and delay the response of fire equipment.

Summary
Because of conditions above, the Building Division has determined that it is necessary to mitigate potential damage caused by earthquakes, fire, erosion, lot to lot drainage and slope instability to protect the life and safety of the citizens and to ensure the structural stability of new development.

As a result of the findings, as set forth in this section, which identify various climatic, geographical and topographical elements, those additional requirements as specified in the amendments to the adopting ordinance supplementing and amending the code herein, are considered necessary and reasonable modifications and do not lessen, diminish or change the standards set forth within the uniform codes except as authorized by law.

While it is clearly understood that the adoption of such regulations may not prevent the incidence of fire, earthquake, erosion, and slope instability, the implementation of these amendments to the Code may reduce the severity and potential of loss of life and property.

SECTION 7. Title VII Municipal Code Amendments and Additions

BUILDING CODE		LOCAL FINDINGS	FIRE CODE		LOCAL FINDINGS
101.1	Is amended	A	101.1	Is amended	A
202	Is amended	B,C	101.6	Is added	A
306.2	Is amended	B	102.4	Is amended	A
502.1	Is amended	A,B,C	103.1	Is amended	A
502.1.1	Is added	A,B,C	105.1.1.1	Is added	A
502.1.2	Is added	A,B,C	105.4.1	Is added	A,C
502.1.3	Is added	A,B,C	105.5.59	Is amended	C
903.2	Is amended	A,B,C	108.7	Is added	A,B,C

BUILDING CODE		LOCAL FINDINGS	FIRE CODE		LOCAL FINDINGS
903.2.1	Is amended	**A,B,C**	113.4	Is amended	**C**
903.2.1.6	Is amended	**A,B,C**	113.5	Is added	**A,B,C**
903.2.1.7	Is amended	**A,B,C**	114.4	Is amended	**A,B,C**
903.2.2	Is amended	**A,B,C**	202	Is amended	**A,B,C**
903.2.2.1	Is amended	**A,B,C**	311.3.1	Is added	**A,B,C**
903.2.3	Is amended	**A,B,C**			
903.2.4	Is amended	**A,B,C**	401.3.2.1	Is added	**A,B,C**
903.2.5.1	Is amended	**A,B,C**	401.3.2.2	Is added	**A,B,C**
903.2.6.1	Is amended	**A,B,C**	505.1	Is amended	**A, B, C**
903.2.7	Is amended	**A,B,C**	505.1.1	Is added	**A,B,C**
903.2.8.1	Is amended	**A,B,C**	505.1.2	Is added	**A,B,C**
903.2.9	Is amended	**A,B,C**	505.1.3	Is added	**A,B,C**
903.2.9.1	Is amended	**A,B,C**	505.1.4	Is added	**A,C**
903.2.9.4 exception	Is amended	**A,B,C**	505.2.1	Is added	**A,C**
903.2.11	Is amended	**A,B,C**	505.2.2	Is added	**A,C**
903.2.11.3	Is deleted	**A,B,C**	505.2.3	Is added	**A,C**
903.2.11.7	Is added	**A,B,C**	505.2.4	Is added	**A,C**
903.2.11.8	Is added	**A,B,C**	505.2.5	Is added	**A,C**
903.3.6	Is amended	**A,B,C**	505.2.6	Is added	**A,C**
Table 903.6	Is added	**A,B,C**	507.2.2	Is added	**A,C**
905.3.1	Is amended	**A,B,C**	507.2.3	Is added	**A,C**
			507.2.4	Is added	**A,B,C**
			507.5.1.2	Is added	**A,B,C**
			507.5.7	Is added	**A,B,C**
			901.7.7	Is added	**A,B,C**
			901.7.7.2	Is added	**A,B,C**
			902.1	Is amended	**A, B, C**
			903.2	Is amended	**A,B,C**
			903.2.1	Is amended	**A,B,C**
			903.2.1.6	Is amended	**A,B,C**
			903.2.1.7	Is amended	**A,B,C**
			903.2.2	Is amended	**A,B,C**
			903.2.2.1	Is amended	**A,B,C**
			903.2.3	Is amended	**A,B,C**
			903.2.4	Is amended	**A,B,C**
			903.2.5.1	Is amended	**A,B,C**
			903.2.6.1	Is deleted	**A,B,C**
			903.2.7	Is amended	**A,B,C**
			903.2.8.1	Is amended	**A,B,C**
			903.2.9	Is amended	**A,B,C**
			903.2.9.1	Is amended	**A,B,C**
			903.2.9.4 exception	Is amended	**A,B,C**
			903.2.10	Is deleted	**A,B,C**
			903.2.11	Is amended	**A,B,C**
			903.2.11.3 exception	Is deleted	**A,B,C**
			903.2.11.7	Is added	**A, B, C**
			903.2.11.8	Is added	**A,B,C**
			903.6	Is amended	**A,B,C**
			Table 903.6	Is added	**A,B,C**
			905.3.1	Is amended	**A,B,C**
			912.2	Is amended	**A,B,C**
			914.12-914.2.2	Is added	**A,B,C**
			3306.5.2	Is amended	**A,B,C**
			3306.5.3	Is added	**A,B,C**
			3901.6	Is added	**A,B,C**

RESIDENTIAL CODE		LOCAL FINDINGS	FIRE CODE		LOCAL FINDINGS
			3903.2	Is amended	**A,B,C**
R202	Is amended	**A,B,C**	3903.3	Is added	**A,B,C**
R337	Is amended	**A,B,C**	3903.5	Is amended	**A**
R902.2	Is deleted		3903.5.1-3903.5.2	Are added	**A,B,C**
			3903.6	Is amended	**A**
			3903.6.1	Is added	**A**
			3903.6.1.1	Is added	**A**
			3903.6.1.2	Is added	**A**
			3903.6.2	Is added	**A**
			3903.6.2.1	Is added	**A**
			3903.6.2.3	Is added	**A,B,C**
			3903.6.2.4	Is added	**A,B,C**
			3903.6.2.5	Is added	**A,B,C**
			3903.8	Is added	**A,B,C**
			3903.8.1	Is added	**A,B,C**
			3903.8.2	Is added	**A,B,C**
			3903.8.3	Is added	**A,B,C**
			3903.9-3903.9.2	Are added	**A,B,C**
			3904.2.2.3	Is added	**A**
			3904.3	Is added	**A**
			5307.2 exception	Is deleted	**B,C**
			5307.3.2.1	Is added	**B,C**
			5608.1.2	Is added	**B,C**
			5608.2	Is added	**A,B,C**
			3903.6	Is amended	**A**
			5704.2.9.6.1	Is amended	**A,B,C**
			5706.2.4.4	Is amended	**A,B,C**
CALGREEN CODE					
			5707	Is deleted	**A,B,C**
A4.305.1	Is amended	**A,B,C**	5806.2	Is amended	**A,B,C**
A4.601.4.1	Is amended	**A**	6104.2	Is amended	**A,B,C**
A4.203.1	Is deleted	**A**	6107.5	Is added	**A,B,C**
A5.601.2.1	Is amended	**A**	Section App.B101.1	Is amended	**A,B,C**
A5.203.1	Is deleted	**A**	Section App. B Table B105.2	Is amended	**A,B,C**
ENERGY CODE					
			Section App. C101.1	Is amended	**A,B,C**
			Section App. D101.1	Is amended	**A,B,C**
			Section App. D102.1	Is amended	**A,B,C**
			Section App. D103.1	Is deleted	**A,B,C**
			Section App. D103.2	Is amended	**A,B,C**
			Section App. D103.3	Is amended	**A,B,C**
			Section App. D103.4	Is amended	**A,B,C**
			Section App. D Table D103.4	Is deleted	**A,B,C**
			Section App.D103.6	Is amended	**A,B,C**
			Section App. D106.1	Is deleted	**A,B,C**
			Section App. D106.2	Is deleted	**A,B,C**
			Section App. D104.3	Is amended	**A,B,C**
			Section App. D106.1	Is amended	**A,B,C**
			Section App. D106.2	Is deleted	**A,B,C**
			Section App. D106.3	Is amended	**A,B.C**
			Section App. D107.1 exceptions #1 and #2	Are deleted	**A,B,C**
			Section App. D107.2	Is amended	**A,B,C**

TITLE VI- FIRE PROVENTION AND PROTECTION

ARTICLE 1. GENERAL

6-1-1000- TITLE

This chapter shall be known and may be cited as the Town of Windsor Fire Protection and Safety Code.

6-1-1001 -- California Fire Code, Division II, Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Town of Windsor Fire Code, hereinafter referred to as "this Code."

6-1-1002 -- California Fire Code, Division II, Section 101.6 is added to read:

101.6 Policy Manual. The Sonoma County Fire Prevention Policy Manual as well as the Sonoma County Fire District's published standards and guidelines shall serve as a supplemental instruction and interpretation manual for this code and are hereby adopted by reference. The fire code official is responsible to amend this manual as necessary to maintain current instruction and interpretations. The information contained in the policy manual shall not be construed to make new code requirements not authorized by this ordinance.

6-1-1003 -- California Fire Code, Division II, Section 102.4, is amended to read:

102.4 Application of Building Code. The design and construction of new structures shall comply with the 2025 California Building Code, Volumes 1 and 2, the 2025 California Historical Building Code, the 2025 California Existing Building Code and the 2025 California Residential Code, 2025 California Wildland Urban Interface Code, as adopted and amended by the County of Sonoma, and any alterations, additions, changes in use or changes in structures required by this Code, which are within the scope of the aforementioned codes, shall be made in accordance therewith.

6-1-1004 -- California Fire Code, Division II, Section 103.1, is amended to read:

103.1 Creation of Agency. The Sonoma County Fire District Prevention Division is hereby created and the official in charge thereof shall be known as the fire code official. The function of the division shall be the implementation, administration and enforcement of the provisions of this Code.

6-1-1005 -- California Fire Code, Division II, Section 105.1.1.1 is added to read:

105.1.1.1 Permit Fees. Permit fees will be based on the Sonoma County Fire District's adopted fee schedule at the time of permit application.

