

ORDINANCE NO. 25-007

AN ORDINANCE OF THE DIXON CITY COUNCIL ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, ADDING CHAPTER 16.20 (WILDLAND-URBAN INTERFACE CODE) AND AMENDING CHAPTER 16.13 (DIXON EMERGENCY HAZARD AND PLACARD SYSTEM), AND APPLICABLE SECTIONS OF TITLE 16 (BUILDING AND CONSTRUCTION), OF THE DIXON MUNICIPAL CODE

WHEREAS, the California Building Standards Commission has adopted a new Title 24 of the California Code of Regulations, also referred to as the 2025 California Building Standards Code, that will become effective statewide on January 1, 2026; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 establish the authority for a city to adopt and make local amendments and modifications to the building standards in the California Building Standards Code to establish more restrictive building standards than those contained in the California Building Standards Code that are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 require a city, before making any amendments and modifications to the California Building Standards Code, to make express findings that such amendments and modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, Government Code Section 50022.2 permits enactment of city ordinances that adopt codes or statutes, including codes of the State of California, by reference; and

WHEREAS, consistent with Health and Safety Code sections 17958.5(c)(1) and 18941.5(c)(1), all local amendments which are applicable to residential units are substantially equivalent to changes or modifications that were previously adopted by the City pursuant to Ordinance No. 31-2022; and

WHEREAS, on November 18, 2025, the Dixon City Council waived full reading and introduced the Ordinance and scheduled a public hearing for December 2, 2025, to adopt by reference, with amendments, the 2025 California Building, Fire, Electrical, Plumbing, Mechanical, Residential, Green Building, Energy, Existing Building, Historical, Administrative, and Referenced Building Standards Codes and Wildland-Urban Interface codes; and

WHEREAS, notice of the December 2, 2025 public hearing was published in the local Dixon newspaper, Dixon Independent Voice on two occasions, Friday, November

19, 2025 and Friday, November 28, 2025 in accordance with Government Code Sections 50022.3 and 6066; and such notice was sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof; and

WHEREAS, on December 2, 2025, the Dixon City Council conducted a public hearing and considered the written report of the Community Development and Fire Departments, including the draft Ordinance and accepted any public comments;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF DIXON HERBY ORDAINS AS FOLLOWS:

SECTION 1. RECITALS.

All the recitals set forth above in the preamble of this Ordinance are true and correct and hereby incorporated into the City Council’s adoption of this Ordinance.

SECTION 2. FINDINGS

The City Council of the City of Dixon (“City”) does hereby adopt, pursuant to Health and Safety Code Section 18941.5, the following findings:

- A. The City, pursuant to the authority granted it under California Health and Safety Code Sections 17958.5 and 18941.5, has determined that there is a need to establish building standards that are more restrictive than those adopted by the State of California and found in Title 24 of the California Code of Regulations. These new building standards have been determined by the City of Dixon to address the problems, concerns and future direction by which the City can establish and maintain an environment which will afford an appropriate level of fire and life safety to all who live and work within its boundary;
- B. The City has determined that it is necessary to amend state building standards found in the California Fire Code, a subcode of the California Building Standards Code;
- C. Under the provisions of Sections 17958.5 and 18941.5 of the Health and Safety Code, the amendment of state building standards at the local level must be reasonably necessary due to local climatic, topographical and/or geological conditions and the City must make express findings in this regard. The Council has determined that the following findings of fact address and present the local climatic, topographical, and/or geological conditions, which either singularly or in combination, have caused the aforementioned amendments to be adopted to the California Fire Code:

1. CLIMATIC

- a. The City of Dixon has very hot and dry summers, with little or no rainfall between May and October. The area is also subject to high north winds and humidity is typically low during the summer months. As a result, the climate in the Dixon area can have a great influence on fire behavior and other major

ORDINANCE NO.: 25-007
DATE: DEC 02 2025

emergency events in the City. Accordingly, the Dixon Fire Department requires adequate fire breaks in order to prevent the rapid spread of fires.

2. TOPOGRAPHICAL

- a. The City of Dixon is affected by numerous topographical features which increase the difficulty of combating fires and can delay emergency response time. Freeway rights-of-way and rail lines bisect surface roads, which can interfere with direct access to fires. City roadways are at times congested by both local and regional traffic. The City also has natural creeks and man-made drainage channels, which can cause significant access problems for fire equipment in some portions of the City. These features impede the ability of fire equipment to quickly travel to the source of a fire call. Accordingly, the Fire Department requires fire access roads in order to ensure proper access to fires.

