



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

PALOMA AGUIRRE
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

MONICA MONTGOMERY STEPPE
Fourth District

JIM DESMOND
Fifth District

DATE: **February 10, 2026 and March 3, 2026**

04

TO: Board of Supervisors and
Board of Directors, San Diego County Fire Protection District

SUBJECT

ADOPTING ORDINANCES RATIFYING THE 2026 CONSOLIDATED FIRE CODE, REPEALING THE 2023 CONSOLIDATED FIRE CODE, ADOPTING AND RATIFYING THE 2026 WILDLAND-URBAN INTERFACE CODE, AND RELATED CEQA EXEMPTION (2/10/26 - FIRST READING – 3/3/26 - SECOND READING UNLESS ORDINANCE IS MODIFIED ON SECOND READING (DISTRICTS: 1, 2, AND 5))

OVERVIEW

Every three years, the State of California repeals, revises, and republishes the California Building Code Standards Code in its entirety, and in doing so, adopts and publishes amendments to the California Fire Code. Counties and fire protection districts may adopt the California Fire Code by reference or establish more restrictive standards if such changes are reasonably necessary because of local climatic, geological, or topographical conditions.

On March 14, 2023 (1), the County of San Diego (County) enacted the previous version of the California Fire Code into the County's Code of Regulatory Ordinances (Consolidated Fire Code). As part of today's proposed actions, the Board of Supervisors would repeal the existing Consolidated Fire Code and reenact the updated Consolidated Fire Code, and the San Diego County Fire Protection District (SDCFPD) Board of Directors would adopt the updated 2025 California Fire Code with modifications, which shall be enforced as the 2026 San Diego County Consolidated Fire Code (2026 Consolidated Fire Code) by SDCFPD. In addition, as part of today's proposed actions, the SDCFPD Board of Directors would adopt the new 2025 California Wildland-Urban Interface (WUI) Code with modifications, which shall be enforced as the 2026 San Diego County WUI Code (2026 WUI Code) by SDCFPD. The WUI Code includes chapters related to the home hardening from the previous building code and defensible space from the previous fire code.

There are 11 fire districts and one water district that provide fire services within the geographical area of the county, including the SDCFPD. In addition to the modifications by the SDCFPD, the 2026 Consolidated Fire Code and the 2026 WUI Code contain modifications that other districts deem necessary because of local conditions. There are 19 changes to the 2026 Consolidated Fire Code and 22 to the 2026 WUI Code proposed by the fire marshals of the unincorporated fire

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districts. The fire code standards in today’s proposed ordinances increase protection of structures and property against wildfire-related damage and loss through progressive requirements that go beyond those required by the State. Key changes include increasing the sizes of water tanks that are used as an alternative to fire hydrants, increasing the size of uninhabitable residential structures that require sprinkler systems, adding home hardening requirements, and adding defensible space enforcement requirements on one acre or less vacant properties.

The 10 other local fire districts and the one water district have already adopted the 2026 Consolidated Fire Code and the 2026 WUI Code. To take effect within the fire districts, the 2026 Consolidated Fire Code and the 2026 WUI Code must be either ratified, modified, or denied by the Board of Supervisors. One of today’s actions is for the Board of Supervisors to ratify the 2026 Consolidated Fire Code and the 2026 WUI Code.

Today’s request is for the Board of Directors of the SDCFPD and the Board of Supervisors to find this project exempt from CEQA and for the Board of Directors of the SDCFPD to consider and approve ordinances adopting the 2026 Consolidated Fire Code and the 2026 WUI Code for applicability within the SDCFPD. Today’s action would also repeal the Consolidated Fire Code that was adopted in 2023 and request the County Board of Supervisors to consider and approve ordinances adopting the 2026 Consolidated Fire Code and the 2026 WUI Code to the San Diego County Code of Regulatory Ordinances and to approve ordinances ratifying the 2026 Consolidated Fire Code and the 2026 WUI Code, so they are effective within all local fire districts. If the ordinances for the Board of Directors and the Board of Supervisors are approved today, they will be scheduled for adoption on March 3, 2026. If any of the proposed ordinances are altered on March 3, 2026, then on that date a subsequent meeting date will be selected for adoption.