6-1-1006 -- California Fire Code, Division II, Section 105.4.1 is added to read:

105.4.1 Revocation Procedure. Revocation of any permit issued under this Code shall only occur after written notice of the violation has been given by the Fire Marshal to the permittee at his or her last place of residence as shown on the permit or certificate, which notice shall order the permittee to either correct the violation within ten (10) days or appear before the local Fire Chief, to hear the matter, at a date and time certain to show

cause why the permit or certificate should not be modified, revoked or suspended. At the hearing before the Fire Chief, the permittee shall have an opportunity to appear and be heard on the question of whether the permit issued to him should be revoked or suspended. Upon conclusion of the hearing or as soon thereafter as practicable, the Chief shall issue a decision in writing to the permittee determining whether to modify, revoke or suspend the permit. Any interested person may appeal the Fire Chief's decision to the Town Council. All appeals shall be filed in writing with the Fire Chief within ten (10) calendar days of the date of the decision being appealed.

6-1-1007 -- California Fire Code, Division II, Section 105.5.59 is amended to read:

105.5.59 Additional Operational Permits. In addition to the permits required by Section 105.6, the following permits shall be obtained from the Sonoma County Fire Districts, Fire Prevention Division prior to engaging in the following activities, operations, practices or functions:

1. Production facilities. To change use or occupancy, to allow the attendance of a live audience, or for wrap parties.
2. Pyrotechnics and special effects. To use pyrotechnic special effects, open flame, use of flammable or combustible liquids and gasses, welding and the parking of motor vehicles for the purpose of motion picture, television and commercial production.
3. Live audiences. To install seating arrangements for live audiences in approved production facilities, production studios and sound stages. See Chapter 48.
4. Apartment, hotel, motel, vacation rentals. An operational permit is required to operate an apartment house, hotel, motel, or vacation rental.
5. Bonfires or rubbish fires. An operational permit is required to kindle or authorize the kindling or maintenance of bonfires or rubbish fires.
6. Emergency responder radio coverage system. An operational permit is required for buildings and/or facilities with emergency responder radio coverage systems and related equipment.
7. High-rise building. An operational permit is required to operate a high-rise building as defined in the Building Code.
8. Cannabis. An operational permit is required to operate a medical cannabis facility or Cannabis operation listed below when allowed by state law and Local Zoning Ordinance:
   a. Cultivation
   b. Distribution
   c. Manufacturing
9. Organized camps. An operational permit is required to operate an organized camp (Group C occupancy).
10. Special Event Permit. A permit is required for any organized processing or assemblage of 50 or more people, which could significantly impact vehicular traffic or create a safety problem. Examples include, but are not limited to: music festivals, elevated stages, outdoor markets, circus, walkathons, runs, marathons, trail rides, bicycle races, celebrations, parades and similar activities.
11. Winery caves - publicly accessible. An operational permit is required to operate a Type 2 or Type 3 winery cave that is accessible to the public.

12. Certified Unified Program Agency Permit. An operational permit is required to operate any facility described in Chapter 29 and shall be required by the local fire chief from the County of Sonoma CUPA Division.
13. Food trucks. An operational permit is required for mobile food preparation vehicles equipped with appliances that produce grease -laden vapors or that require a generator to operate on- board appliances.

6-1-1008 -- California Fire Code, Section 108.7, is added to read:

108.7 Cost Recovery. Fire suppression, investigation or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person(s) who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable or combustible fluids or chemicals is liable for costs of securing such emergency, including those costs pursuant to Government Code Section 53150 et seq, as may be amended from time to time. Any expense incurred by the Sonoma County District for securing such emergency shall constitute a debt of such person(s) and shall be collectable by the Department in the same manner as in the case of an obligation under contract, expressed or implied.

6-1-1009 -- California Fire Code, Division II, Section 113.4, is amended to read:

113.4 Violation Penalties. Persons who shall violate a provision of this Code or shall fail to comply with any requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code official, or of a permit or certificate used under provisions of this Code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars ($1,000.00) or by imprisonment not exceeding six months, or both such fine and imprisonment, or administratively of not less than one thousand dollars ($1,000.00). Each day that a violation continues after due notice has been served shall be the case of an obligation under contract, expressed or implied.

6-1-1010 -- California Fire Code, Division II, Section 113.5 is added to read:

113.5 Authority to Issue Citations. The Chief and members of the Fire Prevention Division who have discretionary duty to enforce a statute or ordinance may, pursuant to Section 836.5 of the California Penal Code and subject to the provisions thereof, arrest a person without a warrant whenever the Chief or member of the Fire Prevention Division has reasonable cause to believe that the person to be arrested has committed a violation in the presence of the Chief or member of the Fire Prevention Division which he or she has discretionary duty to enforce, and to issue a notice to appear and to release such person on his or her written promise to appear in court, pursuant to the provisions of Section 853.5 et seq. of the California Penal Code.

6-1-1011 -- California Fire Code, Division II, Section 114.4 is amended to read:

114.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a fine of not less than $100.00

dollars and not more than $500.00 dollars. A person shall be fined for each day he or she continues to work after having been served with a stop work order.

CHAPTER 2
DEFINITIONS

6-1-2001 -- California Fire Code, Section 202, is amended to add the following definitions:

UNWARRANTED ALARM. The giving, signaling or transmission of an alarm or notification to a public fire department or emergency communication center when such alarm is the result of a defective condition of an alarm system, system servicing testing, construction activities, ordinary household activities, false alarm or other cause when no such dangerous fire condition exists.

CHAPTER 3
GENERAL REQUIREMENTS

6-1-2002 -- California Fire Code Section 311.3.1 is added to read:

311.3.1 Removal of Debris After Fire. All rubble, waste, rubbish, and other materials lying upon any premises within the jurisdictional area; having been accumulated thereon by reason of a fire, and having been rendered useless thereby shall be removed from within ten (10) days after notice has been given to do so in writing by the Fire Chief to the owner, lessee, or other person in charge or control of the premises.

CHAPTER 4
EMERGENCY PLANNING AND PREPAREDNESS

6-1-2003 -- California Fire Code, Section 401.3.2.1 is added to read as follows:

401.3.2.1 Unwarranted or Nuisance Alarm Notification. Notification of emergency responders based on an unwarranted or nuisance alarm may be punishable by a fine in accordance with the adopted fee schedule or requirements. In addition, the responsible party may be liable for the operational and administrative costs, incurred from the emergency response or mitigation procedures resulting from an unwarranted or nuisance alarm notification.

6-1-2004 -- California Fire Code, Section 401.3.2.2 is added to read as follows:

401.3.2.2 Multiple Nuisance or Unwarranted Alarm Activations. Any occupancy that has more than Four (4) nuisance alarms, causing emergency response within a 12-month period may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

6-1-2005 -- California Fire Code, Section 402.1 is amended to add the following:

NUISANCE ALARM AND UNWARRANTED ALARM

CHAPTER 5
FIRE SERVICE FEATURES

6-1-2006 -- California Fire Code Section 503.1 is amended to read:

503.1 Where Required. Fire apparatus access roads shall comply with the Town of Windsor Standards when applicable, and otherwise shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

6-1-2007 -- California Fire Code Section 503.2 is amended to read:

503.2 Specifications. Fire apparatus access roads shall be installed per the Town of Windsor Standards when applicable, and otherwise shall be installed or arranged in accordance with Sections 503.2.1 through 503.2.8.

6-1-2008 -- California Fire Code, Section 503.2.6.1 is added to read:

503.2.6.1 Evaluation and Maintenance. All existing private bridges and elevated surfaces that are a part of the fire department access roadway shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Third Edition (2022) or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire department access shall be routinely maintained in accordance with Section 503.2.6 or when directed by the fire code official or authorized designee.

6-1-2009 -- California Fire Code Section 503.3 is amended to read:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE in accordance with the California Vehicle Code, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be always maintained in a clean and legible condition and be replaced or repaired when necessary to provide adequate visibility.

6-1-2010 -- California Fire Code Section 503.6.1 is added to read:

503.6.1 Width. All gate entrances and similar structures shall be at least two feet (2') wider than the width of the traffic lane(s) serving the gate or structure._

6-1-2011 -- California Fire Code Section 503.6.2 is added to read:

503.6.2 Setbacks. All gates providing access from a public road to a private road or private driveway shall be located at least thirty feet (30') from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the roadway.

6-1-2-2012 -- California Fire Code Section 505.1 is amended to read:

505.1 Address Identification. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in apposition that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

6-1-2013 -- California Fire Code Section 505.1.1 is added to read:

505.1.1 Numbers For One- and Two- Family Dwellings. Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

6-1-2014 -- California Fire Code Section 505.1.2 is added to read:

505.1.2 Numbers For Other Than One and Two-Family Dwellings. Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

6-1-2015 -- California Fire Code Section 505.1.3 is added to read:

505.1.3 Complex Directory. Where two or more buildings cannot be viewed from the public way or when determined by the fire code official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

6-1-2016 -- California Fire Code Section 505.1.4 is added to read:

505.1.4 Installation, Location and Visibility of Addresses. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

6-1-2017 -- California Fire Code Section 505.1.4.1 is added to read:

505.1.4.1 Signs Posted One-Way Roads. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

6-1-2018 -- California Fire Code Section 505.1.4.2 is added to read:

505.1.4.2 Multiple Addresses. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

6-1-2019 -- California Fire Code Section 505.2.1 is added to read:

505.2.1 Size of Letters, Numbers and Symbols or Street and Road signs. Size of letters, numbers, and symbols for street and road signs shall be a minimum of three inches {3") for letter height with a three- eighths inch {3/8") stroke, reflectorized, and contrasting with the background color of the sign.

6-1-2020 -- California Fire Code Section 505.2.2 is added to read:

505.2.2 Visibility and Legibility of Street and Road Signs. Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred feet {100').

6-1-2021 -- California Fire Code Section 505.2.3 is added to read:

505.2.3 Height of Street and Road Signs. Height of street and road signs shall be uniform Townwide and meet the visibility and legibility standards of this section.

6-1-2022 -- California Fire Code Section 505.2.4 is added to read:

505.2.4 Names and Numbers on Street and Road Signs. Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent Townwide set of standards that provides for sequenced or patterned numbering and/or non-duplicating naming within the Town. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

6-1-2023 -- California Fire Code Section 505.2.5 is added to read:

505.2.5 Intersecting Roads, Streets and Private Lanes. Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes.

6-1-2024 -- California Fire Code Section 505.2.6 is added to read:

505.2.6 Signs Identifying Traffic Access Limitations. A sign identifying traffic access or flow limitations, including, but not limited to weight or vertical clearance limitations, dead-end road, one-way road (or single land conditions) shall be placed: (a) at the intersection preceding the traffic access limitation, and (b) no more than one hundred feet (100') before such traffic access limitation.

