

ATTACHMENT I – ACTION SHEET

ITEM __: ORDINANCES FOR TRIENNIAL COUNTY BUILDING CODE UPDATES

(FEBRUARY 11, 2026)

Today's request is the first ordinance readings for the County Board of Supervisors (Board) consideration for the:

- A. Triennial County Building Code Update;
- B. Flood Damage Prevention Ordinance Update; and
- C. Green Building Incentive Program Update.

If the Board takes actions as recommended, then on March 4, 2026, the Board can consider and adopt the proposed ordinances at a second ordinance reading on March 4, 2026.

This form is only a sample of the potential directives and does not limit deliberation or possible actions.

A. TRIENNIAL COUNTY BUILDING CODE UPDATE

Every three years, the State of California (State) updates the California Building Standards Code (State Model Code), creating uniform statewide standards to reduce disaster risks, address health, safety, and the general welfare of the community. State laws allow the County the ability to adopt more restrictive local amendments to the State Model Code determined to be reasonably necessary because of local climatic, geological, or topographical conditions. Through regular triennial code updates and local amendments, Planning & Development Services (PDS) helps unincorporated county residents navigate the building permitting and construction inspection process to meet these complex codes. The 2025 State Model Code also includes updates to the California Residential Code (CRC), marking the last State-initiated updates until the 2031 triennial code update due to a six-year residential code development moratorium. Today's County Building Update includes the following:

- State procedural requirements repealing and reenacting State Model Codes and all prior County local amendments.
- New local amendments include the adoption of Appendices, allowing additional options for patio covers, grading, tiny homes, strawbale construction, and emergency housing.

The following Board actions would be necessary for the Triennial County Building Code Update:

- A1. [] In accordance with California Environmental Quality Act Guidelines Section 15061(b)(3), find that it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment for the reasons stated in the Notice of Exemption (on file with the Clerk of the Board).
- A2. [] Approve the express findings demonstrating the County of San Diego amendments to the California Building Standards Code (State Model Code) are reasonably necessary because of local climatic, geological, or topographical conditions, pursuant to Health and Safety Code Section 17958.7 (Attachment A).

- A3. [] Approve the introduction of the Ordinance (first reading), read title and waive further reading of the following ordinance (Attachment B):
AN ORDINANCE REPEALING AND REENACTING THE COUNTY BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, ENERGY EFFICIENCY, AND GREEN BUILDING CODES (TRIENNIAL COUNTY BUILDING CODE UPDATE)

B. FLOOD DAMAGE PREVENTION ORDINANCE UPDATE

Updates to the Flood Damage Prevention Ordinance (FDPO), at the request of the Federal Emergency Management Administration, to maintain the County's current Community Rating System (CRS) classification by adding clarification to existing language of the FDPO related to development in floodways and flood plains to protect lives and property against flood risk. FEMA CRS recommendations address flood-related certifying authority and freeboard requirements. This administrative change codifies existing best practices implemented by review staff, with no new impact on designers, builders, or owners.

The following Board action would be necessary to update the FDPO per FEMA CRS recommendations:

- B1. [] Approve the introduction of the Ordinance (first reading), read title and waive further reading of the following ordinance to amend the Flood Damage Prevention Ordinance, County Code section 811.101 et seq. (FDPO) (Attachment D), titled:
AN ORDINANCE AMENDING THE COUNTY FLOOD DAMAGE PREVENTION ORDINANCE TO REFLECT COMMUNITY RATING SYSTEM REQUIREMENTS

C. GREEN BUILDING INCENTIVE PROGRAM (GBIP) UPDATE

Updates to the GBIP would provide streamlined plan checks and permitting discounts for projects that voluntarily exceed the State Model Code requirements to reduce greenhouse gas emissions from building energy and water use and implement the County's Climate Action Plan.

Existing program eligibility criteria that would remain unchanged with the proposed update:

- Recycle Content Conservation (7.5% discount and permit streamlining)
- Water Conservation (7.5% discount and permit streamlining)

Proposed updates to energy conservation eligibility criteria include:

- CalGreen Tier 1 (or equal) for a 7.5% discount and permit streamlining
- CalGreen Tier 2 (or equal) for a 15% discount and permitting streamlining
- Third-party green building credentials equal to CalGreen Tier 1 or 2
- New emerging technologies and advances in green building science (equal to CalGreen Tier 1 or 2 at the discretion of the Building Official)

The following actions would be necessary to update the GBIP, if selected by the Board:

- C1. [] Waive Board Policy B-29: Fees, Grants, Revenue Contracts – Department Responsibility for Cost Recovery, for fees relating to plan review and permit fees for the Green Building Incentive Program in Planning & Development Services.
- C2. [] Approve the introduction of the Ordinance (first reading), read title and waive further reading of the following ordinance (Attachment F):
AN ORDINANCE AMENDING SCHEDULE F OF SECTION 362 OF THE SAN DIEGO COUNTY ADMINISTRATIVE CODE TO REDUCE FEES FOR BUILDINGS USING SUSTAINABLE BUILDING PRACTICES.