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ORDINANCE NO. 2026 - 651

ORDINANCE OF THE TOWN OF WOODSIDE AMENDING CHAPTER 150 OF THE WOODSIDE MUNICIPAL CODE AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE INCLUDING THE FOLLOWING PARTS: PART 1 CALIFORNIA ADMINISTRATIVE CODE, PART 2 CALIFORNIA BUILDING CODE INCLUDING SELECTED APPENDICES AND SECTION 3109, , AND FIRE CODE COMPLIANCE, PART 2.5 CALIFORNIA RESIDENTIAL CODE, PART 3 CALIFORNIA ELECTRICAL CODE INCLUDING SELECTED APPENDICES, PART 4 CALIFORNIA MECHANICAL CODE INCLUDING SELECTED APPENDICES, PART 5 CALIFORNIA PLUMBING CODE INCLUDING SELECTED APPENDICES, PART 6 CALIFORNIA ENERGY CODE, PART 7 CALIFORNIA WILDLAND-URBAN INTERFACE CODE INCLUDING MODIFICATIONS REGARDING FIRE RETARDANT ROOFING MATERIALS, AND ADDITIONAL REGULATIONS REGARDING TOWN-WIDE FIRE SAFE DESIGN STANDARDS COMPLIANCE FOR NEW BUILDINGS AND REMODELED BUILDINGS, AND NEW BUILDING DEFINITIONS WITH REGARDS TO FIRE-SAFE DESIGN STANDARD COMPLIANCE, AUTOMATIC FIRE SPRINKLER COMPLIANCE, PART 8 CALIFORNIA HISTORICAL BUILDING CODE, PART 10 CALIFORNIA EXISTING BUILDING CODE INCLUDING SELECTED APPENDICES, PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND PART 12 CALIFORNIA REFERENCED STANDARDS

IT IS HEREBY ORDAINED by the Town Council of the Town of Woodside to amend the Woodside Municipal Code as follows:

SECTION ONE: The Town Council finds that the requirements of Government Code Sections 50022.4, 50022.5 and 50022.6, relating to adopting codes by reference have been met. The Town Council directs that one copy of each code adopted by reference shall be placed on file with the Town Clerk and maintained there for public inspection while the said Codes are in effect.

SECTION TWO: FINDINGS

Pursuant to Sections 17958.5 and 17958.7(a) of the State of California Health and Safety Code, the Town Council of the Town of Woodside has determined and finds that modifications to the California Building Code are reasonably necessary because of the local climatic, geographic, and topographic conditions.

Local conditions have an adverse effect on the prevention of major fire loss and the potential for life and property loss, making necessary changes or

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modifications in the 2025 California Wildland-Urban Interface Code, in order to provide a reasonable degree of property security and fire and life safety in the community.

Following are listed adverse local climatic, geographic, and topographic conditions:

1. Climatic Conditions

a. Precipitation. Precipitation in Woodside ranges from less than 10 inches in drought years to over 40 inches in hillside areas in wet years, with an average of 23 inches or 24 inches per year. Over 90% of the rainfall typically falls from November through April.

b. Relative Humidity. Humidity generally ranges from fifty percent (50%) during daytime to seventy percent (70%) at night, but occasionally drops to below 50% during the summer months.

c. Temperature. Average summer high temperatures are in the mid-seventies (70's) to nineties (90's), and occasionally may reach 100° or more.

d. Winds. Prevailing winds are from the West to Northwest. However, winds originate from virtually every direction at one time or another. Velocities are generally in the five (5) to fifteen (15) miles per hour range, gusting to thirty (30) miles per hour, particularly during the summer months. Extreme winds, up to sixty (60) mph have occurred in the past.

e. Summary. These local climatic conditions affect the acceleration, intensity and size of fire in the community. Times of little or no rainfall, or low humidity and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in the area can have a tremendous impact upon structure fires of buildings in close proximity to one another or to flammable vegetation commonly found in the area. During wood shake and shingle roof fires, winds can carry sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can force fires back into the structure and can create a blow torch effect, in addition to preventing "natural" ventilation and cross-ventilation effects.

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2. Geographic and Topographic Conditions

a. Geographic Location. Woodside is located in the southern portion of San Mateo County.

b. Seismic Location. The relatively young geological processes that have created the San Francisco Bay Area are still active today. Seismically, the Town of Woodside is bisected by active traces of the San Andreas Fault.

c. Fire Service. The Town of Woodside's planning area is served by the Woodside Fire Protection District (from fire stations in Woodside, Emerald Hills and Portola Valley), the California State Division of Forestry (fire station on Skyline Blvd). The eastern portion of the Town's planning area is served by the Menlo Park Fire Protection District and the Redwood City Fire Department. The Kings Mountain Fire Brigade, a volunteer fire company with a station on Skyline Boulevard, also provides fire protection in the Skyline area.

d. Roads and Streets. Many streets in the Town are narrow and/or steep. The impact of additional development and traffic flow will continue to have an adverse effect on the delivery of emergency services to many areas of the Town.

e. Geology and Topography. The Town of Woodside contains significant areas of steep slopes, particularly in the western hills of the Santa Cruz Mountains. Landslide potential is also significant in many areas of the Town, especially as may be induced by seismic activities. The steep topography and geologic constraints further limit access for emergency vehicles and may enhance the potential for conflagration.

f. Buildings and Vegetation. Many houses with wood roofs and siding are located close together or are located close to highly flammable dense vegetation, so that fire will readily spread from one to another.

g. Other Variables. Other variables that may tend to intensify fire spreading or inhibit emergency response include:

1. The extent of damage to water systems;

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2. The extent of debris blocking roadways or driveways;
3. Time of day relative to traffic levels; and
4. The large portion of dwellings with wood roof coverings.

3. Conclusion

Local climatic, geographic, and topographic conditions are likely to adversely affect fire prevention efforts and the frequency, spread, acceleration, intensity, and size of fire involving buildings in the Woodside area. Further, they may contribute to potential damage to structures from earthquake and fire. Therefore, it is found to be reasonably necessary that the 2025 Building Codes contained in this Ordinance be changed or modified to mitigate the effects of the above conditions, and that the findings stated previously apply to all such modifications.

SECTION THREE: Sections 150.01 through 150.14 of the Woodside Municipal Code are amended as follows with all added text showed in underline and all removed language shown in ~~strikethrough~~:

Section 150.01. BUILDING CODE and RESIDENTIAL CODE; AMENDMENTS.

A. *Adoption of* 2025 *California Residential Code and the* 2025 *California Building Code*: The Code of rules, regulations and standards, published by the International Code Conference under the title, 2024 Edition of the California Building Standards Code Part 2.5 as well as the 2025 edition of the California Building Standards Code, Part 2, Volumes 1 and 2 and Section 3109 of volume 2, and including the following appendices: Appendix C Agricultural Buildings (Group –U), Appendix I Patio Covers; and Appendix J Grading, hereinafter collectively called "California Residential Code" and the "California Building Code," regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the Town of Woodside, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Residential Code and the Building Code of the Town of Woodside. The mandatory requirements of the appendix to the Building Code shall be enforceable to the same extent as if contained in the body of the Building Code. Any amendments and supplements of this Code shall be enforceable to the same extent as if contained in the body of the California Building Code.

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B. *Powers and Duties of the Building Official:* Section 104 Chapter 1 Administration of the 2025 California Building Code is hereby amended with the addition of the following language:

Right to Disconnect Utility Service. The Building Official or authorized representative shall have the authority to disconnect or order discontinuance of any utility service or energy supply to buildings, structures, or equipment therein regulated by this Code and the construction codes in cases of emergency or where necessary for safety to life or property. Such utility service shall be discontinued until the emergency is abated or it is determined that the threat to life or property has been corrected.

C. *Fees:* Fees shall be assessed according to the current Town of Woodside fee schedule adopted by Town Council resolution.

~~D. *Fire Hazard Severity Zones* designated on a map titled "Very High Fire Hazard Severity Zones in LRA – Woodside", dated May 2, 2008, and retained on file at Woodside Town Hall, 2955 Woodside Road, Woodside, CA 94062, are Local Agency Very High Fire Hazard Severity Zones for the purpose of applying Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, of the California Building Code, as determined in division (J).~~

D. The entire Town of Woodside is a designated Wildland Urban Interface (WUI) for the purposes of applying Chapters 4 and 5 of the 2025 California Wildland-Urban-Interface Code for all new structures and as determined in division (J) of this ordinance. The WUI designation does not apply to the remaining provisions of the 2025 California Wildland-Urban Interface Code beyond those areas in which they are applied by operation of state law.