6-1-2025 -- California Fire Code Section 507.2.2 is amended to read:

507.2.2 Water Tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

Exception: For Group R-3 occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1:1, 903.3.1.2 or 903.3.1.3, and associated accessory structures up to 3,000 square feet in area, plastic water tanks up to 5,000 gallons in volume may be used. A flammable vegetation clearance of not less than thirty feet (30') shall be maintained around all poly-plastic or similar water tanks.

6-1-2026 -- California Fire Code Section 507.2.3 is added to read:

507.2.3 Urban Water System. For one- and two-family dwellings, and accessory structures associated with one- and two-family dwellings. If the water supply to the parcel is provided by a public or community water system (urban parcel - see Definitions) the emergency water supply for residential buildings shall consist of a permanent hydrant located on the road within two hundred fifty feet (250') of the driveway measured from where the driveway intersects with the public or private road. Distance measurements shall be determined by hose lay along the road, not horizontal distance.

6-1-2027 -- California Fire Code Section 507.2.4 is added to read:

507.2.4 Non-Urban Water System. If the water supply to the parcel is provided by a private water well (non-urban parcel - see Definitions) the fire code official is authorized to utilize NFPA 1142 or the California Wildland-Urban Interface Code.
Exception: When authorized by the authority having jurisdiction, the emergency water supply requirements for one- and two-family dwellings, and accessory structures associated with one- and two- family dwellings, may be waived when sufficient evidence is proven that the Emergency Water Standards of Title 14 of the Natural Resources Code, Division 1.5, Article 4 have been met.

6-1-2028 -- California Fire Code Section 507.5.1.2 is added to read:

507.5.1.2 Other Areas. Fire hydrant systems shall be required where a public water system, regardless of type of ownership, provides water for human consumption to fifteen (15) or more service connections.

6-1-2028-9 -- California Fire Code Section 507.5.7 is added to read:

507.5.7 Fire Hydrant Size and Outlets. New commercial and industrial development shall have a minimum of two 4.5-inch connections and one 2.5 inch connection per Appendix D 104 unless otherwise approved by the fire code official.

CHAPTER 9
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

6.-1-2030 -- California Fire Code Sections 901.7.7 - 901.7.7.2 are added to read:

901.7.7 Notice of Nuisance or Unwarranted Alarm. The officer in charge of fire units responding to a fire alarm signal shall determine whether a true emergency exists. If the officer determines that an emergency does not exist, the chief of the local fire agency may issue a written notice of nuisance alarm or unwarranted alarm to the owner or person in charge or control of the facility where the alarm signal originated.

901.7.7.1 Unreliable or Unwarranted Fire Alarm Systems. The Fire Chief of the local fire agency may determine that a fire alarm system is unreliable or unwarranted upon receipt of more than four (4) alarms within a twelve (12) month period. Upon finding that an alarm system is unreliable or unwarranted, the chief of the local fire agency may order the following:

1. For any nuisance alarm where the system is not restored, the Fire Chief may require the system owner to provide standby personnel as defined in Chapter 4, Section 403.1 or take such other measures, as the Fire Chief deems appropriate. Persons or activities required by the Fire Chief shall remain in place until a fire department-approved fire alarm maintenance firm certifies in writing to the Fire Chief that the alarm system has been restored to a reliable condition. The chief may require such tests, as he deems necessary to demonstrate the adequacy of the system.

2. Upon the fifth (5th) and sixth (6th) alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $150.00, plus the cost of fire engine response, for each occurrence.
3. Upon the seventh (7th) and eighth (8th) alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $300.00, plus the cost of fire engine response.
4. Upon the ninth (9th) and following alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $500.00, plus the cost of fire engine response, for each occurrence.

901.7.7.2 Hearing on Notice. Any person receiving a notice of nuisance alarm who contends that the Fire Chief erroneously determined that the fire alarm system was not functioning as designed, may file a written request with the Fire Chief for a hearing on the determination within ten (10) days after receipt of the notice of nuisance alarm. The Fire Chief shall give the requesting party a hearing on the determination within thirty (30) days of receipt of the request. The request shall set forth: (1) that the system functioned as designed, or (2) that the nuisance alarm resulted from an act of God, flooding, or other violent natural condition without fault and beyond the control of the requesting party. Within ten (10) days following the hearing, the chief shall give written notice of his or her decision to the requesting party.

6-1-2031 -- California Fire Code Section 902.1 is amended to add the following:
SUBSTANTIAL IMPROVEMENT (in Town only exists in Title IX floodplain)

6-1-2032 -- California Fire Code Section 903.2 is amended to read:
903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and sections 903.2.14 through 903.2.21. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:
1. Agricultural and Greenhouse buildings as approved by the fire code official when not required in other sections of the California Building Code.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m^2) in gross floor area (See California Residential Code).
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached group U occupancies not greater than 3,000 square feet (279m^2), OR WHEN APPROVED BY **THE** Fire Code Official where the entire structure is not to exceed 5,500 sq ft (510m^2).

6-1-2033 -- California Fire Code Section 903.2.1 is amended to read:
903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy exceeding 3000 square feet or when required per 903.2.1.1 through 903.2.1.6.

6-1-2034 -- California Fire Code Section 903.2.1.6 is amended to read:

903.2.1.6 Assembly Occupancies on Roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception deleted.

6-1-2035 -- California Fire Code Section 903.2.1.7 is amended to read.

903.2.1.7 Multiple Fire Areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.

6-1-2036 -- California Fire Code Section 903.2.2 is amended to read.

903.2.2 Group B. An automatic sprinkler system shall be provided in Group B occupancies when the Fire Area exceeds 3000 sq ft or as required in 903.2.2.1 and 903.2.2.2

6-1-2037 -- California Fire Code Section 903.2.2.1 is amended to read:

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

6-1-2038 -- California Fire Code Section 903.2.3 is amended to read:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12th grade, see Section 903.2.19 through 903.2.20.

6-1-2039 -- California Fire Code Section 903.2.4 is amended to read:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy where gross floor area exceeds 3000 square feet ($279m^2$).

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, if all of the following conditions are met:
    a. The canopy an supporting structure are constructed of non-combustible materials.
    b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
    c. The crush pad is not used for storage of combustible materials.
    d. The canopy and supporting structure are incapable of trapping heat, smoke or other products of combustion.
2. Dairy milking facilities less than 12,000 feet in area.

6.1.2040 -- California Fire Code, Section 903.2.5.1 is amended to read:

903.2.5.1 Group H. An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

6-1-2041 -- California Fire Code, Section 903.2.6.1 is deleted.

6-1-2042 -- California Fire Code Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 3000 square feet ($279m^2$).

6-1-2043 -- California Fire Code Section 903.2.8.1 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. Automatic sprinkler systems shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

6-1-2044 -- California Fire Code Section 903.2.9 is amended to read:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 3000 square feet ($279m^2$).

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3000 square feet ($279m^2$) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA 409.
4. Volunteer Fire Department vehicle storage barn not exceeding 3000 sq. ft. ($279m^2$) or when approved by the Fire Code Official not exceeding 5,500 sq ft ($510m^2$).

6-1-2045 -- California Fire Code Section 903.2.9.1 is amended to read

903.2.9.1 Repair Garages. An automatic sprinkler system shall be installed throughout all buildings used as repair garages in accordance with Section 406.8 unless otherwise approved by the fire code official.

6-1-2046 -- California Fire Code Section 903.2.9.4 Exception is amended to read.

903.2.9.4 Exception: Self-service storage facilities not greater than 1 story above grade plane where all storage spaces can be accessed directly from the exterior can meet the following.

1. Fire Apparatus access is within 150 feet to all sides of the structure
2. Fire area is less than 3000 square feet and of non-combustible construction
3. Is provided Fire Flows in accordance with Appendix B or NFPA 1142 for non-sprinklered building

6-1-2047 -- California Fire Code Section 903.2.10 is deleted.

6-1-2048 -- California Fire Code Section 903.2.11 is amended to read as follows:
903.2.11 Specific Buildings Areas and Hazards. In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (279m^2), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.9.

6-1-2049 -- California Fire Code Section 903.2.11.3 exception is deleted.

6-1-2050 -- California Fire Code Section 903.2.11.7 is added to read:
903.2.11.7 High-Piled Storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

6-1-2051 -- California Fire Code, Section 903.2.11.8 is added to read as follows:
903.2.11.8 Undetermined Use Design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .3 gallons per minute per square foot over a minimum design area of 2,500 square feet

6-1-2052 -- California Fire Code, Section 903.6 is amended to read as follows:
903.6 Where Required in Existing Buildings and Structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement or Substantial Damage as defined by CBC/CRC Chapter 2, or in accordance with Table 903.6.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained in exception #4 of CBC Section llB-204.2.

6-1-2053 -- California Fire Code, Table 903.6 is added to the California Fire Code, to read:

Table 903.6
EXISTING BUILDINGS AND STRUCTURES

Existing Gross Floor Area (dl	Allowable Gross Floor Area Increase
0-1,000 sq. ft.:	200%(c)
1,001-4,000 sq. ft.:	100%(a)(c)
Greater than 4,000 sq. ft.:	50%(a)(b)(c)

1•1A 2,000 sq. ft. maximum of an increase is allowed.

1•1 Maximum cumulative allowable gross floor area is 6,000 sq. ft.

1,1Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq. ft. in gross floor area.

(d) Remodels that are greater than 75% of the original gross floor area or when required by California Building Code (CBC) Chapter 2, classified as an Improvement as determined by the Building Official.

6-1-2054 -- California Fire Code, Section 905.3.1 is amended to read:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class Ill standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9,144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9,144 mm) below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I standpipes are allowed in Group Band E occupancies.
3. Class I standpipes are allowed in parking garages.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
   6.1. Recessed loading docks for four vehicles or less.
   6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
7. When determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.

6-1-2055 -- California Fire Code, Section 912.2 is amended to read:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official.

6-1-2056 -- California Fire Code, Sections 914.12 through 914.12.2 are added to read:

914.12 Type 3 winery caves as defined in Section 446 of the California Building Code and Sections 914.12.1 and 914.12.2 of the California Fire Code.