3. GEOLOGICAL

- a. Geological conditions such as natural creeks and man-made drainage channels cause significant access problems for fire equipment in some portions of City of Dixon. Accordingly, the Dixon Fire Department requires adequately constructed buildings and structures in all areas in order to ensure rapid access to fires.
- b. The City of Dixon is located within an active seismic area (Seismic Zone D). Severe seismic action could disrupt communications, damage gas mains, cause extensive electrical hazards, and place extreme demands on the limited and widely dispersed resources of the Fire Department resulting in failure to meet the fire and life safety needs of the community.

D. Based upon the local climatic, topographical and geological conditions identified in Section C above, the specific amendments identified in the table below are found to be reasonable and necessary modifications to the requirements established pursuant to Sections 17958.5 and 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incident failures, the implementation of these various amendments to the Fire code attempt to reduce the severity and potential loss of life, property and protection of the environment.

E. California Health and Safety Code Section 17958.7 requires that building standard modifications or changes be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table identifies the local climatic, geological and topographical conditions, as identified in Section C above, that have necessitated the City's modification of the state's building standards contained in the California Fire Code.

California Fire Code Section:	Local Condition
--------------------------------------	------------------------

ORDINANCE NO.: 25 - 007

DATE: DEC 02 2025

<u>503.2.3</u>	<u>1a, 2a, 3a & 3b</u>
<u>503.6</u>	<u>1a, 2a, 3a & 3b</u>
<u>3307.1</u>	<u>1a, 2a, 3a & 3b</u>
<u>Chapter 80</u>	<u>1a, 2a, 3a & 3b</u>
<u>Appendix C</u>	<u>1a, 2a, 3a & 3b</u>

SECTION 3. COMPLIANCE WITH CEQA.

This Ordinance is exempt from the California Environmental Quality Act (CEQA), pursuant to 14 CCR Section 15061(b)(3), since it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment.

SECTION 4. Section 16.00.010 Definitions, of Chapter 16.00 Definitions, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.00.010 Definitions.

For purposes of the Dixon Municipal Code, the following shall apply:

“Building Official” shall mean the Chief Building Official or his or her designee.

“Dixon Building Code” shall mean Chapter 16.03 DMC.

“Dixon Building Standards Administrative Code” shall mean Chapter 16.08 DMC.

“Dixon Electrical Code” shall mean Chapter 16.01 DMC.

“Dixon Emergency Hazard and Placard System for Dangerous Buildings” shall mean Chapter 16.13 DMC.

“Dixon Energy Code” shall mean Chapter 16.09 DMC.

“Dixon Existing Building Code” shall mean Chapter 16.11 DMC.

“Dixon Fire Code” shall mean Chapter 16.02 DMC.

“Dixon Green Building Code” shall mean Chapter 16.17 DMC.

“Dixon Historical Building Code” shall mean Chapter 16.10 DMC.

“Dixon Mechanical Code” shall mean Chapter 16.07 DMC.

“Dixon Plumbing Code” shall mean Chapter 16.05 DMC.

“Dixon Property Maintenance Code” shall mean Chapter 16.14 DMC.

“Dixon Referenced Standards Code” shall mean Chapter 16.12 DMC.

“Dixon Residential Code” shall mean Chapter 16.16 DMC.

“Dixon Swimming Pool and Spa Code” shall mean Chapter 16.15 DMC.

“Dixon Wildland-Urban Interface Code” shall mean Chapter 16.20 DMC.

“Emergency Placards for Dangerous Buildings” shall mean Chapter 16.13.

“Permit Streamlining for Electric Vehicle Charging Stations” shall mean Chapter 16.19 DMC.

“Small Residential Rooftop Solar Energy” shall mean Chapter 16.18 DMC.

ORDINANCE NO.: 25 - 007

DATE: DEC 02 2025

SECTION 5. Section 16.01.020, Adoption of electrical codes, of Chapter 16.01, Electrical Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.01.020 Adoption of electrical codes.