Acting as the Board of Directors of the San Diego County Fire Protection District:

**RECOMMENDATION(S)
EXECUTIVE DIRECTOR OF THE SAN DIEGO COUNTY FIRE PROTECTION
DISTRICT**

On February 10, 2026:

1. Find that the proposed actions are not projects as defined in the Public Resources Code section 21065 and California Environmental Quality Act (CEQA) Guidelines section 15378, or alternatively, exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) for the reasons stated in the Notice of Exemption.
2. Find that the San Diego County Fire Protection Districts’ amendments to the California Building Standards are reasonably necessary because of local climatic, geological, or topographical, or topographical conditions, pursuant to Health and Safety Code section 13869.7.

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3. Approve the introduction of the Ordinance (first reading), titled:
AN ORDINANCE REPEALING AND REENACTING THE CONSOLIDATED FIRE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
4. Approve the introduction of the Ordinance (first reading), titled:
AN ORDINANCE ENACTING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT

If, on February 10, 2026, the Board of Directors takes the actions recommended in Items 1-4 above, then, on March 3, 2026:

1. Consider and adopt (second reading unless ordinance is modified on second reading):
AN ORDINANCE REPEALING AND REENACTING THE CONSOLIDATED FIRE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
2. If adopted, direct the Clerk of the Board to provide a certified copy of the adopted Ordinance Repealing and Reenacting the Consolidated Fire Code for the San Diego County Fire Protection District.
3. Consider and adopt (second reading unless ordinance is modified on second reading):
AN ORDINANCE ENACTING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
4. If adopted, direct the Clerk of the Board to provide a certified copy of the adopted Ordinance Enacting the 2026 Wildland-Urban Interface Code for the San Diego County Fire Protection District.

Acting as the Board of Supervisors of the County of San Diego:

**RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER**

On February 10, 2026:

1. Find that the proposed actions are not projects as defined in the Public Resources Code section 21065 and California Environmental Quality Act (CEQA) Guidelines section 15378, or alternatively, exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) for the reasons stated in the Notice of Exemption.
2. Approve the introduction of the Ordinance (first reading):
AN ORDINANCE RATIFYING THE 2026 CONSOLIDATED FIRE CODE FOR THE UNINCORPORATED SAN DIEGO COUNTY FIRE DISTRICTS

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3. Approve the introduction of the Ordinance (first reading):
AN ORDINANCE REPEALING AND REENACTING THE CONSOLIDATED FIRE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
4. Approve the introduction of the Ordinance (first reading):
AN ORDINANCE ENACTING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
5. Approve the introduction of the Ordinance (first reading):
AN ORDINANCE RATIFYING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE UNINCORPORATED SAN DIEGO COUNTY FIRE DISTRICTS

If, on February 10, 2026, the Board of Supervisors takes the actions recommended in 1-5 above then, on March 3, 2026:

1. Consider and adopt (second reading unless ordinance is modified on second reading):
AN ORDINANCE RATIFYING THE 2026 CONSOLIDATED FIRE CODE FOR THE UNINCORPORATED SAN DIEGO COUNTY FIRE DISTRICTS
2. Consider and adopt (second reading unless ordinance is modified on second reading):
AN ORDINANCE REPEALING AND REENACTING THE CONSOLIDATED FIRE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
3. Consider and adopt (second reading unless ordinance is modified on second reading):
AN ORDINANCE ENACTING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
4. Consider and adopt (second reading unless ordinance is modified on second reading):
AN ORDINANCE RATIFYING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE UNINCORPORATED SAN DIEGO COUNTY FIRE DISTRICTS
5. Upon adoption, direct the Clerk of the Board to provide a certified copy of the adopted Ordinances Ratifying the 2026 Consolidated Fire Code and the 2026 Wildland-Urban Interface Code for the unincorporated San Diego County Fire Districts and the associated findings to the California Department of Housing and Community Development, pursuant to California Health and Safety Code section 13869.7(c).

EQUITY IMPACT STATEMENT

One aspect of fire prevention is ensuring fire codes are updated and clear to provide specific direction to customers and residents. The proposed actions will provide better direction, ensuring good customer service and equitable safety for all the residents of our county. In addition, the San Diego County Fire Protection District (SDCFPD) recognizes the systematic impacts that

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inequitable policies may create for residents of the County of San Diego. More than 80% of the SDCFPD’s jurisdictional area qualifies as a disadvantaged unincorporated community, based on a 2020 San Diego Local Agency Formation Commission (LAFCO) report on funding, administrative, and performance of the former County Service Area No. 135 (now SDCFPD). Residents in the SDCFPD are more likely to be older, experience negative health conditions, and live in isolated communities that are further away from a fire response. By strengthening the fire code in our region, these actions enhance the outcomes for some of the region’s most vulnerable residents.

SUSTAINABILITY IMPACT STATEMENT

The proposed actions related to the 2026 Consolidated Fire Code and the 2026 Wildland Urban Interface (2026 WUI) Code will contribute to the County of San Diego’s sustainability goal to protect the health and well-being of everyone in the region and advocating for environmental justice for communities that have been disproportionately impacted. Partnering with the other local unincorporated fire districts to provide one fire code will support the safety and sustainability of communities by ensuring that codes are imposed consistently to build, enhance, and maintain resiliency.

FISCAL IMPACT

There is no fiscal impact associated with these recommendations. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

This item was brought before the Fire Advisory Board on November 17, 2025, and the motion was passed unanimously, with 2 absences and 1 vacancy, to support the revisions.

BACKGROUND

2026 Consolidated Fire Code

Every three years, the State of California repeals, revises, and republishes the California Building Standards Code in its entirety, and in doing so, adopts and publishes amendments to the California Fire Code (California Code of Regulations, Title 24, and Part 9). Counties and fire protection districts can adopt more stringent standards than those in the California Fire Code, provided the governing body finds such modifications are reasonably necessary based upon local conditions. The proposed findings include, but are not limited to, vegetation that is highly combustible in its natural state, prevalence of hot and dry conditions at certain times of the year including exposure to Santa Ana winds, history of drought conditions, hilly and mountainous terrain that limit access and egress and increase the speed at which wildfires spread, history of severe wildfires that have caused devastating losses, potentially severe rainstorms with flooding and proximity to earthquake fault zones. The legislative body of the city or county in which the fire district is located must

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ratify the ordinance before it becomes enforceable, pursuant to Health and Safety Code section 13869.7(c).

Prior to 2001, local fire districts in the County of San Diego developed their own modifications to the California Fire Code. Due to fire districts operating independently from one another, each with their own fire marshal/chief and governing body, local fire codes often varied, causing unnecessary challenges for customers processing development permits throughout the region. To simplify these codes and provide consistency, they were combined in one document, the Consolidated Fire Code. The Board of Supervisors ratified the County’s first Consolidated Fire Code on October 10, 2001(1).

The Consolidated Fire Code is updated every three years, consistent with triennial updates of the California Fire Code. The last update, the 2023 Consolidated Fire Code, was ratified by the Board on March 14, 2023 (1). In response to the 2025 California Fire Code, County Fire has been working with representatives of all 10 local fire districts and one water district to maximize uniformity among each district’s ordinance. All local fire and water districts now have ordinances adopting the 2026 Consolidated Fire Code and the new 2026 WUI Code.

The San Diego Fire Protection District is required to send the proposed ordinances to the Board of Supervisors 30 days prior to the first meeting. The ordinances were forwarded on January 30, 2026.

The fire code standards put forth in today’s proposed ordinances increase protection of new structures and property against wildfire-related damage and loss through requirements that go beyond those required by the State. In addition to the State changes, there are 19 changes to the 2026 Consolidated Fire Code proposed by the fire marshals of the local fire districts.

	Section	Topic	Revision
1	104.2.2.5	Technical Study ESS	New section to address batteries
2	104.2.4	Modifications	Revised wording to give local district authority
3	104.2.4.1	Individual Cases	New section added to clarify
4	202	Definitions	Changed to match State Code and removed WUI definitions
5	326	Firewood	Removed and added to WUI
6	503.1.2	Additional Access	Combined sections
7	503.1.2.1	Secondary Access	Added reference to Appendix D
8	507.5.8	Waterline Extensions	Moved to new area, changed “may” to “shall”
9	507.2.2	Private Water Tank	Revised tank sizes and delivery

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10	903.2	Fire Sprinkler Systems	Added section to separate detached from attached, added no ESS, increased square footage exemption from 500 to 1,200 square feet
11	903.2.(b)	Remodels/Reconstruction	Added language due to access, topo, response times
12	903.2.(c)	Group U	Separated attached at 500 square feet
13	903.2.(d)	Groups R & U with ESS	New section added to address batteries in garages
14	1205.5.5.1	Access Roads Exception	Removed 10 acres or less language
15	1205.5.3	Fuel Mod. Exception	Removed 10 acres or less language
16	Chapter 49	Wildland Urban Interface	Deleted and relocated to WUI Code
17	5705.2.4	Transferring Class Liquids	Removed this section, duplicated in State Code
18	6107.5	Safety Precaution LPG	Removed this section, duplicate
19	B103.3	Areas without water	Old information removed in code

2026 Wildland-Urban Interface (WUI) Code

In 2025, the State Fire Code separated out the chapters related to the home hardening from the previous building code and defensible space from the State Fire Code and created the WUI Code. San Diego County will now have the Consolidated Fire Code and the WUI Code. The following 22 changes were proposed to the building code and the defensible space section (previously in the Consolidated Fire Code) by fire marshals of the local fire districts.

	Section(s)	Topic	Revision
20	401.3.2	Fire Apparatus Access Modifications	Added for consistency with 2026 Consolidated Fire Code
21	403.1 to 403.6	Fire Apparatus Access Roads	Revised for consistency with 2026 Consolidated Fire Code
22	404.5 to 404.5.3	Type of Water Supply	Revised for consistency with 2026 Consolidated Fire Code
23	404.6	Fire Flow	Revised for consistency with 2026 Consolidated Fire Code
24	404.8	Identification	Revised for consistency with 2026 Consolidated Fire Code
25	405.1 to 405.5	Premise Identification	Revised for consistency with 2026 Consolidated Fire Code
26	406	Emergency Key Access	Added for consistency with 2026 Consolidated Fire Code
27	503.1	Special Building Construction Regulations - General	Removed Additions and Remodels exception
28	504.3 to 504.3.1	Protection of Enclosed Eaves & Protection of Open Eaves	Revised to match IBHS Wildfire Prepared Home Plus Technical Standard
29	504.4	Gutters and Downspouts	Revised to match IBHS Wildfire Prepared Home Plus Technical Standard

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30	504.5 to 504.5.2	Exterior Walls & Wall Coverings	Revised to match IBHS Wildfire Prepared Home Plus Technical Standard
31	504.7 to 504.7.1	Projections & Underside of Projections	Revised to match IBHS Wildfire Prepared Home Plus Technical Standard
32	504.7.3.2	Decking Surfaces	Revised to match IBHS Wildfire Prepared Home Plus Technical Standard
33	504.8	Exterior Glazing	Revised to match IBHS Wildfire Prepared Home Plus Technical Standard
34	504.9	Exterior Doors	Revised to match IBHS Wildfire Prepared Home Plus Technical Standard
35	504.10.4	Retrofitting Non-Compliant Vents	Added to ensure vents meeting current standards are installed
36	507	Replacement of Roof Coverings	Revised to ensure roof coverings meeting current standards are installed
37	602.1 to 602.4	Fire Protections Plans	Revised to explain when a Fire Protection Plan is required for a Discretionary Project
38	603.1 to 603.4.2.1	Vegetation Plan	Revised to match Chapter 49 of 2023 Consolidated Fire Code
39	604.1 to 604.12.7	Maintenance of Defensible Space	Revised to match Chapter 49 of 2023 Consolidated Fire Code. 604.6 revised to include unimproved property. 604.12 revised to Building Ignition Zones
40	607.1 to 607.2	Storage of Firewood	Revised to match Chapter 49 of 2023 Consolidated Fire Code
41	608.2.1 to 608.2.3	Building Siting and Setbacks	Revised to match Chapter 49 of 2023 Consolidated Fire Code

For complete sets of changes refer to Attachments D through K which include charts specifying all the changes including the modifications for accuracy in jurisdictional and statutory references.