914.12.1 Fire Alarm System. An approved manual fire alarm system shall be installed in accordance with section 907.2 in new and existing Type 3 winery caves unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1. The fire alarm

system shall activate the occupant notification system in accordance with 907.5 when the occupant load exceeds 100 or more.

914.12.2 Automatic Sprinkler System. An approved automatic sprinkler system shall be installed in accordance with 903.3.1.1 in all new Type 3 winery caves when the occupant load exceeds 100 or more, or existing winery caves when a change of use is approved by the fire code official.

CHAPTER 33
FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

6-1-2057 -- California Fire Code, Section 3306.5.2 is amended to read:

3306.5.2 Where Required. In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

6-1-2058 -- California Fire Code, Section 3306.5.3 is added to read:

3306.5.3 Buildings Being Demolished. Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

CHAPTER 39
PROCESSING AND EXTRACTION FACILITIES

6-1-2059 -- California Fire Code, Section 3901.6 is added to read:

3901.6 Technical Assistance Report. A Technical Assistance Report (TAR) shall be required for all new extraction and processing facilities as set forth in Section 104.8.2 to provide a complete analysis of the facility and operations. Additional Technical Reports are required for extraction equipment not listed I accordance with UL 1389 as set forth in Section 3904.2.

6-1-2060 -- California Fire Code, Section 3903.2 is amended to read:

3903.2 Prohibited Occupancies. Extraction processes utilizing flammable gasses or flammable liquids shall not be located in a building containing a Group A, E, I or R occupancy, or occupancies regulated by the California Residential Code.

6-1-2061 -- California Fire Code, Section 3903.3 is added to read:

3903.3 Location. The extraction equipment and extraction processes utilizing hydrocarbon solvents shall be located in a room or area dedicated to extraction. For other than CO2 and nonhazardous extraction process, the extraction equipment and process

shall be separated from other occupancies and uses with fire barriers where required by CBC Section 508.4.

6-1-2062 -- California Fire Code, Section 3903.5 is amended to read:

3903.5 Use of Flammable and Combustible Liquids. Extraction and post oil processing operations using flammable liquids or combustible liquids heated above their flashpoint, including dispensing of flammable liquids between containers, shall be performed in one of the following locations:

1. An exhausted chemical fume hood installed in accordance with the California Building Code and California Mechanical Code.
2. A room or approved exhausted enclosure with an approved exhaust system installed in accordance with the California Mechanical Code.

Electrical equipment used within the chemical fume hood shall be rated for use in flammable atmospheres. Heating of flammable or combustible liquids over an open flame is prohibited.

Exceptions:

1. The use of a heating element not rated for flammable atmospheres, where documentation from the manufacture, or approved testing laboratory indicates the element is rated for heating of flammable liquids.
2. Unheated processes at atmospheric pressure using less than 16 oz. (473 ml) of flammable liquids shall not be required to comply with 3903.5(1) or 3903.5(2).

6-1-2063 -- California Fire Code, Section 3903.5.1 and 3903.5.2 are added to read:

3903.5.1 Electrical Components. All electrical components within the chemical fume hood, room, or exhausted enclosure shall be approved permanent wiring, interlocked such that the exhaust system shall be in operation for lighting and components to be used.

3903.5.2 Refrigerators, Freezers, and Cooling Equipment. Refrigerators, freezers, and other cooling equipment used to store of cool flammable liquids shall be listed for the storage of flammable/combustible liquids or shall be listed for Class I, Division 1 locations, as described in the California Electrical Code.

6-1-2064 -- California Fire Code, Section 3903.6 is amended to read:

3903.6 Liquefied Petroleum Gas. Liquefied petroleum gases (LPG) shall not be released to the atmosphere except when released in accordance with Section 7.3 of NFPA 58. LPG liquid piping systems shall follow California Fire Code Chapter 61.

6-1-2065 -- California Fire Code, Section 3903.6.1 is added to read:

3903.6.1 Exhaust. An approved exhaust system shall be provided for LPG extractions.

6-1-2066 -- California Fire Code, Section 3903.6.1.1 is added to read:

3903.6.1.1 Installation. The exhaust systems shall be installed and maintained in accordance with the California Mechanical Code.

6-1-2067 -- California Fire Code, Section 3903.6.1.2 is added to read:

3903.6.1.2 Processes. All LPG extraction operations, including processes for off-gassing spent plant material and oil retrieval, shall be conducted within a chemical fume hood, enclosure, or room in compliance with the California Mechanical Code.

6-1-2068 -- California Fire Code, Section 3903.6.2 is added to read:

3903.6.2 Electrical Systems. Electrical equipment shall be in accordance with Section 3903.6.2.1 through 3906.2.5.

6-1-2069 -- California Fire Code, Section 3903.6.2.1 is added to read:

3903.6.2.1 Electrical Bonding and Grounding. All conductive equipment and conductive objects within the exhaust room shall be bonded and grounded in accordance with California Electrical Code.

6-1-2070 -- California Fire Code, Section 3903.6.2.3 is added to read:

3903.6.2.2 Classified Areas. The area within a hood or enclosure used for LPG extractions shall be classified as a Class 1, Division 1 hazardous location in accordance with the California Electrical Code. Areas adjacent to Class 1, Division 1 locations shall be classified in accordance with the California Electrical Code.

6-1-2071 -- California Fire Code, Section 3903.6.2.4 is added to read:

3903.6.2.4 Emergency Power. An automatic emergency power system shall be provided for the following items, when installed:

1. Extraction room lighting
2. Extraction room ventilation system
3. Solvent gas detection system

Exception: Except where required by other sections of this code, extraction room ventilation systems in existing facilities are not required to have a secondary power source, such as emergency or standby power until such time that the medium of extraction or solvent is changed.

6-1-2072 -- California Fire Code, Section 3903.6.2.5 is added to read:

3903.6.2.5 Gas Detection Systems. Gas detection systems shall be provided with constant non- interlocked power.

6-1-2073 -- California Fire Code, Section 3903.7 is added to read:

3903.7 Means of Egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.
2. The door shall be provided with a self-closing or automatic closing device.
3. The door shall be equipped with panic or fire exit hardware.
4. The exit access travel distance cannot be increased as allowed in CFC Section 1017.2.2 for extraction/cultivation facilities.

6-1-2074 -- California Fire Code, Section 3903.8 is added to read:

3903.8 Carbon Dioxide Extraction. Carbon dioxide extraction shall comply with sections 3903.8.1, 3903.8.2, and 3903.8.3.

6-1-2075 -- California Fire Code, Section 3903.8.1 is added to read:

3903.8.1 Storage and Handling. All carbon dioxide compressed gas cylinders shall be secured in approved method to prevent falling.

6-1-2076 -- California Fire Code, Section 3903.8.2 is added to read:

3903.8.2 Carbon Dioxide Gas Detection. An approved, listed carbon dioxide detection system complying with CFC Section 5307.4 shall be installed in the carbon dioxide extraction room. Auto-calibrating and self-zeroing devices or detectors shall be prohibited.

6-1-2077 -- California Fire Code, Section 3903.8.3 is added to read:

3903.8.3 Carbon Dioxide Discharge. The extraction equipment pressure relief devices and blow-off valves shall be piped to the exterior of the building.

6-1-2078 -- California Fire Code, Section 3903.9 is added to read:

3903.9 Signage. The NFPA 704 hazard rating diamond sign, minimum 10" in size, and no smoking signs shall be posted on the exterior of the extraction room door.

6-1-2079 -- California Fire Code, Section 3903.9.1 is added to read:

3903.9.1 Safety Data Sheets. All applicable safety data sheets (SDS) shall be posted in the approved location.

6-1-2080 -- California Fire Code, Section 3903.9.2 is added to read:

3903.9.2 Warning Signage. Applicable hazard warning signage shall be posted throughout the facility as applicable for emergency equipment.

6-1-2081 -- California Code, Section 3904.2.2.3 is amended to read:

3904.2.2.3 Site Inspection. Prior to the operation of the extraction equipment, the engineer of record or approved professional, as approved in Section 3904.2, shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis. The engineer or approved professional shall provide a report of findings and observations to the fire code official prior to the approval of the extraction process. The field inspection report authored by the engineer of record shall include the serial number of the equipment used in the process and shall confirm that the equipment installed is the same model and type of equipment identified in the technical report.

6-1-2082 -- California Fire Code, Section 3904.3 is added to read:

3904.3 Change of Extraction Medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report or as required by the manufacturer, the technical report shall be revised at the cost of the facility owner and

submitted for review and approval by the fire code official prior to the use of the equipment with the new medium or solvent.

For SI: 1 foot= 304.8 mm.

CHAPTER 53
COMPRESSED GASES

6-1-2083 -- California Fire Code, Section 5307.2 is amended to delete exception #1.

6-1-2084 -- California Fire Code, Section 5307.3.2.1 is added to read:
5307.3.2.1 Gas Detection System. Indoor storage and use areas and storage buildings shall be provided with a gas detection system complying with Section 916.

CHAPTER 56
EXPLOSIVES AND FIREWORKS

6-1-2085 -- California Fire Code, Section 5608.1.2 is added to read:
5608.1.2 Permit Required. A permit shall be obtained from the fire code official prior to the performance of any firework display. Application for such approval shall be made in writing no less than twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the fire code official or authorized designee pursuant to this Chapter and Title 19, Chapter 6, Article 3 - Licenses of the California Code of Regulations. Any permit for a fireworks display may be suspended or revoked at any time by the Fire code official or authorized designee.

6-1-2086 -- California Fire Code, Section 5608.2 is added to read:
5608.2 Limitations. Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale, retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited (see Town of Windsor Ordinance No. 2022-361, Article 20 to Title Ill, Chapter 10)

Exception: Firework displays authorized pursuant to section 5608.1 for which a permit has been issued.

CHAPTER 57
FLAMMABLE AND COMBUSTIBLE LIQUIDS

6-1-2087 -- California Fire Code, Section 5704.2.9.6.1 is amended to read:
5704.2.9.6.1 Locations Where Above-Ground Tanks Are Prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

6-1-2088 -- California Fire Code, Section 5706.2.4.4 is amended to read:

5706.2.4.4 Locations Where Above-Ground Tanks are Prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

6-1-2089 -- California Fire Code, Section 5707 is deleted.