F. *Roofing Requirements:* Section 1505 of the California Building Code is hereby amended with the addition of the following language:

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The roof covering or roof assembly for all structures shall be Class A fire retardant. The roof covering on any structure regulated by this Code shall be as specified in Table No. 1505.1 and as classified in Section 1505. The roof-covering assembly includes the roof deck, underlayment, insulation and covering which is assigned a roof-covering classification. Detached patio covers, spa covers, gazebos, sheds with 120 square feet or less of roof area and awning covers are exempt. Roof covering repairs of less than three hundred (300) square feet in a 12-month period are exempt from the provisions of this paragraph. These standards shall apply when there is conflict with less stringent standards of the California Building Code.

Existing and new exterior roof venting that is in the area affected by the work shall comply with the requirements of exterior venting in 504.10 of the current California Wildland-Urban Interface Code.

G. *Automatic Sprinkler Systems*: Section 903.2 of the California Building Code and Section R309.3 of the California Residential Code is hereby amended with the addition of the following language:

(1) The following requirements shall apply to all new buildings or structures which require a building permit from the Town of Woodside for which a complete building permit application is submitted after May 1, 2000:

(a) Except as otherwise provided by this section, or as provided under section 903.2 of the California Building Code, or as provided under section R309 -the California Residential Code (whichever is most stringent), automatic fire sprinkler systems shall be installed and maintained in every new building or structure of any type, use, occupancy or size which requires a building permit issued by the Town of Woodside.

(b) The term ***AUTOMATIC SPRINKLER SYSTEM*** as used in this section means an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank, or connection by underground piping to a fire main, which system complies in all respects with the requirements for such systems contained in standards issued by

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the National Fire Protection Association based upon occupancy classification.

(c) As referenced in National Fire Protection Association (NFPA) standards, Section 13D, Chapter 2, Section 2-1 - General Provisions: Every automatic sprinkler system shall have at least one (1) automatic water supply. Where stored water is used as the sole source of supply, the minimum quantity of water shall equal the water demand rate (as specified in Chapter 4 of Section 13D of the NFPA standards) times ten (10) minutes. Exception: Dwelling units that are one (1) story in height and less than 2,000 square feet in floor area shall have a water supply of at least seven (7) minutes for the two (2) sprinkler demand that is typically required as specified in Chapter 4 of Section 13D of the NFPA standards).

(d) As referenced in National Fire Protection Association (NFPA) standards, Section 13D, Chapter 2, Section 2-2 - Water Supply Sources: The following water supply sources shall be considered to be acceptable by this standard:

1. A connection to a reliable waterworks system with or without an automatically operated pump.

2. An elevated tank.

3. A pressure tank designed to ASME standards for a pressure vessel with a reliable pressure source.

4. A stored water source with an automatically operated pump (which could also be used to supply the residence's domestic water supply).

(2) The following structures are exempt from the requirements of this Section:

(a) Agricultural buildings, as defined in Section 202 of the 2025 California Building Code (including but not limited to greenhouses), which are located at least 60 feet from any residential structure and barns unless otherwise specified in this

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code.

(b) Not used.

(c) ***MANUFACTURED HOUSING*** as defined by California Health and Safety Code Section 18007.

(d) Structures not exceeding 1,000 square feet in area, except for a dwelling unit (which is not exempt), as defined in the 2025 California Building Code Section 202, and as defined in the 2025 California Residential Code Section 202, and as provided under the 2025 California Residential Code Section R309.

(e) Mausoleums of Type I construction, as defined by the 2025 California Building Code, which do not contain offices, chapels or other places where the public assembles on a regular basis.

(f) Open-air parking garages of Type I construction as defined by the 2025 California Building Code, which do not contain offices, stores or other places of public occupancy for purposes other than parking of vehicles.

(g) Roofed structures with no walls or doors.

(3) The requirements of this Section are intended to present minimum standards for new construction. Nothing in this Section shall prevent any fire authority having jurisdiction from adopting and enforcing any regulations which impose more stringent requirements. Further, any requirement of the current California Building Code, the Uniform Fire Code or the State Building Standards Code, which is more restrictive, specifies higher standards or mandates specific locations within a structure for automatic sprinkler systems, shall be applicable.

(4) Notwithstanding the other provisions of this section, no existing residential building or structure shall be required to conform to the requirements of this section, unless the addition, alterations or repairs to the existing building or structure within any 12-month period exceed the mandatory compliance threshold percentage of alteration limits as set forth in §WMC Section 150.01(J)

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(5) Residential structures with attached garages for which a complete building permit application is submitted after May 1, 2000 shall have automatic fire sprinkler heads installed in the garage in addition to those required in the 13D standards of the National Fire Protection Association. The number and location of such fire sprinkler heads shall be such that full coverage of the garage will be obtained.

