



ORDINANCE No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING TITLE 14 OF THE NEVADA COUNTY CODE, ADOPTING THE 2025 CALIFORNIA BUILDING STANDARDS AND LOCAL AMENDMENTS THERETO; AND ADOPTION OF EXPRESS FINDINGS OF REASONABLE NECESSITY FOR CHANGES AND MODIFICATIONS TO THE CALIFORNIA BUILDING STANDARDS CODE BASED ON LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS

THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION I:

The State of California revises its building standards on a triennial basis. The building standards are intended to regulate and govern the conditions and maintenance of all property, buildings, and structures by providing standards for supplied utilities, facilities, and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupancy and use.

It is the purpose and the intent of this Ordinance to make substantive revisions to Title 14 (Building) of the Nevada County Code to ensure Nevada County's conformity to the 2025 edition of the California Building Standards, to wit, the California Building Code, the California Residential Code, the California Green Building Standards Code, the California Plumbing Code, the California Electrical Code, the California Fire Code, the California Mechanical Code, the California Energy Code, the California Referenced Standards Code, the California Historical Building Code, the California Existing Building Code, the 1997 Uniform Housing Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, the 2021 International Swimming Pool and Spa Code and the 2021 International Property Maintenance Code.

Pursuant to Health and Safety Code Section 17958.5, *et seq.*, a county may make such changes or modifications in the requirements contained in the provisions of the California Building Standards Codes, as are reasonably necessary because of local climatic, geological, or topographical conditions. Nevada County's amendments to the 2025 California Building Standards, which have been made in response to unique climatic, geological, or topographical conditions in Nevada County, are codified in Title 14 of the Nevada County Code. Local amendments to the California Building Standards Code shall not become effective until the modifications and findings have been filed with the Building Standards Commission.

SECTION II:

Title 14 of the Nevada County Code is hereby amended to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

SECTION III:

The Board hereby finds and declares:

1. The local amendments to the 2025 California Building Standards, as codified in Title 14 of the Nevada County Code, are reasonably necessary because of local climatic, geological, and topographical conditions within the County.

2. Amendments which are deemed more restrictive than the published 2025 California Building Standards are substantially equivalent to a change previously filed by the county and were in effect as of Sept. 30, 2025, in accordance with Health & Safety Code sections 17958, 17958.5, 17958.7, and 18941.5.

3. The Board hereby finds and declares that this Ordinance is exempt from CEQA review pursuant to the CEQA guidelines, including Section 15378(b)(5) as an organizational or administrative governmental activity that will not result in direct or indirect physical changes to the environment, and Section 15060(c)(2) as it does not create a potential for direct, indirect, or reasonably foreseeable physical change in the environment.

SECTION IV:

If any provision of this Ordinance is held unconstitutional or otherwise invalid, the remainder of the Ordinance shall not be affected hereby and shall remain in full force and effect. This Ordinance shall take effect and be in force at the expiration of thirty (30) days from and after its passage, and it shall become operative on the ____ day of _____, _____, and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the Supervisors voting for and against same in _____, a newspaper of general circulation printed and published in the County of Nevada.

EXHIBIT A

TITLE 14. BUILDINGS

CHAPTER 1. GENERAL

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Section 14.01.040 Codes and Regulations Adopted.

Subject to the modifications and amendments contained in this Chapter, the following codes and standards are hereby adopted and incorporated into the Nevada County Code by reference and having the legal effect as if their respective contents were set forth herein:

- A. Division II, Scope and Administration, 2025 California Building Code.
- B. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 12 (California Referenced Standards Code), in whole thereof.
- C. The 2025 edition of the California Building Code, known as the California Code of Regulations, Title 24, Part 2 (California Building Code), incorporating the International Building Code, 2024 Edition, of the International Code Council, the whole thereof with State amendments, including appendixes "C," "H," "I" and "J" and amendments set forth in 14.03, California Building Code Amendments, of this Chapter.
- D. The 2025 edition of the California Building Code, known as the California Code of Regulations, Title 24, Part 2 (California Building Code), incorporating the International Building Code, 2024 Edition, of the International Code Council, the whole thereof with State amendments, including appendixes "C," "H," "I" and "J" and amendments set forth in 14.03, California Building Code Amendments, of this Chapter.
- E. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 7 (Wildland-Urban Interface Code), incorporating the International Wildland Urban Interface Code, 2024 Edition, of the International Code Council, the whole thereof with State amendments including appendix chapters.
- F. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 5 (California Plumbing Code), incorporating the Uniform Plumbing Code, 2024 Edition, of the International Association of Plumbing and Mechanical Officials, the whole thereof with State amendments, including appendix chapters and amendments set forth in 14.05, California Plumbing Code Amendments, of this Chapter.
- G. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 4 (California Mechanical Code), incorporating the Uniform Mechanical Code, 2024 Edition, of the International Association of Plumbing and Mechanical Officials, the whole thereof with State amendments, including appendix chapters and amendments set forth in 14.08, California Mechanical Code Amendments, of this Chapter.
- H. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 3 (California Electrical Code), incorporating the National Electrical Code, 2023 Edition, of the National Fire Protection Association, the whole thereof with State amendments,