CHAPTER 58
FLAMMABLE GASES AND FLAMMABLE CYROGENIC FLUIDS

6-1-2090 -- California Fire Code, Section 5806.2 is amended to read:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

CHAPTER 61
LP GASES

6-1-2091 -- California Fire Code, Section 6104.2 is amended to read:

6104.2 Maximum Capacity Within Established Limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons in any area as established by applicable land-use and zoning standards.

6-1-2092 -- California Fire Code, Section 6107.5 is added to read:

6107.5 Anchoring. An approved anchoring system shall be installed on all permanently installed, propane/LPG gas containers.

APPENDIX B
FIRE-FLOW REQUIREMENTS FOR BUILDINGS

6-1-2093 -- California Fire Code Section Appendix B, Section B101.1 is amended to read:

B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this Appendix. This Appendix does not apply to structures other than buildings. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

6-1-2094 -- California Fire Code Section Appendix B Table B105.2 is amended to read:

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 B105.1(2)	Duration in Table B105.1(2)
System 903.3.1.1 of the California Fire Code	50% of the value in Table B105.1(2) •	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code	50% of the value in Table B105.1(2) •	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute= 3.785 L/m.
The reduced fire-flow shall be not less than 1,500 gallons per minute.

APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION

6-1-2095 -- California Fire Code Section Appendix C, Section C101.1 is amended to read:

C101.1 Scope. In addition to the requirements of Section 507.5.1 of the California Fire Code fire hydrants shall be provided in accordance with this Appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

Exception: Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety Roadside Rest Areas (SRRA), public restrooms.
3. Truck Inspection Facilities (TIF), CHP office space, and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.
5. Volunteer fire facilities, including office space and vehicle storage bays.

California Fire Code Section C103.1 is amended to read:
C103.1 Hydrant Spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be approved by the fire code official.

APPENDIX D
FIRE APPARATUS ACCESS ROADS

6-1-2096 -- California Fire Code Section Appendix D, Section DlOl.1is amended to read:
D101.1 Scope. Fire apparatus access roads shall be in accordance with this Appendix as amended and all other applicable requirements of the California Fire Code. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with 104.9 Alternative Materials and Methods.

Exception: One- and two-family residential dwellings; detached U occupancy buildings less than 1,000 square feet in area accessory to a one- or two-family dwelling; and agricultural exempt buildings less than 8,000 square feet in area may comply with the fire apparatus access road requirements of the Town of Windsor Standards.

6-1-2097 -- California Fire Code Section Appendix D, Section D102.1 is amended to read:
D102.1 Access and Loading Commercial. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds or as approved by the fire code official.

6-1-2098 -- California Fire Code Appendix D Section D103.1 is deleted.

6-1-2099 -- California Fire Code Appendix D Section D103.2 is amended to read:
D103.2 Grade. Fire apparatus access roads shall be in accordance with the Town of Windsor Standards or as approved by the fire code official.

6-1-2100 -- California Fire Code Appendix D Section D103.3 is amended to read:
D103.3 Turning Radius. The minimum turning radius shall be determined by the Town of Windsor Standards or as approved by the fire code official.

6-1-2101 -- California Fire Code Appendix D Section D103.4 is amended to read:
D103.4 Dead Ends. Dead-end fire apparatus access roads more than 150 feet (45,720 mm) shall be provided with width and turnaround provisions in accordance with the Town of Windsor Standards or as approved by the fire code official.

6-1-2102 -- California Fire Code Appendix D Table D103.4 is deleted.

6-1-2103 -- California Fire Code Appendix D Section D103.6 is amended to read:
D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with the California Vehicle Code.

6-1-2104 -- California Fire Code Appendix D Section D103.6.1 is deleted.

6-1-2105 -- California Fire Code Appendix D Section D103.6.2 is deleted.

6-1-2106 -- California Fire Code Appendix D Section D104.3 is amended to read:

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses unless otherwise approved by the fire code official.

6-1-2107 -- California Fire Code Appendix D Section D106.1 is amended to read, and the exception deleted as follows:

D106.1 Projects Having More Than 50 Dwelling Units. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

6-1-2108 -- California Fire Code Appendix D Section D106.2 is deleted.

6-1-2109 -- California Fire Code Appendix D Section D106.3 is amended to read:

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses unless otherwise approved by the fire code official.

6-1-2110 -- California Fire Code Appendix D Section D107.1 exceptions #1 and #2 are deleted.

6-1-2111 -- California Fire Code Appendix D Section D107.2 is amended to read:

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses unless otherwise approved by the fire code official.

ARTICLE 1
PURPOSE; ADMINISTRATION

7-1-100 – PURPOSE

This chapter is enacted as a result of requirements of State law and the determination that within the Town, certain regulations for construction, maintenance, use and occupancy are required to provide the minimum standards to safeguard the life, limb and property and protect the public health, safety and general welfare and to provide regulations and control of those factors in a physical environment which exercise or may exercise a deleterious effect on his/her physical development, health and survival. The Town Council has determined that the adoption of this chapter will assure local control of the mandatory building and inspection requirements of the State of California.

7-1-101 – BUILDING DIVISION

There is hereby established within the Community Development Department the "Building Division" which shall be under the direction, control and supervision of the

Building Official. The Town Council shall budget and appropriate such funds for the department as it may deem necessary for the operation of the department.

7-1-102 – DESIGNATION OF THE BUILDING OFFICIAL

The Building Official is hereby appointed and charged with the enforcement of and given the authority to administer all provisions of such codes and Town regulations and requirements adopted under the authority provided in Government Code Sections 38601(b) and 38660. He/she shall manage and be responsible for all code compliance work required for the proper enforcement of regulations imposed by this chapter. He/she shall perform related duties as directed by the Town Council. The Building Official shall appoint such deputies and assistants as may be authorized by the Town Council.

The Building Official or his/her duly authorized representative shall act as the Secretary of the Board of Building Appeals and, notwithstanding any provisions in any Code adopted hereby to the contrary, he/she shall not be a member thereof. Upon presentation of proper credentials and pursuant to the law, the Building Official or his/her duly authorized representative may enter buildings, structures, or premises in the Town to perform any duty imposed upon him/her by these regulations.

7-1-103 – APPEALS

Appeal may be made from any decision of the Building Official to the Board of Building Appeals by any applicant or owner of property contiguous to the property to be regulated. For purposes of determining contiguity, property lines shall be projected to the center of public streets or highways. Appeals must be filed with the Town Clerk no more than thirty (30) days after the decision from which appeal is being made has been rendered. All applicants and appellants shall be given reasonable opportunity to be heard and present evidence. Decisions of the Board of Building Appeals shall be in writing and shall be delivered to the appellant either in person or by mailing to the address stated on the appeal or application. Decisions of the Board of Building Appeals are final. Should no decision be rendered within twenty (20) days after the filing of the appeal, the appeal is denied unless time is extended by action of the Board of Building Appeals. The Board of Building Appeals shall have no authority relative to interpretation of the administrative provisions of this Code or the administrative provisions of the technical codes nor shall the Board be empowered to waive requirements of either this Code or the technical codes.

7-1-104 – BUILDING PERMIT REQUIRED

No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure in the Town, or cause the same to be done, without first obtaining a separate building permit for each such building or structure as required by this chapter. Permits shall be issued, and fees shall be collected by the Building Division.

7-1-105 – PERMITS

Permits shall not be issued by the Building Division for work which includes any of the following, unless and until the Sonoma County Department of Environmental Health Officer has given his/her written approval:

a. The construction, alteration or modification of any on-site disposal system; any water supply system which under State law or County ordinance is required to have a permit from the Health Officer, any establishment selling or preparing any food or food products; any public or semipublic swimming pool.

b. The construction, alteration or modification of any structure which will result in the structure being connected to an on-site disposal system or water system requiring a permit from the Health Officer.

c. The alteration or modification of any existing structure which is connected to an on-site disposal system or water system requiring a permit from the health officer where the alteration or modification may impose additional burdens upon the existing system, such as, but not limited to, the addition of rooms or the modification of floor plans for potential additional occupancy. This section shall not apply to repairs, such as replacement of roofing or siding. Where the permit is for modification or alteration of an existing structure, no permit will be issued where, in the determination of the Health Officer, such modification is likely to result in exceeding the capacity of the system.

d. The construction, alteration or modification of any structure which may result in the property being improved in excess of its capacity to absorb sewage effluent. This section is intended to cover any change in the property which might adversely affect sewage disposal such as, but not limited to, the construction of a barn or swimming pool which might infringe on the leach field.

Whenever approval of the Public Health Officer is required, it shall be based upon the requirements imposed by this chapter and any other State or local law or regulation which may be applicable, including basin plans and other standards promulgated by the North Coast Regional Water Quality Control Board and the San Francisco Bay Regional Water Quality Control Board.

7-1-106 – CLEARING AND GRADING PERMITS

Clearing and grading permits must be cleared as to zoning considerations by the Community Development Department, and drainage and flood control clearance may be required from the Public Works Department. Building permits for projects regulated by the Fire Code and Fire Safety Standards may be subject to review and approval by appropriate fire service agencies. Where road encroachment is necessary, a permit for same shall be first secured from the Department of Public Works. A water and/or sewer clearance is first required in areas serviced by special districts and the Town before building permits can be issued. A building permit authorizing grading and excavation shall not be issued until a disposal location for excavated material has been designated.

7-1-107 – EMERGENCY WORK

Notwithstanding any other provision of this chapter or the Codes adopted hereby, emergency maintenance work or repair of buildings and structures requiring a permit hereunder may be commenced before obtaining a permit without violating this chapter provided the Building Division or the Public Health Officer, in the appropriate case, is notified prior to noon of the next following business day and the permit required is obtained within twenty-four (24) hours thereafter, and provided further that no work shall be covered before it has been duly inspected and approved. Compliance with the State Subdivision Map Act, the subdivision regulations, and the zoning regulations, including compliance with conditional permits issued thereunder, and compliance with all laws, is a condition precedent to the issuance of any permit required by this chapter for work to be done on any parcel of real property in the Town of Windsor.