(6) When a stored water source with an automatically operated pump system is installed, the Woodside Fire Protection District will conduct an annual inspection of the system to insure reliability. Any deficiencies found to exist by the District as a result of such inspections shall be corrected by the property owner within thirty (30) days of receipt of written notice from the District requiring such deficiencies to be corrected.

H. Intentionally left blank.

I. Intentionally left blank.

J. *Compliance with the requirements of divisions (D), ~~(E)~~ (F) and (G).*

(1) Compliance with divisions (D), ~~(E)~~ *(F)* and (G) shall be required whenever:

(a) A structure has become uninhabitable due to lack of sanitary facilities, cooking facilities, or ability to maintain heat as defined by the California Building Code.

(b) Over 50% of the foundation is replaced or reinforced, other than the repair of a foundation failure, within a three (3) year time period from date of permit final.

(c) Over 50% of the framing above the foundation is removed, altered and / or replaced and / or new walls are added or the sheetrock, wall siding and / or covering are removed and / or replaced, based on total length of all walls interior/exterior structural and / or non-structural walls at each floor level. This includes but is not limited to underfloor, floor, wall, and / or cladding if done within a three (3) year time period from date of permit final.

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(d) An addition which exceeds 50% of the original total floor area or is greater than 1,000 square feet is built within a three (3) year time period from date of permit final. Additions include but are not limited to all floor levels, including basements.

(e) An alteration to an existing building results in greater than 500 square feet of non-habitable space becoming habitable space within a three (3) year time period from date of permit final.

(f) When any combination of foundation, framing, addition, or conversion to habitable space exceeds 50%. (20% framing + 30% addition = 50%) if done within a three (3) year time period from date of permit final.

(g) Any change in use or occupancy which creates a more hazardous fire / life safety condition as determined by the Building Official if done within a three (3) year time period from date of permit final.

(h) A structure is converted from non-habitable to habitable within a three (3) year time period from date of permit final.

(i) New basements are constructed regardless of size, or existing basements are expanded by more than 50% within a three (3) year time period from date of permit final.

(2) A fire hydrant which complies with the Fire Code as adopted by the Woodside Fire Protection District and ratified by the Town of Woodside shall be required for all Structures when the total of (f) is 75% or greater.

(3) Driveways shall be required to comply with Woodside Fire Protection District Standards whenever (f) is 50% or greater.

Section 150.02 ELECTRICAL CODE.

A. The Code of rules and regulations known and designated as the 2025 *California Electrical Code*, based on the 2023 National Electrical Code, including the

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Appendix chapters, printed therein, and all supplements subsequently issued thereto, as published by the National Fire Protection Association, regulating all electrical work in or on any building or property, or similar installation in the Town of Woodside, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Electrical Code of the Town of Woodside. Any amendments and supplements to this Code shall be enforceable to the same extent as if fully contained in the body of the National Electrical Code.

B. Exemption from Permit Requirements. Permits are not required for the following:

1. Any electrical work done by an employee of a public utility in connection with rendering of electric service to any building or structure by said public utility.

2. The ordinary care and maintenance of an established installation of electric equipment by the owner, operator, or user thereof, except that ordinary care and maintenance shall not be construed as including additions to such installation or other work such as the repair or replacement of any electric wiring, appliances, or apparatus which is a fixed part of such installation. The replacement of lamps and fuses, plugging-in apparatus, repair of plugging-in apparatus and similar work shall be construed as ordinary care and maintenance.

3. The repair of appliances, apparatus, and materials which are not a fixed part of an established installation of electric equipment or which have been detached from such an installation for the purpose of repair.

Section 150.03 PLUMBING CODE.

A. The Code of rules and regulations known and designated as the 2025 *California Plumbing Code*, based on the 2024 Uniform Plumbing Code, and the appendix chapters, prepared and published by the International Association of Plumbing and Mechanical Officials, providing for the protection of the public health and safety, requiring a permit and inspection for the installation or alteration of plumbing drainage systems; creating an Administrative Authority and describing its duties; defining certain terms; establishing minimum regulations for the installation, alteration or repair of plumbing and drainage systems and the inspection thereof; providing penalties for its violation and repealing conflicting ordinances, is hereby

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adopted for the Town of Woodside, and by this reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Plumbing Code of the Town of Woodside.

B. Section ~~103.4.1~~ 104.5 and Table ~~1-1~~ 104.5 entitled "Permit Fees" is deleted.

Section 150.04 MECHANICAL CODE.