including annex chapters and amendments set forth in 14.11, California Electrical Code Amendments, of this Chapter.

- I. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 2.5 (California Residential Code) incorporating the International Residential Code, 2024 Edition, of the International Code Council, the whole thereof with State Amendments, including appendixes "BB," "BF," "BG," "BJ," and "BO" and amendments as set forth in 14.04, California Residential Code Amendments, of this Chapter.
- J. The 2025 edition of the California Building Standards Code, known as the California Code of Regulation, Title 24, Part 11 (California Green Building Standards Code) in whole thereof, with State Amendments.
- K. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 6 (California Energy Code) in whole thereof, with State Amendments.
- L. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 8 (California Historical Building Code) in whole thereof, with State Amendments.
- M. The 2025 edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 10 (California Existing Building Code), incorporating the International Existing Building Code, 2024 Edition, of the International Code Council, the whole thereof with State Amendments.
- N. The 2024 International Property Maintenance Code, of the International Code Council.
- O. The 1997 Uniform Code for the Abatement of Dangerous Buildings, of the International Conference of Building Officials.
- P. The 1997 Uniform Housing Code, of the International Conference of Building Officials.
- Q. International Swimming Pool and Spa Code, 2021 edition with the amendments set forth in 14.09, International Swimming Pool and Spa Code Amendments, of this Chapter.

(Ord. 2374. (01/14/2014); Ord. 2424. (12/13/2016); Ord. 2473. (01/14/2020); Ord. 2515. (12/06/2022); Ord. 2515. (12/13/2022); Ord. 2531. (10/24/2023))

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Section 14.03.120 Section 1608.2: Ground Snow Loads (change to read as follows).

- A. All of Nevada County is declared a snow area. Buildings and structures shall be designed to resist snow loads as set forth herein or per ASCE 7-22, whichever is greater. Except as provided in this Section, snow load requirements shall be as shown in Tables 14.03.120-C-1 and 14.03.120-C-2.

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Section 14.05.240 California Fire Code, Section 603: Electrical Equipment, Wiring and Hazards (add a subsection to read): 603.3.2 Auxiliary Generator Power.

604.3.2 Auxiliary Energy System Disconnect Switch- A remote auxiliary energy system disconnect switch shall be provided where any of the following conditions occur:

- 1. In new or remodeled structures equipped with multiple electrical sources, such as fuel cells, BESS, generators or solar photovoltaic systems.

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2. In existing structures where a new electrical power source is provided, such as fuel cells, BESS, generators or solar photovoltaic systems.

Auxiliary Energy System Disconnect Switch location

1. The auxiliary energy system disconnect switch shall be installed on the exterior of the main building.
2. Where multiple power sources serve a structure, an auxiliary energy system disconnect switch shall be provided for each power source. Multiple power sources can be connected to a single auxiliary energy system disconnect switch where allowed by the *California Electrical Code*.
3. Where multiple auxiliary energy system disconnect switches are provided for a single structure, the disconnect switches shall be separated by no more than 3 feet (914 mm).

Auxiliary Energy System Disconnect Switch Labeling

1. Electrical auxiliary energy system disconnect switch shall be hard wired to the power source it controls. Each auxiliary energy system disconnect switch shall have an approved, permanently mounted, all weather sign indicating the power source it controls. For example, "MAIN POWER DISCONNECT SWITCH", "GENERATOR DISCONNECT SWITCH", and "BATTERY ENERGY STORAGE SYSTEM DISCONNECT SWITCH."