Today’s request is for the Board of Directors of the SDCFPD and the Board of Supervisors to find this project exempt from CEQA and for the Board of Directors of the SDCFPD to consider and approve ordinances adopting the 2026 Consolidated Fire Code and the 2026 WUI Code for applicability within the SDCFPD. Today’s action would also repeal the current Consolidated Fire Code. In addition, today’s request is for the County Board of Supervisors to consider and approve ordinances adopting the 2026 Consolidated Fire Code and the 2026 WUI Code to the San Diego County Code of Regulatory Ordinances and to approve ordinances ratifying the 2026 Consolidated Fire Code and the 2026 WUI Code, so they are effective within all local fire districts. If the ordinances for the Board of Directors and the Board of Supervisors are approved today, they will be scheduled for adoption on March 3, 2026. If any of the proposed ordinances are altered on March 3, 2026, then on that date a subsequent meeting date will be selected for adoption.

Today’s proposed actions will enable both County staff and fire protection districts to provide more consistent enforcement and interpretation of fire codes throughout the unincorporated area.

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Approval of the recommended actions will also continue to streamline the permit process by making it easier for builders to comply with the requirements in the wildland/urban interface while maintaining fire safety standards.

ENVIRONMENTAL STATEMENT

The adoption of ordinances is subject to commonsense exemption in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that adopting ordinances may have a significant effect on the environment.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

The County's Strategic Initiative of Sustainability, included in the 2026-2031 Strategic Plan, seeks to unify the County's efforts in environmental preservation, quality of life, economic development, education, and recreation. The actions requested today will support the County's goals of keeping high standards for quality of life by maintaining building and fire safety in the unincorporated area and will assist economic development by facilitating consistent enforcement and interpretation of the State Fire Code, the Consolidated Fire Code, and the WUI Code.

Respectfully submitted,



Andrew Strong for

EBONY N. SHELTON
Chief Administrative Officer

ATTACHMENT(S)

Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at www.sandiegocounty.gov/content/sdc/cob/bosa.html.

Attachment A – CEQA Notice of Exemption for the Adoption of the 2026 Consolidated Fire Code and the 2026 Wildland-Urban Interface Code by the San Diego County Fire Protection District

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- Attachment B – CEQA Notice of Exemption for the Ratification of the 2026 Consolidated Fire Code and the 2026 Wildland-Urban Interface Code, and the Repeal of the 2023 Consolidated Fire Code by the Unincorporated San Diego County Fire Districts
- Attachment C – California Health and Safety Code Section 17958.7 Findings
- Attachment D – An Ordinance Repealing and Reenacting the Consolidated Fire Code for the San Diego County Fire Protection District (Clean Version)
- Attachment E – An Ordinance Repealing and Reenacting the Consolidated Fire Code for the San Diego County Fire Protection District (Informational Copy)
- Attachment F – An Ordinance Ratifying the 2026 Consolidated Fire Code for Unincorporated San Diego County Fire Districts (Clean Version)
- Attachment G – An Ordinance Ratifying the 2026 Consolidated Fire Code for Unincorporated San Diego County Fire Districts (Informational Copy)
- Attachment H – An Ordinance Enacting the 2026 Wildland-Urban Interface Code for the San Diego County Fire Protection District (Clean Version)
- Attachment I – An Ordinance Enacting the 2026 Wildland-Urban Interface Code for the San Diego County Fire Protection District (Informational Copy)
- Attachment J – An Ordinance Ratifying the 2026 Wildland-Urban Interface Code for the for Unincorporated San Diego County Fire Districts (Clean Version)
- Attachment K – An Ordinance Ratifying the 2026 Wildland-Urban Interface Code for the Unincorporated San Diego Fire Districts (Informational Copy)
- Attachment L – Ratification Criteria Worksheets
- Attachment M – Summary of Proposed Ordinances