A. The Code of rules and regulations known and designated as the 2025 *California Mechanical Code*, based on the 2024 Uniform Mechanical Code including Appendix Chapters, prepared and published by the International Association of Plumbing and Mechanical Officials, including the standards printed therein, hereinafter called "California Mechanical Code," regulating the installation, maintenance, alteration, or repair of heating, ventilating, comfort, cooling and refrigeration systems; and providing for the issuance of permits and the collections of fees therefore, defining terms, providing penalties for its violation, is hereby adopted and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Mechanical Code of the Town of Woodside. Any amendments and supplements to this Code shall be enforceable to the same extent as if contained in the body of the California Mechanical Code.

B. Section 104.5 and Table 104.5 entitled "Permit Fees" is deleted.

Section 150.07 ENERGY CODE.

The Code of rules and regulations known and designated as the 2025 *California Energy Code*, with all previously approved errata and supplements is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Energy Code of the Town of Woodside.

Section 150.09 HISTORICAL BUILDING CODE.

The Code of rules and regulations known as and designated as the 2025 *California Historical Building Code*, published by the International Code Council, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Historical Building Code of the Town of Woodside.

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Section 150.10 SEISMIC STRENGTHENING FOR UNREINFORCED MASONRY BUILDING.

The Code of rules and regulations known as and designated as 2025 California Existing Building Code, "Appendix Chapter AI Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings" and "Appendix Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings" excluding section A304.2, Foundations, based on the 2025 California Existing Building Code as published by the international Code Council, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Existing Building Code of the Town of Woodside.

Section 150.11 REFERENCED STANDARDS CODE.

The Code of rules and regulations known as and designated 2025 *California Referenced Standards Code*, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provide, as the Referenced Standards Code of the Town of Woodside.

Section 150.13 GREEN BUILDINGS STANDARDS CODE.

The Code of rules and regulations known as and designated as 2025 *California Green Building Standards Code* as published in the referenced California Code of Regulations Title 24, Part 11, is hereby adopted and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Green Building Standards Code of the Town of Woodside.

Section 150.14 EXISTING BUILDING CODE.

The Code of rules and regulations known as and designated as 2025 *California Existing Building Code* as published in the referenced California Code of Regulations Title 24, Part 10, is hereby adopted and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Green Building Standards Code of the Town of Woodside.

Section 150.15 WILDLAND-URBAN INTERFACE CODE

The Code of rules and regulations known as and designated as 2025 *California Wildland-Urban Interface Code* as published in the referenced California Code of

Regulations Title 24, Part 7, is hereby adopted and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Wildland-Urban Interface Code of the Town of Woodside.

(i) Section 504.5.2 Amend to add, Exterior Covering, when the replacement of the wall exceeds 80% of the exterior wall surface to an existing building or structure within any one (1) year period from the date of permit final. The exterior venting in the affected area of work only shall be replaced with exterior venting complying with section 706A.

(1) Chapter 5 of the California Wildland-Urban Interface Code, Section 504.11.1, Applicability, Exceptions; is amended as follows:

Section 504.11.7 is added:: Buildings classified as a Group U Agricultural Building, including barns as defined in Section 202 of the California Building Code (see also Appendix C-Group U Agricultural Buildings), when located at least 50 feet from an applicable building. Any future changes to a barn (converting to living quarters or any other non-agricultural defined use) that change occupancy type would require applicable fire-resistant construction materials and methods that are in affect at time of proposed changes.

SECTION FOUR: In the event that any provision of this ordinance is in conflict with any other ordinances of the Town of Woodside or the Woodside Municipal Code, the provisions of this ordinance shall prevail.

SECTION FIVE: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of the Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections,

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subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

SECTION SIX: Pursuant to Section 36937 of the Government Code of the State of California, the Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

SECTION SEVEN: The Town Clerk shall cause this Ordinance to be published in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * * * * * * * * * *

I, the undersigned, hereby certify that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 2026 - 651 of the Town of Woodside entitled as above; that it was introduced on the 8th of September, 2026, and was passed and adopted by the Town Council on the 22nd of September, 2026, by the following vote:

AYES, Councilmembers: Aburish, Brown, Goeld, Wall, and Mayor Dombkowski
NOES, Councilmembers:
ABSENT, Councilmembers:
ABSTAIN, Councilmembers:

Clerk of the Town of Woodside

APPROVED:

Signed by:
Brian Dombkowski
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Mayor of the Town of Woodside