

NOTICE OF PUBLIC HEARING
COUNTY OF SAN DIEGO
(Including Summary of Ordinance)

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of San Diego will hold a public hearing on An Ordinance for the triennial County Building Code updates which includes the following proposed Ordinance:

“AN ORDINANCE REPEALING AND REENACTING THE COUNTY BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, ENERGY EFFICIENCY, GREEN BUILDING CODES, AND AN ORDINANCE AMENDING THE FLOOD DAMAGE PREVENTION ORDINANCE, AND RELATED CEQA EXEMPTION (TRIENNIAL COUNTY BUILDING CODE UPDATES)”

HEARING INFORMATION:

	BOARD OF SUPERVISORS
Date:	February 11, 2026
Time:	9:00 A.M. (at or after)
Location:	County Administration Center, Room 310, 1600 Pacific Highway, San Diego, CA

PROJECT DESCRIPTION AND LOCATION: Triennial County Building Code Update: An Ordinance Repealing and Reenacting the County Building, Residential, Electrical, Plumbing, Mechanical, Green and Energy Codes as a part of the State mandated triennial adoptions of State Model Code updates. The recommended changes include all previous County’s Local Amendments. This update also includes the introduction and adoption by ordinance of minor edits to the Flood Damage Prevention Ordinances (FDMP) to implement Federal Emergency Management Administration (FEMA) recommendations related to engineering review and freeboard requirements, and adopts appendices I and H of the California Building Standards Code.

SUMMARY OF ORDINANCE: The project entails the State-mandated triennial repealing and reenacting County Building Codes, along with the adoption of Local Amendments to the California Building Standards Code that are determined to be reasonably necessary because of local climatic, geological, or topographical conditions. California Health and Safety Code Section 18941.5 allows the County to amend the California Building Standards Code if the provisions established by such Local Amendments meet or exceed the state standards.

The majority of the County’s Local Amendments to state building standards in the proposed ordinance are identical to, or minor clarifications of, Local Amendments in past ordinances previously approved by the Board. The proposed ordinance contains administrative provisions enabling the County to carry out the Board’s direction, intent, and purpose regarding construction codes. The proposed ordinances includes introduction and adoption of minor edits to the Flood Damage Prevention Ordinances (FDMP) to implement Federal Emergency Management Administration (FEMA) recommendations related to engineering review and freeboard requirements.

The proposed ordinance includes all prior additions, deletions, and modifications to state standards that have been determined to be reasonably necessary because of the County’s climatic, geological, and topographical conditions. California Health and Safety Code Section 18941.5 allows the County to amend the California Building Standards Code if the provisions established by such Local Amendments meet or exceed the state standards. Additionally, this code update request includes the option to update the Green Building Incentive Program to provide permitting incentives for projects that volunteer to go beyond State code requirements under water, recycle content, and energy conservation to support implementation of the 2024 Climate Action Plan goals.

ENVIRONMENTAL REVIEW: The project is exempt from CEQA pursuant to the State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment, because the proposed adoption and amendments do not result in any physical changes to the environment. As described above, the measures add requirements for buildings above what is required by the state code.

Therefore, the commonsense exemption (Section 15061(b)(3)) applies as there is no possibility for the adoption of these measures to result in physical impacts on the environment.

This exemption is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

GENERAL INFORMATION: This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the Americans With Disabilities Coordinator at (619) 531-5205 or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

If you challenge the Board's action in court, you may be limited to raising only those issues you or someone else raised at a public hearing, or in written correspondence delivered to the Hearing Body at or before the hearing. Rules of the Hearing Body may limit or impose requirements on the submittal of such written correspondence.

A copy of the full text of the ordinance is posted at the Clerk of the Board of Supervisors, Room 402 of County Administration Center.

For additional information regarding this proposal, contact Dennis Howe, Building Chief, at (858) 694-3075.

APPROVED AS TO FORM AND LEGALITY

David J. Smith, Acting County Counsel

BY: Jerod Markley, Senior Deputy County Counsel

THE DAILY TRANSCRIPT

This space for filing stamp only

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DENNIS HOWE
SAN DIEGO CO CLERK OF THE BOARD OF SUPER
1600 PACIFIC HWY., RM. 402
SAN DIEGO, CA - 92101

SD #: 4000920

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN DIEGO) ss

Notice Type: GOV - GOVERNMENT LEGAL NOTICE

Ad Description:
ADOPT AN ORDINANCE REPEALING AND REENACTING THE
COUNTY BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING,

I am a citizen of the United States and a resident of the State of California; I am
over the age of eighteen years, and not a party to or interested in the above
entitled matter. I am the principal clerk of the printer and publisher of THE
DAILY TRANSCRIPT, a newspaper published in the English language in the
City of SAN DIEGO, County of SAN DIEGO and adjudged a newspaper of
general circulation as defined by the laws of the State of California by the
Superior Court of the County of SAN DIEGO, State of California, under date of
05/13/2003, Case No. GIC808715. That the notice, of which the annexed is a
printed copy, has been published in each regular and entire issue of said
newspaper and not in any supplement thereof on the following dates, to-wit:

02/06/2026

Executed on: 02/06/2026
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and
correct.

[Handwritten Signature]

Signature



Email

NOTICE OF PUBLIC HEARING
COUNTY OF SAN DIEGO
(Including Summary of Ordinance)
NOTICE IS HEREBY GIVEN that the
Board of Supervisors of the County of San
Diego will hold a public hearing on An
Ordinance for the triennial County
Building Code updates which includes the
following proposed Ordinance:
*An Ordinance Repealing and Reenacting
the County Building, Residential,
Electrical, Plumbing, Mechanical, Energy
Efficiency, Green Building Codes, and an
Ordinance Amending the Flood Damage
Prevention Ordinance, and Related CEQA
Exemption (Triennial County Building
Code Updates)*
HEARING INFORMATION:
BOARD OF SUPERVISORS
Date: February 11, 2026
Time: 9:00 A.M. (at or after)
Location: County Administration Center,
Room 310, 1600 Pacific Highway, San
Diego, CA
PROJECT DESCRIPTION AND
LOCATION: Triennial County Building
Code Update: An Ordinance Repealing
and Reenacting the County Building,
Residential, Electrical, Plumbing,
Mechanical, Green and Energy Codes as
a part of the State mandated triennial
adoptions of State Model Code updates.
The recommended changes include all
previous County's Local Amendments.
This update also includes the introduction
and adoption by ordinance of minor edits
to the Flood Damage Prevention
Ordinances (FDMP) to implement Federal
Emergency Management Administration
(FEMA) recommendations related to
engineering review and freeboard
requirements, and adopts appendices I
and H of the California Building Standards
Code.
SUMMARY OF ORDINANCE: The project
entails the State-mandated triennial
repealing and reenacting County Building
Codes, along with the adoption of Local
Amendments to the California Building
Standards Code that are determined to be
reasonably necessary because of local
climatic, geological, or topographical
conditions. California Health and Safety
Code Section 18941.5 allows the County
to amend the California Building
Standards Code if the provisions
established by such Local Amendments
meet or exceed the state standards.
The majority of the County's Local
Amendments to state building standards
in the proposed ordinance are identical to,
or minor clarifications of, Local
Amendments in past ordinances
previously approved by the Board. The
proposed ordinance contains
administrative provisions enabling the
County to carry out the Board's direction,
intent, and purpose regarding
construction codes. The proposed
ordinances includes introduction and
adoption of minor edits to the Flood
Damage Prevention Ordinances (FDMP)
to implement Federal Emergency
Management Administration (FEMA)
recommendations related to engineering
review and freeboard requirements.
The proposed ordinance includes all prior
additions, deletions, and modifications to
state standards that have been
determined to be reasonably necessary
because of the County's climatic,
geological, and topographical conditions.
California Health and Safety Code
Section 18941.5 allows the County to

amend the California Building Standards
Code if the provisions established by such
Local Amendments meet or exceed the
state standards. Additionally, this code
update request includes the option to
update the Green Building Incentive
Program to provide permitting incentives
for projects that volunteer to go beyond
State code requirements under water,
recycle content, and energy conservation
to support implementation of the 2024
Climate Action Plan goals.
ENVIRONMENTAL REVIEW: The project
is exempt from CEQA pursuant to the
State CEQA Guidelines Section
15061(b)(3) because it can be seen with
certainty that there is no possibility that
this project may have a significant effect
on the environment, because the
proposed adoption and amendments do
not result in any physical changes to the
environment. As described above, the
measures add requirements for buildings
above what is required by the state code.
Therefore, the commonsense exemption
(Section 15061(b)(3)) applies as there is
no possibility for the adoption of these
measures to result in physical impacts on
the environment.
This exemption is to be filed in only upon
formal project approval by the appropriate
County of San Diego decision-making
body.
GENERAL INFORMATION: This public
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date of the hearing.
If you challenge the Board's action in
court, you may be limited to raising only
those issues you or someone else raised
at a public hearing, or in written
correspondence delivered to the Hearing
Body at or before the hearing. Rules of
the Hearing Body may limit or impose
requirements on the submittal of such
written correspondence.
A copy of the full text of the ordinance is
posted at the Clerk of the Board of
Supervisors, Room 402 of County
Administration Center.
For additional information regarding this
proposal, contact Dennis Howe, Building
Chief, at (858) 694-3075.
2/6/26

SD-4000920#