Those certain codes and standards known as the 2025 California Electrical Code, Title 24, California Code of Regulations, Part 3 (hereinafter the “California Electrical Code” or “CEC”), which incorporates and amends by reference the 2023 National Electrical Code (NEC) published by the National Fire Protection Association, and all informative annexes thereto, Informative Annex A (Product Safety Standards), Informative Annex B (Application Information for Ampacity Calculation), Informative Annex C (Conduit, Tubing, and Cable Tray Fill Tables for Conductors and Fixture Wires of the Same Size), Informative Annex D (Examples), Informative Annex E (Types of Construction), Informative Annex F (Availability and Reliability for Critical Operations Power Systems; and Development and Implementation of Functional Performance Tests (FPTs) for Critical Operations Power Systems), Informative Annex H (Administration and Enforcement), Informative Annex I (Recommended Tightening Torque Tables from UL Standard 486A-486B, Informative Annex J (ADA Standards for Accessible Design), Informative Annex K (Use of Medical Electrical Equipment in Dwellings and Residential Board-and-Care Occupancies) with the exception of Annex G, are hereby adopted by reference. Not less than one (1) copy of the CEC has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov’t Code § 50022 et seq.

SECTION 6. Chapter 16.02, Fire Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

**Chapter 16.02
FIRE CODE**

Sections:

- 16.02.100 Adoption of fire codes.**
- 16.02.200 Amendment of 2025 California Fire Code.**
- 16.02.300 Administrative citations.**

16.02.100 Adoption of fire codes.

Those certain codes and standards known as the 2025 California Fire Code, Title 24, Part 9 (hereinafter the “California Fire Code” or “CFC”), and by reference the 2024 International Fire Code published by the International Code Council, Inc., in its entirety, including Appendices B, BB, C, CC, D, E, F, G, H, I, O, P, , are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.02.200. Not less than one (1) copy of the CFC has been and is now filed at the Dixon Fire Department, Fire Prevention Division Office, 205 Ford Way, Dixon, CA

ORDINANCE NO.: 25 - 007
DATE: DEC 02 2025

95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.02.200 Amendments of 2025 California Fire Code.

The 2025 California Fire Code (CFC) is amended as follows:

A. Chapter 1 Scope and Administration:

101.1, Title. These regulations shall be known as the Fire Code of the City of Dixon, hereinafter referred to as “this code”.

103.1 Creation of agency. The Prevention Division is hereby created and the official in charge shall be known as the fire code official. The function of the agency shall be implementation, administration and enforcement of the provisions of this code.

105.7-Hazardous Materials-CUPA Jurisdiction.

Where the Certified Unified Program Agency (CUPA) designated by the State of California has regulatory authority within the jurisdiction of a fire department for hazardous materials management programs under California Health and Safety Code, Chapter 6.11, the following provisions shall apply:

1. The Solano County Environmental Health Division, acting as the Certified Unified Program Agency (CUPA), shall have exclusive authority to implement, administer, and enforce state-mandated hazardous materials programs including but not limited to:
 - a. Hazardous Materials Business Plan (HMBP) program (HSC §25500 et seq.);
 - b. California Accidental Release Prevention (CalARP) program (HSC §25531 et seq.);
 - c. Underground Storage Tank (UST) program (HSC §25280 et seq.);
 - d. Aboveground Petroleum Storage Act (APSA) program (HSC §25270 et seq.);
 - e. Hazardous Waste Generator and Tiered Permitting programs
2. The Fire Code Official shall not issue separate operational permits under Section 105.6.20 (Hazardous Materials) or related sections for activities regulated and permitted under the CUPA programs listed above, where such permits would be duplicative of CUPA requirements.
3. The Fire Code Official retains authority to:
 - a. Enforce applicable provisions of the California Fire Code, including Chapters 50 through 67, as they relate to fire and life safety;
 - b. Review and approve plans and specifications for buildings operations involving hazardous materials to ensure compliance with the CFC;

ORDINANCE NO.: 25-007
DATE: DEC 02 2025

- c. Require fire protection systems, signage, secondary containment, separation distances, and other fire safety measures;
 - d. Conduct fire inspections related to hazardous materials as part of building final inspections, annual fire inspections, and emergency response readiness.
4. All facilities subject to the hazardous materials reporting thresholds of California Health and Safety Code §25507 shall provide documentation of current CUPA permit coverage as a condition of fire clearance, occupancy, or business licensing.
 5. Nothing in this section shall limit the authority of the Fire Code Official to take enforcement action under the California Fire Code where an imminent fire or life safety hazard is identified.

108.4 Work commencing before permit issuance. Any person who commences work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to an investigation fee equal to three times the fire permit fee, which shall be in addition to the required permit fees.

108.6.1 Permit Fee Refunds

1. General Rule. Fees collected for fire construction permits, operational permits, or plan reviews are non-refundable once plan review or inspection services have commenced.
2. Withdrawn Applications. If an applicant withdraws a permit application prior to commencement of plan review, a refund of up to 80% of the permit fee may be issued, less a non-refundable administrative processing fee.
3. Revised or Changed Scope of Work. When a permittee requests a substantial change in the approved scope of work that requires a new permit under the California Fire Code §105, the original permit shall be deemed invalid and a new permit application shall be required. Fees paid for the original permit are not transferable to the new permit, except as provided in Subsection 4.
4. Credit Toward New Permit (Discretionary). The Fire Code Official may, at their discretion, authorize a credit of up to 50% of the original permit fee toward the new permit, provided that:
 - a. The new application is substantially related to the original project; and
 - b. The prior plan review work can be reasonably applied to the new permit.
5. No Refunds After Issuance of Permit. No refunds shall be issued once a permit has been issued and inspections have commenced.

ORDINANCE NO.: 25 - 007

DATE: DEC 02 2025

6. Appeals. Request for refunds outside the conditions listed above shall be made in writing to the Fire Code Official, whose decision shall be final unless appealed through the City administrative process.

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000 dollars or by imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

B. Chapter 2, Definitions:

All-weather surface. A finished surface with hard packed road base (AB), asphalt, concrete, or road pavers capable of supporting an imposed vehicle load of 75,000 lbs.

Firebreak. A continuous strip of land upon and from which all rubbish, weeds, grass or other growth that could be expected to burn has been abated or otherwise removed in order to prevent extension of fire from one area to another.

Fire Control Room. A room (typically 5' x 5') directly accessible from the outside of the building to house risers, fire alarm panels, etc.

Ready Access. Access from exterior door directly into a fire control room.

Substantial Remodel. Substantial remodel shall mean the alteration of any structure which combined with any additions to the structure, performed within any three (3) year period, affects a floor area which exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes.

C. Chapter 5, Fire Service Features:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide an all-weather surface.

503.2.4 Turning radius. The minimum required turning radius of a fire apparatus access road is 28 feet inside and a 52-foot outside diameter.

ORDINANCE NO.: 25 - 007

DATE: DEC 02 2025

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Electric gates, barriers, or other powered access control devices across fire apparatus access roads shall comply with the following:

1. **Fail-Open Requirement.** All Electrically operated gates shall be designed to automatically open to the full required width and remain in the open position upon loss of primary power, failure of any backup power source, or malfunction of the operator.
2. **Battery Backup.** Gate operators shall be equipped with a standby battery power source capable of maintaining normal gate operations for not less than 12 hours during a power outage.
3. **Automatic interior Operation.** All gates shall automatically open upon egress from the site without the use of a key, card, code, or special knowledge.
4. **Emergency Access.** All gates shall be equipped with an approved key switch, strobe sensor, Opticom receiver, or other approved emergency override system as required by the fire code official.
5. **Maintenance.** All gates and emergency opening features shall be maintained in an operable condition at all times.
6. **Electric gate operators.** where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

505.1 Address identification. New and existing buildings shall have approved address numbers or building identification placed in a position that is plainly legible and visible from the street or road fronting the property. The address numbers shall contrast with their background and be maintained in a clearly visible condition at all times. Address identification shall comply with all of the following:

1. **Minimum Size on Structures.** Address numbers shall be not less than 4 (four) inches in height for residential buildings and not less than 8 (eight) inches in height for commercial, industrial, or multi-family buildings. Minimum stroke width is ½ in for Residential and 1” for Commercial. Larger numbers should have a minimum stroke width 1/7 of the numeral height for readability at distance.
2. **Minimum Size on Monuments or Signs.** Where buildings are not visible from the street, address numbers shall be displayed on a monument, sign, or other approved structure at the property entrance. Such numbers shall not be less than 4 (four) inches in

ORDINANCE NO.: 25 - 007

DATE: DEC 02 2025

height for residential properties and not less than 8 (eight) inches in height for commercial or multi-family properties.

3. **Illumination.** Address numbers shall be internally or externally illuminated and visible during hours of darkness. Solar-powered lighting may be approved by the fire code official.
4. **Roadway Visibility.** For long driveways, flag lots, or multiple structures sharing a common access, additional address markers shall be installed at all roadway intersections and directional changes as required by the fire code official.
5. **Contrast.** Numbers shall be of a color that sharply contrasts with the background upon which they are placed. Reflective materials may be required by the fire code official to improve night visibility.
6. **Maintenance.** Address numbers and signs shall be maintained in a legible and visible condition at all times.

D. Chapter 9, Fire Protection Systems:

901.4.7.2 Marking on access doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of six (6) inches with a minimum stroke of 3/8".

905.1.1 Class II Standpipes. Class II standpipes are not approved.

H. Chapter 33, Fire Safety During Construction and Demolition.

3307.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 40 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. The use of temporary fire apparatus access roads is limited from May 15th through October 1st. Timelines may be modified by the fire code official depending on weather conditions.

I. Chapter 50, Hazardous Materials – General Provisions.

5001.1.2 Coordinated enforcement. Where the Solano County Department of Resource Management, Environmental Health Division is enforcing the Health and Safety Code and/or Solano County regulation, the City of Dixon

ORDINANCE NO.: ~~25-007~~

DATE: DEC 02 2025

Fire Department will coordinate regulation efforts when and where practical so as to not require duplication of time and resources to comply with hazardous material regulations. Where Solano County Health & Safety regulations and California Fire Code regulations conflict, the more restrictive provisions shall prevail.

Exception: Where state or county regulations specifically limit or preempt local regulations to be more restrictive.

K. The following provisions of the “Referenced Standards,” as adopted, Chapter 80 of the California Fire Code are amended as follows:

NFPA 13, 2025 Edition:

7.1.3 System risers. System risers shall be located in fire control rooms of the protected premises with an exterior door. The door shall be labeled FIRE CONTROL ROOM in six (6) inch high letters.

NFPA 13D, 2025 Edition:

7.6 Alarms. Water flow switches shall be connected to smoke alarms in such a way that flow detection will cause all required smoke alarms to sound.

7.8 Multipurpose and Passive Purge.

7.8.3 The fire sprinkler system shall provide a minimum ½ inch NPT capped or plugged connection at all the water closets to facilitate water circulation.

7.8.5 A modified passive purge system shall be installed.

8.5.5.1.1. Fuel Fired Equipment. Where fuel fired equipment is located above or on the same level but not within an occupied area of the dwelling unit, a pilot head shall be installed above and in the vicinity of the equipment.

8.3.12 Attached Garages. Attached garages, or other structures which are attached in any manner shall be protected with a sprinkler system. They shall have quick response fire sprinklers spaced to provide a maximum of one hundred thirty square feet (130 SF).

NFPA 13R, 2025 Edition:

6.11.2 Fire department connections (FDC). FDC's shall be at least one two and one half (2 1/2) inch connection.

ORDINANCE NO.: ~~25-007~~

DATE: ~~DEC 02 2025~~

NFPA 24, 2025 Edition:

5.9.5.1 Fire Department Connections . Fire department connections shall be on the street side of buildings, located within forty (40) feet of a fire hydrant and immediately adjacent to an approved access road.

NFPA 72, 2025 Edition:

10.4.3.1 Fire Alarm Control Unit Locations. Fire alarm control units shall be installed in Fire Control Rooms of the protected premises. Actual location is to be determined by the fire code official.

L. Appendix C, Fire Hydrant Locations and Distributions:

C103.4 Fire Hydrant location to FDC. A fire hydrant shall be located within forty (40) feet of fire department connections.

16.02.300 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

SECTION 7. Section 16.03.020, Adoption of building codes, of Chapter 16.03, Building Code, of Title 16, Building and Construction, of the Dixon Municipal code is hereby amended as follows:

16.03.020 Adoption of building codes.

Those certain codes and standards known as the 2025 California Building Code, Title 24, California Code of Regulations, Part 2 (hereinafter the "California Building Code" or "CBC"), which incorporates and amends by reference the 2024 International Building Code (IBC) published by the International Code Council, and Appendices: Chapter 1 (Administration), Appendix B (Board of Appeals), Appendix C (Group U Agricultural Buildings), Appendix G (Flood-Resistant Construction), Appendix H (Signs), Appendix I (Patio Covers), Appendix J (Grading), Appendix P (Sleeping Lofts), and Appendix Q (Emergency Housing) are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.03.030. Not less than one (1) copy of the CBC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

SECTION 8. Section 16.05.020, Adoption of plumbing codes, of Chapter 16.05, Plumbing Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.05.020 Adoption of plumbing codes.

ORDINANCE NO.: 25-007
DATE: DEC 02 2025

Those certain codes and standards known as the 2025 California Plumbing Code, Title 24, California Code of Regulations, Part 5 (hereinafter the “California Plumbing Code” or “CPC”), which incorporates and amends by reference the 2024 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials, including Appendices Chapter 1 (Administration), Appendix A (Recommended Rules for Sizing the Water Supply System), Appendix B (Explanatory Notes on Combination Waste and Vent Systems), Appendix D (Sizing Storm Water Drainage Systems), Appendix I (Installation Standards) and K (Potable Rainwater Catchment Systems), are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.05.030. Not less than one (1) copy of the CPC has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov’t Code § 50022 et seq.

SECTION 9. Section 16.07.020 Adoption of mechanical code, of Chapter 16.07 Mechanical Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.07.020 Adoption of mechanical codes.

Those certain codes and standards known as the 2025 California Mechanical Code, Title 24, California Code of Regulations, Part 4 (hereinafter the “California Mechanical Code” or “CMC”), which incorporates and amends by reference the 2024 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials, including Appendices Chapter 1 (Administration), Appendix A (Residential Plans Examiner Review Form for HVAC System Design), Appendix B (Procedures to be Followed to Place Gas Equipment in Operation), Appendix C (Installation and Testing of Oil (Liquid) Fuel-Fired Equipment) and Appendix D (Manufactured/Mobile Home Parks and Recreational Vehicle Parks), are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.07.030. Not less than one (1) copy of the CMC has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov’t Code § 50022 et seq.

SECTION 10. Section 16.08.020, Adoption of Building Standards Administrative Code, of Chapter 16.08, Building Standards Administrative Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.08.020 Adoption of Building Standards Administrative Code.

Those certain codes and standards known as the 2025 California Building Standards Administrative Code, Title 24, California Code of Regulations, Part 1 (hereinafter the “California Building Standards Administrative Code” or “CBSAC”), are hereby adopted by reference. Not less than one (1) copy of the CBSAC has been and is now filed in the Dixon Building Department, 600 East A

ORDINANCE NO.: 25-007

DATE: DEC 02 2025

Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

SECTION 11. Section 16.09.020, Adoption of energy code, of Chapter 16.09 Energy Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.09.020 Adoption of energy code.

Those certain codes and standards known as the 2025 California Energy Code, Title 24, California Code of Regulations, Part 6 (hereinafter the "California Energy Code"), are hereby adopted by reference. Not less than one (1) copy of the California Energy Code has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

SECTION 12. Section 16.10.020, Adoption of historical building code, of Chapter 16.10 Historical Building Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.10.020 Adoption of historical building code.

Those certain codes and standards known as the 2025 California Historical Building Code, Title 24, California Code of Regulations, Part 8 (hereinafter the "California Historical Building Code" or "CHBC"), are hereby adopted by reference. Not less than one (1) copy of the CHBC has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

SECTION 13. Section 16.11.020, Adoption of existing building code, of Chapter 16.11 Existing Building Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.11.020 Adoption of existing building code.

Those certain codes and standards known as the 2025 California Existing Building Code, Title 24, California Code of Regulations, Part 10 (hereinafter the "California Existing Building Code" or "CEBC"), and by reference the 2024 International Existing Building Code published by the International Code Council, are hereby adopted by reference. Not less than one (1) copy of the CEBC has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

SECTION 14. Section 16.12.020, Adoption of referenced standards code, of Chapter 16.12, Referenced Standards Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.12.020 Adoption of referenced standards code.

ORDINANCE NO.: 25 - 007
DATE: DEC 02 2025

Those certain codes and standards known as the 2025 California Referenced Standards Code, Title 24, California Code of Regulations, Part 12 (hereinafter the “California Building Standards Referenced Standards Code” or “CRSC”), are hereby adopted by reference. Not less than one (1) copy of the CRSC has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov’t Code § 50022 et seq.

SECTION 15. Chapter 16.13, Housing Codes, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

**Chapter 16.13
EMERGENCY AND HAZARD PLACARD SYSTEM FOR DANGEROUS BUILDINGS**

Sections

- 16.13.010 Title**
- 16.13.020 Purpose**
- 16.13.030 Chief Building Official Authorized**
- 16.13.040 Violations**
- 16.13.050 Penalties**
- 16.13.060 Administrative Citations**

16.13.010 Title.

This chapter shall be known and may be cited as the “emergency and hazard placard posting ordinance.”

16.13.020 Purpose.

The purpose of this Chapter is to authorize the establishment of a standard emergency and hazard placard system for use when buildings and structures exhibit actual or threatened dangerous conditions, and to authorize enforcement and penalty procedures in the event building owners, occupants or other persons remove, alter, cover or otherwise fail to comply with the posted placards. This Chapter is not intended to supersede, replace, or preempt any other legal remedy or procedure available to the City, including but not limited to nuisance abatement procedures authorized by local and state laws and regulations.

16.13.030 Chief Building Official Authorized

(a) The Chief Building Official is hereby authorized to establish, maintain and utilize a standard emergency and hazard placard system. The emergency and hazard placard system shall include designated placards for posting on any building or structure, or portion thereof, deemed unsafe or dangerous by the Chief Building Official or his or her authorized representative due to the existence of an actual or threatened dangerous condition or hazard. The placards must generally describe the type of damage or hazard present and restrictions on continued occupancy, if any.

ORDINANCE NO.: 25-007
DATE: DEC 02 2025

- (b) The Chief Building Official may deem a building or structure unsafe or dangerous if, in the Official's judgement, conditions exist that pose a threat to life, health, property, or public welfare. Such building or structure conditions include, but are not limited to:
1. Violation of any provision of DMC Title 16, Building and Construction.
 2. Violation of any applicable state law or regulation,
 3. Damage caused by fire, earthquake, flood, or other disaster.
 4. Structural unsafe or poses risk of collapse.
 5. Any other condition that presents a threat to public health or safety.
- (c) The emergency and hazard placard system and use of any designated placards may be amended or modified as deemed necessary and appropriate by the Chief Building Official.

16.13.040 Violations

Once a placard has been attached to a building or structure, it may not be removed, altered, or destroyed except by an authorized representative of the City, or upon written authorization from the City. It shall be a violation of this Article for any other person, firm, corporation, or other entity to ignore, disregard, remove, alter, destroy, cover up, or fail to comply with the terms and use restrictions of any placard issued and posted pursuant to this Article.

16.13.050 Penalties

Any person, firm, corporation or other entity, whether as owner, lessee, sublessor, sublessee, or occupant, who violates, or causes or permits to be violated, any portion of the provisions of this article is subject to any or all of the following:

- (a) Such person shall be guilty of a misdemeanor offense for each day and every day, or portion thereof, during which any violation is committed, continued or permitted, and upon conviction shall be punishable by a fine of not more than one thousand dollars or by imprisonment for not more than six months, or by both.
- (b) Such person shall be subject to summary or administrative nuisance abatement by the city, and be subject to fines, civil penalties, fees and costs, including reasonable attorney fees imposed by the city pursuant to the summary or administrative abatement procedures contained in the Dixon Municipal Code or any other provisions of law.
- (c) Such person shall be prosecuted in a civil action, criminal action, or both brought by the city. The city attorney or other authorized legal representative may bring an action in a court of competent jurisdiction to enjoin or prosecute any nuisance violation or other violation of this article.

16.13.060 Administrative Citations

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

SECTION 16. Section 16.16.020, Adoption of residential codes, of Chapter 16.16, Residential Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.16.020 Adoption of residential codes.

Those certain codes and standards known as the 2025 California Residential Code, Title 24, California Code of Regulations, Part 2.5 (hereinafter the "California Residential Code" or "CRC") and Appendices BF (Patio Covers), Appendix BH (Automatic Vehicle Gates), Appendix BO (Existing Buildings and Structures), Appendix CI (Swimming Pool Safety Act) and Appendix CJ (Emergency Housing) and by reference the 2024 International Residential Building Code (IRC) published by the International Code Council, are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.05.030. Not less than one (1) copy of the CRC has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

SECTION 17. Section 16.17, Adoption of green building code, of Chapter 16.17, Green Building Code, of Title 16, Building and Construction, of the Dixon Municipal Code is hereby amended as follows:

16.17.020 Adoption of green building code.

Those certain codes and standards known as the 2025 California Green Building Code (hereinafter the "CALGreen Code"), Title 24, California Code of Regulations, Part 11, are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.05.030. Not less than one (1) copy of the CALGreen Code has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

SECTION 18. Chapter 16.20, Wildland-Urban Interface Code, is hereby added to Title 16, Building and Construction, of the Dixon Municipal Code and shall read as follows:

**Chapter 16.20
WILDLAND-URBAN INTERFACE CODE**

Sections:

16.20.010 Title.

ORDINANCE NO.: 25 - 007

DATE: DEC 02 2025

- 16.20.020 Adoption of the Wildland-Urban Interface Code.**
- 16.20.030 Penalties.**
- 16.20.040 Administrative citations.**

16.20.010 Title.

This chapter shall be known and cited as the “Wildland-Urban Interface Code” and may hereinafter be referred to as such or “this code.”

16.20.020 Adoption of wildland-urban interface code.

Those certain codes and standards known as the 2025 California Wildland-Urban Interface Code (hereinafter the “WUI Code”), Title 24, California Code of Regulations, Part 7, are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.02.200. Not less than one (1) copy of the WUI Code has been and is now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov’t Code § 50022 et seq.

16.20.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.20.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

Any complete building permit application that is received prior to the 1st of January, 2026, shall be subject to the provisions of the 2022 California Code of Regulations, Title 24 (Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, and 12), together with any adopted local amendments in effect at the time.

Any building permit application received on or after the 1th day of January, 2026, shall be subject to the 2025 California Code of Regulations, Title 24 (Parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12), along with all local amendments adopted by this Ordinance or remaining in effect, herein, contained in Title 16, Chapters 1-20.

For the purposes of this section, building permit application shall mean the submittal of a complete permit application packet in accordance with the submittal requirements. Any incomplete application shall not be deemed submitted for purposes of this section.

SECTION 20. SEVERABILITY

If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons.

The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, state, or federal law, regulation, or codes dealing with life safety factors.

SECTION 21. PUBLICATION AND EFFECTIVE DATE.

This Ordinance shall be published once, in full or in summary form, before its final passage, in a newspaper of general circulation, published and circulated in the City of San Rafael and shall be in full force and effective on January 1, 2026. If published in summary form, the summary shall also be published within fifteen (15) days after the adoption, together with the names of those Council members voting for or against same, in a newspaper of general circulation published and circulated in the City of Dixon, County of Solano, State of California.

SECTION 22. CERTIFICATION OF COUNCIL ADOPTION AND APPROVAL.

The foregoing ordinance was introduced before the City Council of the City of Dixon, at the regular meeting of the City Council, held on the 18th day of November 2025 and finally adopted at a regular meeting of the City Council held on the 2nd day of December 2025, by the following vote:

ORDINANCE NO.: 25 - 007

DATE: DEC 02 2025

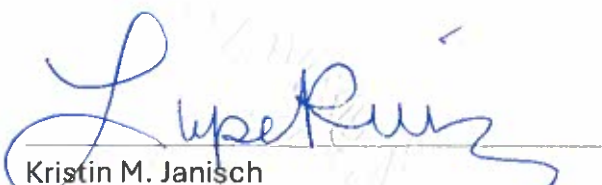
AYES: Ernest, Hendershot, Johnson, Bogue, Bird
NOES: None
ABSENT: None

APPROVED:



Steve Bird
Mayor of the City of Dixon

ATTEST:


for Kristin M. Janisch
Elected City Clerk of the City of Dixon

ORDINANCE NO.: 25 - 007
DATE: DEC 02 2025