7-1-108 – DISPOSAL OF EXCAVATED MATERIAL

Within flood-prone urban areas as defined in Section 9-1-200, a building permit authorizing grading and excavation shall not be issued until a disposal location for excavated material has been designated. Acquisition of a building permit does not relieve the permittee of the responsibility for acquiring any other State and local permits required for the activity.

7-1-109 – RELOCATED BUILDINGS

A relocated building shall comply with the provisions of this chapter for new buildings to the extent that is reasonable and practical as determined by the Building Official.

7-1-1010 – INSPECTION BY PUBLIC HEALTH OFFICER

The Public Health Officer or his/her duly authorized representative shall inspect all premises subject to operating regulations pursuant to this chapter at such time or times as he/she deems necessary, and if he/she determines that a violation of the regulations imposed by this chapter has occurred or is occurring, which is endangering or may endanger the public health, he/she may serve a notice of violation upon the permittee under an operating permit in such manner as provided herein or in codes adopted hereby. A copy of the notice shall be delivered to the Building Division concurrently with service upon the permittee. Should such action be initiated by the Public Health Officer, no final disposition shall be made in the matter by the Building Division or the Board of Building Appeals unless such disposition is approved in writing by the Public Health Officer. The Public Health Officer or his/her duly appointed representative may enter, during reasonable times, and in accordance with law, upon buildings, structures or premises in the Town to perform any duty imposed upon him/her by this chapter.

Whenever a property owner requests a certificate from the Health Officer, certifying that the premises comply with all existing laws and regulations enforced by the Health Officer in respect to sewage disposal systems and water supply, a fee shall be charged as set by resolution of the Council. No charge shall be made for a check of premises at the request of the owner thereof where no certificate is required.

7-1-1011 – REFUNDS

The Building Official may authorize the refunding of not more than eighty (80%) percent of a permit fee when no work has been done under a permit issued in accordance with this Code.

7-1-1012 – VALUATION AND FEES

Notwithstanding the fees set forth in the codes adopted by this chapter, the Town Council shall by resolution set all fees to be collected. All building valuations shall be determined by the Building Official based upon the building valuation data published periodically by the International Code Council.

Where the value of the proposed work is not listed in the International Code Council publication, the valuation will be based upon the equivalent contract valuation or the cost of the inspection services, whichever is greater.

7-1-1013 – CONFLICTING REGULATIONS

The regulations and provisions contained in this chapter shall prevail over any inconsistent provision contained in primary or secondary codes adopted hereby; provided that in the case of inconsistent regulations, regulation shall prevail which is more stringent than the regulations established by the State of California.

7-1-1014 – PENALTIES

a. The Building Official and the Official's authorized agents and/or employees are authorized to issue citations for violation of any regulatory provision of this chapter.

b. Any person, firm or corporation or agency, or employee of any person, firm or corporation or agency who violates or knowingly permits violation of any regulatory provision of this chapter shall be guilty of a public offense subject to administrative enforcement as defined in Section 1-1-250. Each person, firm or corporation or agency or employee thereof shall be guilty of a separate offense for each day, or any portion thereof, during which any violation of this chapter is committed, continued, or permitted and shall be punished accordingly.

c. Every violation of any regulatory provision of this chapter is declared to be a public nuisance, and the Building Official shall take such action as he/she may deem necessary to abate the same.

7-1-1015 – DEFINITIONS

Whenever any of the following names or terms are used herein or in any of the Codes adopted by reference by this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section as follows:

BUILDING OFFICIAL, CHIEF BUILDING OFFICIAL, CODE ENFORCEMENT ADMINISTRATOR, FIRE CODE OFFICIAL, ADMINISTRATIVE AUTHORITY, AND SIMILAR REFERENCES TO A CHIEF ADMINISTRATIVE POSITION

shall mean the Building Official of the Town of Windsor and is the designated authority authorized and directed to enforce the provisions of this code. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code.

CITY shall mean the Town of Windsor.

CITY CLERK shall mean Town Clerk and Ex Officio Clerk of the Town Council.

CITY COUNCIL or **MAYOR** shall mean the Town Council or Mayor of the Town of Windsor.

BOARD OF APPEALS shall mean the Town Council.

7-1-1016 – EXAMINATION OF CODES

One (1) copy of the Codes adopted by reference in this chapter has heretofore been filed with the Building Official and shall be maintained for use and examination by the Building Division.

7-1-1017 – FEES

Any applicant for any permit, approval or other action pursuant to this Chapter shall pay to the Town such fees as established and/or revised from time to time by the Town Council. Miscellaneous services for which fees have not been established by the Town Council may be set by the Building Official.

7-1-1018 – CONSTRUCTION HOURS

Construction, alteration or repair activities which are authorized by a valid Town permit may be conducted between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday and between the hours of 8:00 A.M. and 7:00 P.M. on Saturday. No construction, alteration or repair activities shall be permitted on Sunday unless expressly authorized by the Building Official; but in no event shall such construction activity be permitted on Sunday before 9:00 A.M. or after 5:00 P.M.

CHAPTER 2
CALIFORNIA CODE OF REGULATIONS

Article 1

ADOPTION OF THE 2025 CALIFORNIA CODE OF REGULATIONS – TITLE 24

7-2-100 – CODES ADOPTED BY REFERENCE; MODIFICATIONS

Pursuant to Section 50022.2 of the Government Code the following codes are adopted in this Article, as defined and modified herein.

7-2-101 – ADOPTION BY REFERENCE

Except as otherwise amended by this Title, there is hereby adopted by reference by the Town of Windsor those certain model codes as adopted and amended by the State of California and defined in the Health and Safety Code and contained in Title 24, 2025 CALIFORNIA CODE OF REGULATIONS parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, and

12, including tables and appendices, the 2022 CALIFORNIA ADMINISTRATIVE CODE, Part 1, the 2025 CALIFORNIA BUILDING CODE, Part 2, Volumes 1 & 2, based on the 2024 International Building Code, the 2025 CALIFORNIA RESIDENTIAL CODE Part 2.5, based on the 2024 International Residential Code, the 2025 CALIFORNIA ELECTRICAL CODE, Part 3, based on the 2023 National Electrical Code, the 2025 CALIFORNIA MECHANICAL CODE, Part 4, based on the 2024 Uniform Mechanical Code, the 2025 CALIFORNIA PLUMBING CODE, Part 5, based on the 2024 Uniform Plumbing Code, the 2025 CALIFORNIA ENERGY CODE, Part 6, the 2025 CALIFORNIA HISTORICAL BUILDING CODE, Part 7, the CALIFORNIA WILDLAND-URBAN INTERFACE CODE, Part 8, the 2025 CALIFORNIA FIRE CODE, Part 9, based on the 2024 International Fire Code, the 2025 CALIFORNIA EXISTING BUILDING CODE, Part 10, the 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, Part 11, and the 2025 CALIFORNIA REFERENCED STANDARDS CODE, Part 12, 2024 INTERNATIONAL PROPERTY MANTENENCE CODE.

Article 2
2025 CALIFORNIA ADMINISTRATIVE CODE – TITLE 24, PART 1

7-2-200 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA ADMINISTRATIVE CODE," and may be cited as such. For purposes of citation, the CALIFORNIA ADMINISTRATIVE CODE, Part 1, 2025 Edition, including tables and appendices as amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-200" et seq." before each section.

Article 3
2025 CALIFORNIA BUILDING CODE – TITLE 24, PART 2

7-2-300 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA BUILDING CODE," and may be cited as such. For purposes of citation, the CALIFORNIA BUILDING CODE, Part 2, volume 1 & 2, 2025 Edition, including tables and appendices as amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2- 300" et seq. before each section.

7-2-301 – SECTION [A] 101.1

[A] 101.1 of the California Building Code is amended to read as follows:

These regulations shall be known as the California Building Code of the Town of Windsor, hereinafter referred to as "this code."

7-2-302 – SECTION 202

Section 202 of the California Building Code is amended by the adding the following definition:

ABANDONED. Work shall be considered abandoned if an inspection has not been recorded and approved within one calendar year from the last approved progress inspection.

[F] NUISANCE ALARM. An unwarranted alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing, construction activities, ordinary household activities, false alarm, other cause when no such danger exists, or an alarm activated by a cause that cannot be determined.

[BG] SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure that meets any of the following:

1. An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 10 percent of the existing gross floor area.
2. An existing Group R-3 building or structure, which undergoes any addition of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
3. An existing building or structure, which undergoes any alteration of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
4. A building or structure, which undergoes any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement that is equal to or exceeds 50 percent of the existing gross floor area.
5. If in the determination of the building official the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
6. The cost of which equals to or exceeds 50 percent of the market value of the structure before the improvement or repair is started.
    - 6.1 Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
    - 6.2 Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

WILDLAND-URBAN INTERFACE FIRE AREA (WUI). [SFM] (See California Fire Code Section 4902 and Chapter 7A, Section 702A of this code for defined term).

7-2-303 – SECTION 306.2

Section 306.2 of the California Building Code, Moderate-hazard factory industrial, Group F-1 is amended by adding the following to the list:

Agricultural crop production including cultivation, drying, processing and/or storage.

7-2-304 - SECTION 502.1

Section 502.1 of the California Building Code is amended to read as follows:

502.1 Address identification. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.

7-2-305 – SECTION 502.1.1

Section 501.1.1 of the California Building Code is amended by adding the following:

One- and two- family dwellings. Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

7-2-306 – SECTION 502.1.2

Section 501.1.2 of the California Building Code is amended by adding the following:

Other than one and two-family dwellings. Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

7-2-307 – SECTION 502.1.3

Section 501.1.3 of the California Building Code is amended by adding the following:

Complex directory. Where two or more buildings cannot be viewed from the public way or when determined by the fire code official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

7-2-310 – SECTION 903.2

Section 903.2 of the California Building Code is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.20. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the Fire Code Official when not required in other sections of the California Building Code.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m^2) in gross floor area (See California Residential Code).
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached group U occupancies not greater than 3,000 square feet (279m^2), OR WHEN APPROVED BY THE Fire Code Official where the entire structure is not to exceed 5,500 sq ft (510msq.)

7-2-311 – SECTION 903.2.1

Section 903.2.1 of the California Building Code is amended to read as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy exceeding 3000 square feet or when required per 903.2.1.1 through 903.2.1.6.
Exception deleted.

7-2-312 – SECTION 903.2.1.6 is amended to read:

Section 903.2.1.6 of the California Building Code is amended to read as follows:

903.2.1.6 Assembly Occupancies on Roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.
Exception deleted.

7-2-313 – SECTION 903.2.1.7 is amended to read:

Section 903.2.1.7 of the California Building Code is amended to read as follows:

903.2.1.7 Multiple Fire Areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components, and the combined occupant load of these fire areas is 100 or more.

7-2-314 – SECTION 903.2.2 is amended to read:

Section 903.2.2 of the California Building Code is amended to read as follows:

903.2.2 Group B. An automatic sprinkler system shall be provided in Group B occupancies when the Fire Area exceeds 3000 sq ft or as required in 903.2.2.1 and 903.2.2.2

7-2-315 – SECTION 903.2.2.1 is amended to read:

Section 903.2.2.1 is of the California Building Code is amended to read as follows:

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

7-2-316 – SECTION 903.2.3

Section 903.2.3 of the California Building Code is amended to read as follows:

903.2.2 Group E. An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12th grade, see Section 903.2.19 through 903.2.20.

7-2-317 – SECTION 903.2.4

Section 903.2.4 of the California Building Code is amended to read as follows:

903.2.3 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy where gross floor area exceeds 3000 square feet ($279m^2$).

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, if all the following conditions are met:
   a. The canopy and supporting structure are constructed of non-combustible materials.
   b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
   c. The crush pad is not used for storage of combustible materials.
   d. The canopy and supporting structure are incapable of trapping heat, smoke or other products of combustion.
2. Dairy milking facilities less than 12,000 feet in area.

7-2-318 – SECTION 903.2.5.1

Section 903.2.5.1 of the California Building Code is amended to read as follows:

903.2.5.1 Group H. An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

7-2-319 – SECTION 903.2.6.1

Section 903.2.6.1 of the California Building Code is deleted.

7-2-320 – SECTION 903.2.7

Section 903.2.7 of the California Building Code is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where the gross floor area exceeds 3000 square feet.

7-2-321 – SECTION 903.2.8.1

Section 903.2.8.1 of the California Building Code is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. Automatic sprinkler systems shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

7-2-322 – SECTION 903.2.9

Section 903.2.9 of the California Building Code is amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 3000 square feet ($279m^2$).

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3000 square feet ($279m^2$) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA 409.
4. Volunteer Fire Department vehicle storage barn not exceeding 3000 sq. ft. ($279m^2$) or when approved by the Fire Code Official not exceeding 5,500 sq ft ($510m^2$).

7-2-323 – SECTION 903.2.9.1

Section 903.2.9.1 of the California Building Code is amended to read:

903.2.9.1 Repair Garages. An automatic sprinkler system shall be installed throughout all buildings used as repair garages in accordance with Section 406.8 unless otherwise approved by the fire code official.

7-2-324 – SECTION 903.2.9.4

Section 903.2.9.4 of the California Building, Exception is amended to read:

903.2.9.4 Exception: Self-service storage facilities not greater than 1 story above grade plane where all storage spaces can be accessed directly from the exterior can meet the following:

1. Fire Apparatus access is within 150 feet to all sides of the structure
2. Fire area is less than 3000 square feet and of non-combustible construction
3. Is provided Fire Flows in accordance with Appendix B or NFPA 1142 for non-sprinklered buildings.

7-2-325 – SECTION 903.2.11

Section 903.2.11 of the California Building Code is amended to read as follows:

903.2.10 Specific Buildings Areas and Hazards. In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (279m2), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.9

7-2-326 – SECTION 903.2.11.3 is deleted

7-2-327 – SECTION 2.11.7 IS ADDED TO READ:

Section 903.2.11.7 of the California Building Code is added to read as follows:

903.2.11.7 High-Piled Storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

7-2-328 – SECTION 903.2.11.8

Section 903.2.11.8 of the California Building Code is added to read as follows:

903.2.11.8 Undetermined Use Design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .3 gallons per minute per square foot over a minimum design area of 2,500 square feet.

7-2-329 – SECTION 903.3.6

Section 903.3.6 of the California Building Code is amended to read as follows:

903.6 Where Required in Existing Buildings and Structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement or Substantial Damage as defined by CBC/CRC Chapter 2, or in accordance with Table 903.6.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained in exception #4 of CBC Section 11B-204.2.

7-2-340 – SECTION TABLE 903.6

Table 903.6 of the California Building Code is added as follows:

TABLE 903.6
EXISTING BUILDINGS AND STRUCTURES

Existing Gross Floor Area[(d)]	Allowable Gross Floor Area Increase
0-1,000 sq. ft.:	200%[(c)]
1,001-4,000 sw. ft.:	100%[(a)(c)]
Greater than 4,000 sw. ft.:	50%[(a)(b)(c)]

(a) A 2,000 sq. ft. maximum increase is allowed.
(b) Maximum cumulative allowable gross floor area is 6,000 sq. ft.
(c) Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq. ft. in gross floor area.
(d) Remodels that are greater than 75% of the original gross floor area or when required by California Building Code (CBC) Chapter 2, classified as an Improvement as determined by the Building Official.

7-2-341 – SECTION 905.3.1

Section 905.3.1 of the California Building Code is amended to read:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class Ill standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9,144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9,144 mm) below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I standpipes are allowed in Group Band E occupancies.
3. Class I standpipes are allowed in parking garages.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
   6.1. Recessed loading docks for four vehicles or less.
   6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
7. When determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.

7-2-341 – SECTION 912.2

Section 912.2 of the California Building Code is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The

location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official.

7-2-342 – SECTION 914.12 THROUGH 914.12.2

Section 914.12 through 914.12.2 of the California Building Code is added to read as follows:

914.12 Type 3 winery caves as defined in Section 446 of the California Building Code and Sections 914.12.1 and 914.12.2 of the California Fire Code.

914.12.1 Fire Alarm System. An approved manual fire alarm system shall be installed in accordance with section 907.2 in new and existing Type 3 winery caves unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1. The fire alarm system shall activate the occupant notification system in accordance with 907.5 when the occupant load exceeds 100 or more.

914.12.2 Automatic Sprinkler System. An approved automatic sprinkler system shall be installed in accordance with 903.3.1.1 in all new Type 3 winery caves when the occupant load exceeds 100 or more, or existing winery caves when a change of use is approved by the fire code official.

Article 4
2025 CALIFORNIA RESIDENTIAL CODE – TITLE 24, PART 2.5

7-2-400 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA RESIDENTIAL CODE," and may be cited as such. For purposes of citation, the CALIFORNIA RESIDENTIAL CODE, Part 2.5, 2025 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-400" et seq. before each section.

7-2-401– SECTION R202

Section R202 of the California Residential Code is amended to add the following:

[BG] SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure that meet any of the following:

1. An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 10 percent of the existing gross floor area.
2. An existing Group R-3 building or structure, which undergoes any addition of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
3. An existing building or structure, which undergoes any alteration of floor area that is equal to or exceeds 50 percent of the existing gross floor area.

4. A building or structure, which undergoes any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement that is equal to or exceeds 50 percent of the existing gross floor area.
5. If in the determination of the building official the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
6. The cost of which equals to or exceeds 50 percent of the market value of the structure before the improvement or repair is started.
    6.1 Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
    6.2 Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

WILDLAND-URBAN INTERFACE FIRE AREA (WUI). [SFM] (See California Wildland-Urban Interface Code for this definition.

7-2-402 – SECTION R337-MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

Section R337 of the California Residential Code is amended to read as follows:

All residential construction shall meet the requirements of the California Wildlands-Urban Interface Code and the California Building Code. Windsor is defined as a Moderate Fire Severity Zone except where a more restrictive designation is provided by the Fire Severity Zone Maps provided by the Office of the State Fire Marsal.

7-2-403 – SECTION R902.2

Section R902.2 of the California Residential Code has been deleted.

Article 5
2025 CALIFORNIA ELECTRICAL CODE – TITLE 24, PART 3

7-2-500 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA ELECTRICAL CODE," and may be cited as such. For purposes of citation, the CALIFORNIA ELECTRICAL CODE, Part 3, 2025 Edition, including tables and appendices as amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-500" et seq. before each section.

Article 6
2025 CALIFORNIA MECHANICAL CODE – TITLE 24, PART 4

7-2-600 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA MECHANICAL CODE," and may be cited as such. For purposes of citation, the CALIFORNIA MECHANICAL CODE, Part 4, 2025 Edition, including tables and appendices thereto; as amended by the State of California and adopted by reference and amended by the Town of Windsor, is renumbered by adding "7-2-600" et seq. before each section.

Article 7
2025 CALIFORNIA PLUMBING CODE – TITLE 24, PART 5

7-2-700 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA PLUMBING CODE," and may be cited as such. For purposes of citation, the CALIFORNIA PLUMBING CODE, Part 5, 2025 Edition, including tables and appendices thereto and including the IAPMO Installation Standards; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-700" et seq. before each section.

Article 8
2025 CALIFORNIA ENERGY CODE – TITLE 24, PART 6

7-2-800 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA ENERGY CODE," and may be cited as such. For purposes of citation, the CALIFORNIA ENERGY CODE, Part 6, 2025 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-800" et seq. before each section.

Article 9
2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE – TITLE 24, PART 7

7-2-900 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA WILDLAND-URBAN INTERFACE CODE," and may be cited as such. For purposes of citation, the CALIFORNIA WILDLAND-URBAN INTERFACE CODE, Part 7, 2025 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-900" et seq. before each section.

7-2-901 SECTION 302-Wildland-Urban Interface Area Designations

7-2-902, 302.1 Mapping

The State Fire Marshal shall classify lands into Fire Hazard Severity Zones in accordance with California Public resources Code, Sections 4201 through 4204 for State Responsibility Areas and in accordance with Government Code, Sections 51175 through 511189 for Local Responsibility Areas. The State Fire Marsal shall designate areas in state as fire hazard severity zones and assign each zone based on the severity of fire

hazard that is expected to prevail in those areas. Each fire hazard severity zone shall embrace relatively homogenous lands and the classification shall be based on fuel loading, slope, fire weather and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread, and other areas designated by the enforcing agency to be at a significant risk from wildfires. The Town of Windsor shall be designated as a Moderate Fire Severity Zone except as Identified to be in a more severe Fire Hazard Severity Zone by the Office of the State Fire Marshal.

