

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, MARCH 03, 2026**

MINUTE ORDER NO. 4

**SUBJECT: SECOND CONSIDERATION AND ADOPTION OF ORDINANCES:
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

On February 10, 2026 (02), the Board of Supervisors took action to further consider and adopt the Ordinances on March 3, 2026.

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 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

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

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 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

(RELATES TO SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ITEM FP01)

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the Board of Supervisors took action as recommended, on Consent, adopting the following:

Ordinance No. 10975 (N.S), entitled: AN ORDINANCE RATIFYING THE 2026 CONSOLIDATED FIRE CODE FOR THE UNINCORPORATED SAN DIEGO COUNTY FIRE DISTRICTS;

Ordinance No. 10976 (N.S), entitled: AN ORDINANCE REPEALING AND REENACTING THE CONSOLIDATED FIRE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT;

Ordinance No. 10977 (N.S), entitled: AN ORDINANCE ENACTING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT; and

Ordinance No. 10978 (N.S), entitled: AN ORDINANCE RATIFYING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE UNINCORPORATED SAN DIEGO COUNTY FIRE DISTRICTS.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter