

ORDINANCE NO. 26-002

AN ORDINANCE OF THE MARIN COUNTY BOARD OF SUPERVISORS:

AN ORDINANCE ADOPTING BY REFERENCE, WITH CERTAIN MODIFICATIONS, THE 2025 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS, INCLUDING: THE CALIFORNIA BUILDING CODE AND ITS APPENDICES C AND Q; THE CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES BB, BI, BJ, BK BM, BO, AND CJ; THE CALIFORNIA ELECTRICAL CODE; THE CALIFORNIA MECHANICAL CODE; THE CALIFORNIA PLUMBING CODE; THE CALIFORNIA ENERGY CODE; THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE; THE CALIFORNIA HISTORICAL BUILDING CODE; THE CALIFORNIA EXISTING BUILDING CODE; THE CALIFORNIA GREEN BUILDING STANDARDS CODE; THE CALIFORNIA REFERENCED STANDARDS CODE; ARTICLE 8 OF SUBCHAPTER 1 OF CHAPTER 1 OF TITLE 25 CALIFORNIA CODE OF REGULATIONS; 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE.

The BOARD OF SUPERVISORS OF THE COUNTY OF MARIN hereby ordains as follows:

SECTION I. FINDINGS. The Board of Supervisors makes the following findings in support of this ordinance.

1. The Marin County Board of Supervisors finds that in order to best protect the health, safety, and welfare of the citizens of the County of Marin, the standards of building within the County must conform with State law except where local conditions warrant more restrictive regulations, and therefore the County of Marin wishes to adopt by reference the 2025 State Construction Standards in California Code of Regulations Title 24, with certain modifications set forth herein.
2. Pursuant to Sections 17958.5, 17958.7, and 18941.4 of the California Health and Safety Code, the County of Marin determines that the following modifications to the 2025 California Construction Standards are reasonably necessary because of local climatic, geological, or topographical conditions that are unique to the County of Marin as follows:
 - a. Because of the steep terrain, narrow roads, close proximity to the San Andreas and Hayward seismic faults, and the unique conditions exist that require special consideration whenever construction is proposed within the County. Additionally, due to the high temperatures, humidity, rainfall, wind, and restricted accessibility by fire apparatus, and the lack of water supply

for domestic use and fire suppression, there are hazards within the County that require solutions in addition to those specified within the various construction codes.

- b. The County is designated as within Seismic Design Categories D, E, and F and is located in close proximity to the San Andreas and Hayward seismic faults indicated by the U.S. Geological Survey and California Division of Mines and Geology.
- c. The County includes many areas of hills and steep terrain, which are susceptible to earth sliding due to both uncontrolled storm water drainage, rain events, and geology.
- d. The County is populated with the majority of structures constructed of wood framing and most with combustible exterior materials.
- e. Many buildings were erected prior to the enactment of modern zoning and building codes with the result that many are located with little to no property setbacks, which can negatively affect the provision of fire protection services at those locations.
- f. The steep terrain and hilly topography of most of the County, combined with the narrow roads, adversely impact the fire department's ability to respond to emergency situations.
- g. The water pressure and supply available for fire suppression is limited in the hilly areas of the County.
- h. The County's climate is periodically subject to relatively dry winters, hot dry summers and droughts. The County is also subject to a combination of strong winds, low humidity and high temperatures which may lead to the shutoff of electrical power by the serving utility company, thereby negatively impacting the community and the County's emergency services. The lack of rainfall can result in water shortages and reductions in available ground water that impact the public health, safety, and welfare of its citizens and businesses in such a way that their effects should be mitigated through appropriate amendments to the construction codes to prohibit the use of equipment or fixtures which waste water and require water conservation measures, the efficient use of potable water, including utilization of fire-resistive construction and fire protection systems to

reduce the use of water for fire-fighting, and other water-saving measures.

3. Pursuant to Health and Safety Code section 17958(b)(1), the County may adopt the modifications to the 2025 California Construction Standards described herein; other than the modification adopting the Wildland-Urban Interface Code, Part 7, Chapter 5; because such modifications are substantially equivalent to changes or modifications that were previously adopted by the County and in effect as of September 30, 2025. Pursuant to Health and Safety Code sections 17958(b)(1) and (3), the County may adopt the modification to the 2025 California Construction Standards that adopts the Wildland-Urban Interface Code, Part 7, Chapter 5 because that modification is in part substantially equivalent to changes or modifications that were previously adopted by the County and in effect as of September 30, 2025, and in part relates to home hardening.
4. Environmental Review. Adoption of this Ordinance does not require review under the California Environmental Quality Act (CEQA) since it does not constitute a “project” pursuant to CEQA Guidelines section 15378. In addition, adoption of this ordinance is exempt from CEQA review under the “common sense” exemption at section 15061(b)(3) of the CEQA Guidelines (Cal. Code Regs., Tit. 14) because it can be seen with certainty there is no possibility that it will have a significant environmental effect.

SECTION II: AMENDMENTS TO TITLE 19

The following portions of Marin County Code Title 19 (Marin County Building Code) are hereby repealed, amended, and replaced as follows:

- Amend Section 19.04.010 to read as follows:

19.04.010 Marin County Building Codes adopted.

Express findings: Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, the Marin County Board of Supervisors hereby finds adoption of the following appendices are necessary because of local climatic, geological, and/or topographical conditions:

1. Adoption of Appendix C of the 2025 California Building Code regulating group U agricultural buildings is reasonably necessary because Marin's local climatic and topographical conditions (which have historically allowed for large-scale and varied agricultural uses to thrive) are requisite factors supporting our need for the added provisions contained in this appendix.

2. Adoption of Appendix Q of the 2025 California Building Code providing for emergency housing is reasonably necessary because Marin's local climatic, topographical, and geological conditions increases the vulnerability of our aging housing stock to damage from known and future extreme weather, fire, slope-failure, and seismic events.
3. Adoption of Appendix BB of the 2025 California Residential Code regulating tiny houses is reasonably necessary because Marin's topographical conditions reduce the availability and viability of providing sufficient dwelling sites to respond to increased demand for housing;
4. Adoption of Appendix BI of the 2025 California Residential Code regulating light straw-clay construction is reasonably necessary because Marin's local climatic and topographical conditions insofar as our climatic seasonal reduction in vegetative moisture content, combined with Marin's populated steep terrain, prescribe the application of construction materials which are naturally resistant to wildland fire exposure;
5. Adoption of Appendix BJ of the 2025 California Residential Code regulating strawbale construction is reasonably necessary because Marin's local climatic and topographical conditions insofar as our climatic seasonal reduction in vegetative moisture content, combined with Marin's populated steep terrain, prescribe the application of construction materials which are naturally resistant to wildland fire exposure;
6. Adoption of Appendix BK of the 2025 California Residential Code regulating cob construction (monolithic adobe) is reasonably necessary because Marin's local climatic and topographical conditions insofar as our climatic seasonal reduction in vegetative moisture content, combined with Marin's populated steep terrain, prescribe the application of construction materials which are naturally resistant to wildland fire exposure;
7. Adoption of Appendix BM of the 2025 California Residential Code regulating 3D-printed building construction is reasonably necessary because Marin's local climatic and topographical conditions insofar as our climatic seasonal reduction in vegetative moisture content, combined with Marin's populated steep terrain, prescribe the application of construction materials which are naturally resistant to wildland fire exposure.
8. Adoption of Appendix BO of the 2025 California Residential Code regulating existing buildings and structures is reasonably necessary because Marin's geology increases the vulnerability of our aging housing stock to damage from known local seismic activity;
9. Adoption of Appendix CJ of the 2025 California Residential Code providing for emergency housing is reasonably necessary because Marin's local climatic, topographical, and geological conditions increases the vulnerability of our aging housing stock to damage from known and future extreme weather, fire, slope failure, and seismic events.

10. Adoption of Division A4.6 (excluding Section A4.601.5 Tier 2) of the 2025 California Green Building Standards Code regulating Tier 1 compliance is reasonably necessary because of Marin's local topographical and environmental conditions insofar as the County of Marin is bordered by sea water on three sides, presenting a direct adverse local impact to potential sea level rise as the result of construction related contributions to climate change.

This title shall be known as the Marin County Building Code. The promotion of healthy, safe, and sustainable communities; the preservation of Marin's unique environmental heritage; and the welfare and meaningful participation of the people of the county of Marin and protection of the property situated therein require adopting the following codes:

- (1) The 2025 edition of the California Building Code, known as California Code of Regulations, Part 2 of Title 24, incorporating the 2024 edition of the "International Building Code" published by the International Code Council, including: Appendix C for group U agricultural buildings; and Appendix Q for emergency housing; with exceptions, additions and deletions as provided in this title.
- (2) The 2025 edition of the California Residential Code, known as California Code of Regulations, Part 2.5 of Title 24, incorporating the 2024 edition of the "International Residential Code" published by the International Code Council, including: Appendix BB for tiny houses; Appendix BI for light straw-clay construction; Appendix BJ for strawbale construction; Appendix BK for cob construction (monolithic adobe); Appendix BM for 3D-printed building construction; Appendix BO for existing buildings and structures; and Appendix CJ for emergency housing; with exceptions, additions and deletions as provided in this title.
- (3) The 2025 edition of the California Electrical Code, known as California Code of Regulations, Part 3 of Title 24, incorporating the 2023 edition of the "National Electrical Code" published by the National Fire Protection Association, with exceptions, additions and deletions as provided in this title.
- (4) The 2025 edition of the California Mechanical Code, known as California Code of Regulations, Part 4 of Title 24, incorporating the 2024 edition of the "Uniform Mechanical Code" published by the International Association of Plumbing and Mechanical Officials, with exceptions, additions, and deletions as provided in this title.
- (5) The 2025 edition of the California Plumbing Code, known as California Code of Regulations, Part 5 of Title 24, incorporating the 2024 edition of the "Uniform Plumbing Code" as published by the International Association of Plumbing and Mechanical Officials, with exceptions, additions, and deletions as provided in this title.
- (6) The 2025 edition of the California Energy Code known as California Code of Regulations, Part 6 of Title 24.

- (7) The 2025 edition of the California Wildland-Urban Interface Code known as California Code of Regulations, Part 7 of Title 24.
- (8) The 2025 edition of the California Historical Building Code known as California Code of Regulations, Part 8 of Title 24.
- (9) The 2025 edition of the California Existing Building Code, known as California Code of Regulations, Part 10 of Title 24, incorporating content from the 2024 edition of the "International Existing Building Code" published by the International Code Council.
- (10) The 2025 edition of the California Green Building Standards Code known as California Code of Regulations, Part 11 of Title 24, including Division A4.6 for Tier 1, with exceptions, additions, and deletions as provided in this Title.
- (11) The 2025 edition of the California Referenced Standards Code known as California Code of Regulations, Part 12 of Title 24.
- (12) Article 8 (commencing with Section 74) of Subchapter 1 of Chapter 1 of Title 25 of the California Code of Regulations, with changes or modifications as provided in Chapter 19.20 of the Marin County Code.
- (13) The 2024 edition of the International Property Maintenance Code, with exceptions, additions, and deletions as provided in this title.

- Amend Section 19.04.012 to read as follows:

19.04.012 Construction of terms.

Contained within the provisions of this title, Chapter 11.20, Chapter 11.21 and the codes adopted in Section 19.04.010, where the word "city" occurs, it means the word "county," where the words "city council" occur, they mean the words "board of supervisors," and where the words "chief building official," "building official," "administrative authority," "chief building inspector" or "authority enforcing this code" occur, they mean the words "building official" of Marin County.

- Amend Section 19.04.022 to read as follows:

19.04.022 Chief building official's powers and duties.

- (a) The chief building official is authorized and directed to enforce all of the provisions of these codes and for such purpose shall have the powers of a peace officer.
- (b) In addition to other specific duties, it shall be the duty of the chief building official and deputies to be familiar with and to cooperate with the Marin County Fire Department in the enforcement of laws and regulations of the state of California and any local ordinances relating to:
 - (1) The installation of automatic and other fire alarm and extinguishing equipment where required before occupancy;

- (2) The requirements for storage and use of flammable material;
 - (3) The requirements of adequate means of egress in case of fire in factories, stores, hotels, apartment houses, asylums, schools, hospitals, places of public assemblage and all other places in which a number of persons will be housed, live, work or congregate;
 - (4) Cooperation with the Chief of the Marin County Fire Department, when called upon to do so, in the investigation of the cause, origin and circumstances of fire; provided, however, that the primary responsibility, insofar as the provisions of any of the foregoing affect the construction of new and alteration of existing structures, shall lie with the chief building official, and insofar as the same relate to the use and operation of premises or the structures and personal property located thereon after the final inspection, shall lie with the Chief of the Marin County Fire Department or other appropriate fire protection authority.
- (c) *Handling funds.* It shall be the duty of the chief building official to keep a permanent record of all funds paid into his/her office, which funds shall be turned over to the county treasurer at least once each week for deposit in the building and safety division fund of the county of Marin for which the county treasurer shall render a receipt.
 - (d) *Custodian of plans.* The chief building official shall be custodian of all building plans and other records pertaining to his/her office and the work thereof, and he/she shall allow none to leave official county control. Upon relinquishment of his/her office shall turn such records over to his/her successor in proper order and condition.
 - (e) *Administration duties.* It shall be the duty of the chief building official to administer all the provisions of this chapter, to condemn any building, work, fixture, or condition which, by violation of any provision of this chapter, is detrimental to public health and safety, to conduct all his official actions by accepted and standard methods and procedures, which shall also govern his/her treatment of any details of construction not covered by this chapter. However, any alteration, repair or installation of a nonconforming nature which, in his/her opinion, can only decrease hazard to health and safety, may be authorized by him/her in writing when strict compliance with this chapter would cause an unwarranted hardship.
 - (f) *Enforcement/citation authority.* The following designated employee positions may enforce the provisions of this title and Chapters 11.20 and 11.21 of this code by the issuance of citations. Persons employed in such positions are authorized to exercise the authority provided in Penal Code Section 836.5 and are authorized to issue citations for violations of this title and Chapter 11.20 of these codes. The designated employee positions are: (1) building official; (2) assistant building official; and (3) senior building inspector; and (4) building inspector I and II.

- Amend Section 19.04.064 to read as follows:

19.04.064 Amendments to 2025 Wildland-Urban Interface Code – Chapter 5.

Express finding: Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, the Marin County Board of Supervisors hereby finds the following fire protection modifications to the California Wildland-Urban Interface Code as set forth in this section are reasonably necessary because of Marin's local climatic and topographical conditions insofar as our climatic seasonal reduction in vegetative moisture content, combined with Marin's populated steep terrain, require the following enhanced fire protection measures.

- Section 501.1 of the 2025 Wildland-Urban Interface Code is hereby amended to read as follows:

501.1 Scope. New and substantially remodeled buildings and structures located in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the enforcing agency shall be constructed in accordance with the California Building Code and this code. This chapter applies to building materials, system and/or assemblies used in the exterior design and construction of new buildings, substantial remodels, additions, modifications, and/or relocation within a Fire Hazard Severity Zone or Wildland Urban Interface (WUI) Fire Area as defined in Section 202.

Exceptions:

1. Group U accessory structures not exceeding 120 square feet (11m²) in floor area where located not less than 50 feet (15 240 mm) from applicable buildings.
2. Group U agricultural buildings not less than 50 feet (15 240 mm) from applicable buildings.

- Section 501.5 of the 2025 Wildland-Urban Interface Code is hereby added:

Section 501.5 Definitions.

MODIFIED. Any replacement either same in size or different in size or an addition of any building component.

- Section 503.1 of the 2025 Wildland-Urban Interface Code is hereby amended to read as follows:

Section 503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area shall meet the construction requirements in accordance with Chapter 5. Materials required to be ignition-resistant building materials shall comply with the requirements of Section 503.2.

Exceptions:

1. New accessory buildings and miscellaneous structures complying with Section 504.11.

2. Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.

- Section 503.3.1 of the 2025 Wildland-Urban Interface Code is hereby amended to read as follows:

Section 503.3.1 Qualification by Testing. Material and material assemblies tested in accordance with the requirements of Section 503 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal or identified in a current report issued by an agency approved by the building official and/or the fire official.

- Section 504.7.3.5 of the 2025 Wildland-Urban Interface Code is hereby added to read as follows:

Section 504.7.3.5 Deck Repairs. Repairs to decks that require replacement or removal of less than 50% of the existing square footage of deck surfaces do not have to meet the requirements of Section 504.7.3.2.

Repairs to decks that require replacement or removal of more than 50% of the existing square footage of deck surfaces shall have deck surface materials that meet the requirements of Section 504.7.3.2.

Repairs to decks that require replacement or removal of less than 50% of the supporting structure of deck surfaces do not have to meet the requirements of Section 504.7.3.2.

Repairs to decks that require replacement or removal of more than 50% of the supporting structure of deck surfaces, shall have deck surface and supporting structure materials that meet the requirements of Section 504.7.3.

- Section 504.8 of the 2025 Wildland-Urban Interface Code is hereby amended to read as follows:

Section 504.8 Exterior glazing. New or replacement: Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be constructed of any of the following:

1. Multilayered glazed panels with at least one pane of tempered glass complying with Section 2406 of the California Building Code.
2. Glass block.
3. Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9, and shall be exempt from the hose stream test.

4. Glazing meeting the performance requirements of SFM Standard 12-7A-2.

- Section 504.9 of the 2025 Wildland-Urban Interface Code is hereby amended to read as follows:

Section 504.9 Exterior doors. New or modified: Exterior doors shall be constructed in accordance with any of the following:

1. Noncombustible construction.
2. Solid-core wood not less than 1-3/4 inches thick (44 mm).
3. The exterior door shall be constructed of solid core wood that complies with the following requirements:
 - 3.1 Stiles and rails shall not be less than 1-3/8 inches (35 mm) thick.
 - 3.2 Raised panels shall not be less than 1-1/4 inches (32 mm) thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch (10 mm) thick.
4. Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B or UL 10C.
5. The exterior surface or cladding meeting the performance requirements of Section 504.9.3 when tested in accordance with ASTM E2707.
6. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

Windows within doors and glazed doors shall be in accordance with Section 504.8.

- Section 508 of the 2025 Wildland-Urban Interface Code is hereby added to read as follows:

Section 508 – Replacement or Repair of Exterior Wall Coverings

Section 508.A General. The exterior wall covering on buildings or structures in existence prior to the adoption of this code, when more than fifty percent (50%) of exterior wall covering on one face or elevation of a structure is repaired or replaced within a twelve (12) month period, the entire face or elevation of exterior wall covering shall comply with Section 504.5.2 of this code.

- Amend Section 19.04.065 to read as follows:

19.04.065 Fire protection systems.

Express finding: Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, the Marin County Board of Supervisors hereby finds the following fire protection modifications to the California Building Code as set forth in this section are reasonably necessary because of Marin's local climatic and topographical conditions insofar as our climatic seasonal reduction in vegetative moisture content, combined with Marin's populated steep terrain, require the following enhanced fire protection measures.

Fire protection systems for all buildings shall be in conformance with the requirements contained within the 2025 California Fire Code, as adopted, amended and set forth in Title 16 of this code, and adopted herein by reference, and administered by the fire code official.

- Amend Section 19.04.070 to read as follows:

19.04.070 Emergency escape and rescue openings.

Express finding: Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, the Marin County Board of Supervisors hereby finds the following emergency escape modification to the California Residential Code as set forth in this section are reasonably necessary because of Marin's local topographical conditions insofar as our populated steep terrain, require the following enhanced emergency rescue measure.

Section R319.1 of Chapter 3 of the 2025 California Residential Code (Title 24, Part 2.5), California Code of Regulations is hereby amended by adding this paragraph as follows:

Emergency escape and rescue openings serving unsprinklered sleeping areas on the second floor or with escape openings over twelve feet above grade shall be provided with an approved permanent escape ladder or device.

- Amend Section 19.04.071 to read as follows:

19.04.071 Emergency housing.

Express findings: Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, the Marin County Board of Supervisors hereby finds the following modifications to Appendix Q of the 2025 California Building Code and Appendix CJ of the 2025 California Residential Code are reasonably necessary to limit the application of these appendices to conform with the authority and provisions within Government Code Section 8698.4 and during a declaration of a shelter crisis by the Marin County Board of Supervisors:

Appendix Section Q101.1 of the 2025 California Building Code (Title 24, Part 2, Volume 2), California Code of Regulations is hereby amended to read as follows:

Q101.1 Scope. Application of this appendix shall be limited to the duration, terms, and locations specified in a duly declared shelter crisis by the Marin County Board of Supervisors in accordance with the authority and provisions provided within Government Code Section 8698.4. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section Q102.

Appendix Section CJ101.1 of the 2025 California Residential Code (Title 24, Part 2.5), California Code of Regulations is hereby amended to read as follows:

CJ101.1 Scope. Application of this appendix shall be limited to the duration, terms, and locations specified in a duly declared shelter crisis by the Marin County Board of Supervisors in accordance with the authority and provisions provided within Government Code Section 8698.4. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section CJ102.

- Amend Section 19.04.080 to read as follows:

19.04.080 Fire classification.

Express finding: Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, the Marin County Board of Supervisors hereby finds the following fire classification modifications to the California Building Code as set forth in this section are reasonably necessary because of Marin's local climatic and topographical conditions insofar as our climatic seasonal reduction in vegetative moisture content, combined with Marin's populated steep terrain, require the following enhanced fire classification measures.

Table 1505.1 of Chapter 15 of the 2025 California Building Code (Title 24, Part 2), California Code of Regulations is amended to read as follows:

TABLE 1505.1*
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPES OF CONSTRUCTION

I A	I B	II A	II B	III A	III B	IV	V A	V B
A	A	A	A	A	A	A	A	A

* Unless otherwise required in accordance with Section 19.04.064.

Sections 1505.1.2 and R902.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class A.

Sections 1505.1.3 and R902.1.3 Roofing requirements in a Wildland-Urban Interface Fire Area. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the

entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class A.

- Amend Section 19.07.040 to read as follows:

19.07.040 California Building Standards Code amendments.

Section 1901.2 of the 2025 California Building Code is hereby amended as follows:

1901.2 Plain and reinforced concrete. Structural concrete shall be designed and constructed in accordance with the requirements of this chapter and ACI 318 as amended in Section 1905 of this code and Chapter 19.07 of Marin County Code. Other than compliance with Chapter 19.07 of Marin County Code, except for the provisions of Sections 1904 and 1907, the design and construction of slabs on grade shall not be governed by this chapter unless they transmit vertical loads or lateral forces from other parts of the structure to the soil.

Section R402.2.1 of the 2025 California Residential Code is hereby amended as follows:

R402.2.1 Materials for concrete. Materials for concrete shall comply with the requirements of Section R608.5.1, as amended by Chapter 19.07 of Marin County Code.

Section R404.1.3 of the 2025 California Residential Code is hereby amended as follows:

R404.1.3 Concrete foundation walls. Concrete foundation walls that support light-frame walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332, or PCA 100, as amended by Chapter 19.07 of Marin County Code. Concrete foundation walls that support above-grade concrete walls that are within the applicability limits of Section R608.2 shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332, or PCA 100, as amended by Chapter 19.07 of Marin County Code. Concrete foundation walls that support above-grade concrete walls that are not within the applicability limits of Section R608.2 shall be designed and constructed in accordance with the provisions of ACI 318, ACI 332, or PCA 100, as amended by Chapter 19.07 of Marin County Code. Where ACI 318, ACI 332, PCA 100 or the provisions of this section, as amended by Chapter 19.07 of Marin County Code, are used to design concrete foundation walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.

Section R506.1 of the 2025 California Residential Code is hereby amended as follows:

R506.1 General. Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 332, as amended by

Chapter 19.07 of Marin County Code. Floors shall be a minimum 3 1/2 inches (89mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

Section R608.5 of the 2025 California Residential Code is hereby amended as follows:

R608.5 Materials. Materials used in the construction of concrete walls shall comply with this section, as amended by Chapter 19.07 of Marin County Code.

Section 301 of the 2025 California Green Building Standards Code is hereby augmented with the following:

301.6 Low-carbon concrete requirements for all projects. Plain and reinforced concrete installed as part of any project subject to the application of this code shall demonstrate compliance with the requirements of Chapter 19.07 of Marin County Code, the full text of which is herein added to this code by reference.

Section A4.403.2 of the 2025 California Green Building Standards Code is hereby amended as follows:

A4.403.2 Reduction in cement use. As allowed by the enforcing agency, cement use in foundation mix design shall be reduced as outlined in the requirements of Chapter 19.07 of Marin County Code.

Section A5.405.5 of the 2025 California Green Building Standards Code is hereby amended as follows:

A5.405.5 Cement and concrete. Use cement and concrete made with recycled products and complying with the following sections and the requirements of Chapter 19.07 of Marin County Code.

- Amend Section 19.14.020 to read as follows:

19.14.020 Additional verifications required.

Prior to, and as a condition of the issuance and final inspection of any maintenance or minor improvement permits (i.e., permits not requiring the submittal of plans and plan review approval prior to permit issuance), the permit applicant must demonstrate compliance with the following requirements by submitting a signed affirmative declaration indicating compliance with this chapter to the building inspector during final inspection. Each signed declaration shall be retained and attached to the permanent record of the permit.

Prior to, and as a condition of the issuance and final inspection of any other permit (i.e., permits requiring the submittal of plans and plan review approval prior to permit issuance), the permit applicant must demonstrate compliance with the following requirements through an inspection of the property by the building inspector in connection with the final inspection associated with the permit, except that compliance with California Civil Code 1101.4 (a), 1101.5 (d)(2), and California Plumbing Code 401.3

for water conserving plumbing fixtures may be verified by providing a signed affirmative declaration indicating compliance. The building inspector's approval of final inspection shall serve as verification of compliance with this chapter and shall be retained and attached to the permanent record of the permit.

1. For all building permits issued after July 1, 2023: In accordance with California Civil Code sections 1101.4 (a) and 1101.5 (d)(2), and California Plumbing Code 401.3, for all building alterations or improvements to dwelling units within residential real property, as a condition for issuance of a certificate of final completion and occupancy, or final approval by the Marin County Community Development Agency Building and Safety Division, the permit holder shall replace all noncompliant plumbing fixtures with water conserving plumbing fixtures that comply with the latest edition of the California Plumbing Code.
 2. For all building permits issued after July 1, 2023: Pursuant to California Health and Safety Code section 13113.7(a)(2) and California Residential Code section R310.2.2, smoke alarms approved by the State Fire Marshal shall be installed and verified in residential dwelling units undergoing alterations and improvements when the value of the alteration or improvement is at least one thousand dollars.
 3. For all building permits issued after July 1, 2023: Pursuant to California Health and Safety Code section 17926(a) and California Residential Code section R311.2, carbon monoxide alarms shall be installed and verified in all existing dwelling units where either or both of the following conditions exist: 1) The dwelling unit contains a fuel-fired appliance or fireplace; or 2) The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.
 4. For all building permits issued after July 1, 2023: In accordance with this chapter and Chapter 19.13, for any gate more than forty-eight inches in width or more than eighty-four inches in height (except for gates serving rural agricultural properties, as determined by the director, or her/his assign), gate safeguards providing fall-over protection are required to be installed and maintained by the property owner. As a condition of final inspection, the permit holder shall ensure that existing gates requiring fall-over protection safeguards are provided with compliant installed safeguards and verified in accordance with this chapter prior to permit closure.
- Amend Section 19.18.040 to read as follows:

19.18.040 Code requirements—General.

Except as provided herein, each floating home or ark shall comply with the provisions of Chapter 19.04. A dwelling unit which meets the minimum requirements for efficiency dwelling unit set forth under the current edition of the California Residential Code (Title 24, Part 2.5), California Code of Regulations may be newly constructed, provided all stability design is performed in accordance with this chapter. As an alternative to the ceiling heights specified in Section R313 of the 2025 California Residential Code, minimum ceiling heights may be six feet, six inches, provided that no portion of the ceiling is less than six feet, six inches and that floor areas comply with Section 19.18.045(b) of the Marin County Code.

SECTION III: VALIDITY

If any section, subsection, sentence, clause, or phrase of the provisions depicted in this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining provisions adopted under this Ordinance. The Board of Supervisors of Marin County hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases thereof shall be declared invalid.

SECTION IV: EFFECTIVE DATE AND PUBLICATION.

This ordinance shall be and is hereby declared to be in full force and effect thirty (30) days from and after the date of its passage. Pursuant to Government Code section 25124, a summary of the ordinance shall be published once before the expiration of fifteen (15) days after its passage, with the names of the supervisors voting for and against the same, in the Marin Independent Journal, a newspaper of general circulation published in the County of Marin.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held on this 24th day of February by the following vote:

AYES: SUPERVISORS: Sackett, Colbert, Moulton-Peters, Rodoni, Lucan

NOES: NONE

ABSENT: NONE



Eric Lucan, President
Board of Supervisors

ATTEST:

Denise Cunha
Deputy Clerk