New construction in the Town of Windsor in the Moderate Fire Hazard Severity Zone shall comply with the following:
7-2-903, Section **501**, 501.1, 501.2, 501.3, 501.4, 501.4.1,

7-2-904, Section **504**, 504.1, 504.2, 504.2.1, 504.2.1.1, 504.2.1.2, 504.2.2, 504.3, 504.3.1, 504.4, 504.5, 504.5, 504.5.1, 504.5.2, 504.5.2.1, 504.6, 504.7, 504.7.1, 504.7.2, 504.7.3, 504.7.3.1, 504.7.3.2, 504.7.3.4, 504.9.1, 504.9.2, 504.9.3, 504.10, 504.10.1, 504.10.2, and 504.10.3.

Article 10
2025 CALIFORNIA HISTORICAL BUILDING CODE – TITLE 24, PART 8

7-2-1000 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA HISTORICAL BUILDING CODE," and may be cited as such. For purposes of citation, the CALIFORNIA HISTORICAL BUILDING CODE, Part 8, 2025 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-900" et seq. before each section.

Article 11
2025 CALIFORNIA FIRE CODE – TITLE 24, PART 9

7-2-1100 – CITATION OF SECTIONS

SEE TITLE VI OF THE TOWN OF WINDSOR MUNICIPLE CODE.

Article 12
2025 CALIFORNIA EXISTING BUILDING CODE – TITLE 24, PART 10

7-2-1200 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA EXISTING BUILDING CODE," and may be cited as such. For purposes of citation, the CALIFORNIA EXISTING BUILDING CODE, Part 10, 2025 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-1100" et seq. before each section.

Article 13

2025 CALIFORNIA GREEN BUILDING CODE – TITLE 24, PART 11

7-2-1300 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA GREEN BUILDING STANDARDS CODE," and may be cited as such. It is intended that it shall also be known as the CALGreen Code. For purposes of citation, the CALIFORNIA GREEN BUILDING STANDARDS CODE, Part 11, 2025 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-1300" et seq. before each section.

7-2-1301- SECTION A4.305 as Mandatory.

A4.305.1-GRAYWATER. Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with the California Plumbing Code.

7-2-1302 – SECTION A4.601.4.1

Section A4.601.4.1 of Appendix A4 of the California Green Building Standards Code is amended to read as follows:

> The project shall meet or exceed all of the mandatory measures in Chapter 4, Division A4.1, A4.3, A4.4 and A4.5, and Chapter 7 as applicable. The Tier 1 measures contained in this appendix are adopted as mandatory provisions.

7-2-1303 – SECTION A4.203.1

Section A4.203.1 of Appendix A4 of the California Green Building Standards Code is deleted.

7-2-1304 – SECTION A5.601.2.1

Section A5.601.2.1 of Appendix A5 of the California Green Building Standards Code is amended to read as follows:

> To achieve CALGreen tier status, a project must meet all the mandatory measures in Chapter 5 and, in addition, meet the provisions of A5.1, A5.3, A5.4 and A5.5. The Tier 1 measures contained in this appendix are adopted as mandatory provisions.

7-2-1305 – SECTION A5.203.1

Section A5.203.1 of Appendix A5 of the California Green Building Standards Code is deleted.

Article 14

2025 CALIFORNIA REFERENCED STANDARDS CODE – TITLE 24, PART 12

7-2-1400 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA REFERENCED STANDARDS CODE," and may be cited as such. For purposes of citation, the CALIFORNIA REFERENCED STANDARDS CODE, Part 12, 2025 Edition, as published by the International Code Council, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-1300"et seq. before each section.

CHAPTER 3
WOODBURNING APPLIANCES

ARTICLE 1
WOODBURNING APPLIANCES

7-3-100 – PURPOSE

The purpose of this Article is to reduce wood smoke pollution and enhance health and quality of life of citizens, as well as to contribute to improvements in regional air quality by reducing air pollutant emissions from woodburning appliances.

7-3-101 – DEFINITIONS

"**EPA**." Means the United States Environmental Protection Agency.

"**FIREPLACE**." Means any permanently installed masonry or factory-built woodburning appliance, including a pellet-fueled appliance, designed to be used with an air-to-fuel ratio greater than or equal to 35 to 1.

"**GARBAGE**." Means solid, semi-solid and liquid wastes generated from residential, commercial and industrial sources, including trash, refuse, rubbish, industrial wastes, asphalt products, manure, vegetable or animal solids and semisolid wastes, and other discarded solid and semisolid wastes.

"**GAS FIREPLACE**." Means any vented appliance whose primary function lies in the esthetic effect of the flames.

"**KITCHEN**." Means any room used or intended or designed to be used for cooking and preparing of food. Rooms that contain appliances or equipment such as microwaves, gas or electric ovens, gas or electric cooking surfaces, toaster ovens and similar appliances shall be considered a room or area intended or designed as a kitchen.

"**MASONRY FIREPLACE**." Means a hearth and fire chamber of solid masonry units such as bricks, stones, or masonry units or reinforced concrete provided with an approved chimney constructed on a foundation.

"**NEW CONSTRUCTION**." Means construction of new structures, including commercial structures, as well as any addition(s) to existing structures where the addition(s) effect current fireplace installations.

"**PAINT**." Means all exterior and interior house and trim paints, enamels, varnishes, lacquers, stains, primers, sealers, undercoating, roof coatings, wood preservatives, shellacs and other paints or paint-like products.

"**PAINT SOLVENT**." Means all original solvents sold or used to thin paints or to clean up painting equipment.

"**PELLET-FUELED APPLIANCE**." Means any heat generating appliance that burns wood pellets to generate heat.

"**SOLID FUEL**." Means wood or any other non-gaseous or non-liquid fuel.

"**TREATED WOOD**." Means wood of any species that has been chemically impregnated, painted or similarly modified to improve resistance to insects or weathering.

"**WASTE PETROLEUM PRODUCTS**." Means any petroleum product other than gaseous fuel that has been refined from crude oil and has been used, and as a result of use, has been contaminated with physical or chemical impurities.

"**WOODBURNING APPLIANCE**." Means fireplace, wood heater, or pellet-fueled appliance or any similar device burning any solid fuel used for aesthetic or space-heating purposes.

7-3-102 – FIREPLACE WOOD-BURNING APPLIANCE

No new fireplace or new woodburning appliance shall be installed, constructed, or utilized except in accordance with this Article 13.

7-3-103 – UNAUTHORIZED APPLIANCES PROHIBITED

(a) It is unlawful to install or construct in any new construction a woodburning appliance that is not one of the following:

1. A masonry fireplace; or
2. A gas fireplace; or
3. A woodburning appliance designed primarily for food preparation; or
4. Any EPA certified wood heater which shall mean any wood heater that meets the standards in Title 40, Part 60, Subpart AAA, Code of Federal Regulations in effect at the time of installation and is certified and labeled pursuant to those regulations; or
5. Any fireplace certified by EPA should EPA develop fireplace certification standards or meeting equivalent standards to those listed in #4 above.
   (a) This section shall apply to the repairs requiring a building permit, reconstruction or replacement of any lawful existing woodburning appliance.

This section shall not apply to a gas fireplace. However, the conversion of a gas fireplace to burn wood shall constitute the installation of a woodburning appliance and shall be subject to the requirements of this chapter.

7-3-104 – LIMITATIONS ON FUEL

(a) It is unlawful to burn the following in any fireplace or woodburning appliance:

1. coal;
2. garbage;
3. glossy or colored paper;
4. paint;
5. paint solvent;
6. particle board;
7. plastic or items made from plastic;
8. rubber or items made from rubber;
9. salt water driftwood;
10. treated wood; and
11. waste petroleum products.

7-3-105 – COMPLIANCE AND ENFORCEMENT

Any person who plans to install a woodburning appliance must submit documentation to the Town Building Inspection Division demonstrating that the appliance is an EPA certified wood heater, or a fireplace certified by EPA.

Any person violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished as provided by law.

CHAPTER 4
KEY REQUIREMENTS

Article 1
NEW BUILDING KEY REQUIREMENTS

7-4-100 – LEGISLATIVE PURPOSE

The purpose of this ordinance is to enhance the safety and security of owners and occupants of new residential and commercial buildings developed and built within the Town of Windsor.

7-4-101 – OBLIGATION OF DEVELOPER

The developer of all new residential and commercial buildings which are constructed under the same development plan shall assure that, upon occupancy of each individual residential or commercial unit, that each such unit has locks which use combinations which are interchange free from locks used or to be used in all other units w6h7ich are developed as part of the same development plan; and that any "master key" or "builder key" will not work on such locks. As used herein "master key" and "builder key" mean any key used by the developer, its contractors, subcontractors, and agents during construction that allows access to all units.

Prior to sale, lease, or rental of any new residential or commercial building, the developer thereof shall certify under penalty of perjury, on a form provided by the Town Manager, that he has complied with the provisions of this ordinance with respect to the individual unit being sold, leased or rented.

7-4-102 – ENFORCEMENT AND VIOLATION

The Town Manager, or his or her designee, shall enforce the provisions of this ordinance. Violation of the provisions of this ordinance shall be an infraction.

SECTION 8. Severability

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Town Council of the Town of Windsor hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 9. Effective Date and Publishing

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect 30 days after its adoption and be in full force and effect January 1, 2026. The Town Clerk of the Town of Windsor shall cause this Ordinance to be published or to be posted in at least three (3) public places in the Town of Windsor in accordance with Section 36933 of the Government Code of the State of California. Provided however, all building permits and related permits issued on or after January 1, 2026, shall be subject to the terms and conditions of this ordinance. Council authorizes the posting of the full text of the ordinance or publication of a summary of the ordinance pursuant to Government Code Section 36933 (c).

PUBLICATION OR POSTING

The Town Clerk of the Town of Windsor shall cause this Ordinance to be published, or to be posted in at least three (3) public places in the Town of Windsor, in accordance with Section 36933 of the Government Code of the State of California.

This Ordinance No. 2025-402 was duly introduced and passed, approved and adopted by the Town Council of the Town of Windsor at its regular meeting held on the 3rd of December 2025, by the following vote:

AYES:	**COUNCILMEMBERS LEEP, SALMON, WALL, VICE MAYOR POTTER AND MAYOR REYNOZA**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

ROSA REYNOZA, MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK