



CITY COUNCIL REGULAR MEETING AGENDA

**October 28, 2025 - 7:00 PM
In Person**

PARTICIPATION: Members of the public are invited to participate by attending the meeting at the Los Altos Council Chamber, located at Los Altos City Hall, 1 N. San Antonio Rd, Los Altos, CA, during the meeting.

Public comments are accepted in person at the physical meeting location or via email to PublicComment@losaltosca.gov or through the Public Comment forum on the city website: [Public Comments Form](#).

RULES FOR CONDUCT: According to Los Altos Municipal Code, Section 2.05.010 "Interruptions and rules for conduct": Understanding that the purpose of the city council meetings is to conduct the people's business for the benefit of all the people, in the event that any meeting of the city council is willfully interrupted by a person or group of persons so as to render the orderly conduct of the meeting impossible, the mayor, mayor pro tem, or any other member of the city council acting as the chair may order the removal of the person or persons responsible for the disruption and bar them from further attendance at the council meeting, or otherwise proceed pursuant to Government Code Section 54957.0 or any applicable penal statute or city ordinance.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comments will be accepted in person, and members of the public may submit written comments by following the instructions below.

<https://losaltosca-gov.zoom.us/j/84612129130?pwd=ETbxvDbosQC8mAnAtr8m0YPOueuSdd.1>

Telephone: 1-669-444-9171 / Webinar ID: 846 1212 9130 / Passcode: 969931

SUBMIT WRITTEN COMMENTS: Before the meeting, comments on matters listed on the agenda may be emailed to publiccomment@losaltosca.gov. Emailed public comments sent directly to the City Council, either as a group or individually, will not be included in the agenda packet but may be disclosable as part of a public records request. Emails sent to publiccomment@losaltosca.gov will be included in the appropriate agenda packet and are also disclosable as part of a public records request.

Please note: Personal information, such as e-mail addresses, telephone numbers, home addresses, and other contact information, is not required to be included with your comments. If this information is included in your written comments, it will become part of the public record. Redactions and/or edits will not be made to public comments, and the comments will be posted as submitted. Please do not include any information in your communication that you do not want to be made public.

Correspondence submitted in hard copy/paper format must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Hard copy/paper format comments presented during the meeting will be distributed to the City Council the following day. Members of the public may present a copy of their comments or attachments to the City Clerk for distribution to the City Council.

The Mayor will open public comment and will announce the length of time provided for comments during each item.

AGENDA

CALL MEETING TO ORDER

ESTABLISH QUORUM

PLEDGE OF ALLEGIANCE

REPORT ON CLOSED SESSION

CHANGES TO THE ORDER OF THE AGENDA

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Council's attention any item that is not on the agenda. The Mayor will announce the time speakers will be granted before comments begin. Please be advised that, by law, the City Council is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Council or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Mayor.

1. **Approval of Meeting Minutes**
Approve the Draft Meeting Minutes for the Regular Meeting of October 14, 2025
2. **Adoption of Resolution - Amendment to a Professional Service Agreement**
Adopt a Resolution authorizing the City Manager to execute an Amendment No.1 to the Professional Service Agreement with Harris & Associates in the Amount of \$129,811.06 for the Downtown Parking Lot Resurfacing Project
3. **Adoption of Resolution - Fire Protection Services Contract**
Adopt a resolution regarding fire protection service options in the City of Los Altos
4. **Adoption of Resolution - Donation Acceptance**
Adopt a resolution accepting a \$100,000 donation from the Chou Family for public safety improvements and allocating the full amount to the 999 Fremont Capital Project (Project No. 10004 / CF-01006)

SPECIAL ITEMS

Issue Proclamation Recognizing the Chou Family Donation for the 999 Fremont Police Substation

PUBLIC HEARING

5. **2025 Los Altos Building Code Updates**
Two actions for Council consideration:
 - Adopt an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Title 12 for Buildings and Construction of the Los Altos Municipal Code; and

- Adopt an Ordinance of the City Council of the City of Los Altos Adding Title 12 for Buildings and Construction to the Los Altos Municipal Code Including Chapters 12.04, 12.06, 12.08, 12.10, 12.12, 12.14, 12.16, 12.18, 12.20, 12.22, 12.24, 12.26, 12.28, 12.30, 12.32, 12.34, 12.36, 12.38, and 12.40 to Adopt by Reference the 2025 California Building Codes with Local Amendments; and Find that both actions are exempt from environmental review pursuant to Section 15061(b)(3) and 15308 of the California Environmental Quality Act (CEQA) Guidelines.

DISCUSSION ITEMS

6. **Discuss Los Altos Chamber of Commerce Contract Amendment**
Amend contract with Los Altos Chamber of Commerce

INFORMATIONAL ITEMS / COUNCIL Q&A

There will be no discussion or action on Informational Items. The Council Q&A will be included in the packet the day of the meeting.

7. **Tentative Council Calendar and Housing Element Update Implementation Calendar**
8. **10-28-2025 Council QA**

COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

ADJOURNMENT

(Council Norms: It will be the custom to have a recess at approximately 9:00 p.m. Prior to the recess, the Mayor shall announce whether any items will be carried over to the next meeting. The established hour after which no new items will be started is 11:00 p.m. Remaining items, however, may be considered by consensus of the Council.)

SPECIAL NOTICES TO THE PUBLIC

According to the City Council Norms and Procedures: It will be customary to have a recess at approximately 9:00 p.m. Before the recess, the Mayor shall announce whether any items will be carried over to the next meeting. The established hour after which no new items will be started is 11:00 p.m. Remaining items, however, may be considered by consensus of the Council.

In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please get in touch with the City Clerk at least 72 hours before the meeting.

All public records relating to an open session item on this agenda, which are not exempt from disclosure according to the California Public Records Act, and that are distributed to a majority of the legislative body, will be available for public inspection at the same time that the public records are distributed or made available to the legislative body.

Melissa Thurman

From: Wendy Chou <wendy.chou@acterra.org>
Sent: Tuesday, October 28, 2025 8:07 AM
To: Public Comment
Cc: Lauren Weston; Dennis Murphy
Subject: Re: Item #5 on tonight's agenda - building code updates
Attachments: Acterra_LosAltosReachCode_Comment_Agenda_Item_5_Oct_28_2025.pdf

Dear Mayor Dailey, Vice Mayor Fligor, and Councilmembers,

Thank you for your service on behalf of the residents of the City of Los Altos. Please find Acterra's comment (on the topic of the 2025 building code updates) provided as an attachment to this email.

Sincerely,
Wendy Chou

Wendy Chou (she/her)

Coalition and Project Senior Manager
Acterra: Action for a Healthy Planet
408-459-9073
acterra.org | [Subscribe](#)

Acterra staff use [self-identified pronouns](#) to support workplace inclusion for everyone.

I respectfully acknowledge that my work takes place on the ancestral and unceded land of the of the Ramaytush Ohlone. [Whose land are you on?](#)

We practice [Slow Fridays](#). Messages received on Fridays may have a delayed response.



October 27, 2025

SUPPORT: Agenda Item #5. 2025 Building Code Updates

Email: PublicComment@losaltosca.gov

Dear Mayor Dailey, Vice Mayor Fligor, and Councilmembers,

On behalf of Acterra: Action for a Healthy Planet, we urge Los Altos City Council to follow city staff's recommendation to approve two energy-related reach codes – specifically the “Two-Way AC” amendment and “Electric Readiness” amendment – as part of the City's 2025 Building Codes Update (Agenda Item #5, October 28). Through our history, Acterra has consistently advocated for local environmental solutions to help Bay Area communities thrive. Today we focus on equitable climate action through beneficial electrification for all.

A healthy planet starts with clean air for residents to breathe. We commend the City of Los Altos for prioritizing policy actions to reduce the harmful combustion of gas in household appliances and bolster public health. Such policies will greatly benefit residents who are susceptible to asthma and other respiratory conditions associated with poor air quality.

The manifold reasons to support the Two-Way AC policy include:

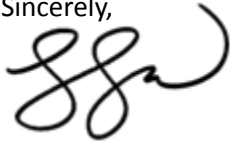
- Significant cost savings over the lifetime of an installed heat pump, as indicated in Attachment 25;
- Expansion of the market for high efficiency appliances such as heat pumps, with strong projected growth in green jobs;
- Alignment with the City's 2022 Climate Action and Adaptation Plan goals for GHG reductions.

The “Electric-ready” amendment is simple in concept and refers to making electric outlets near natural gas appliances, such as clothes dryers, cooktops, gas-fueled furnaces, or gas-fueled water heaters compatible for the future installation of an electric appliance, when these areas are undergoing remodeling. This type of “future-proofing” ordinance is especially prudent because over time, a large cost differential between gas and electric appliances will occur given the long lifetime of buildings and the rapidly rising cost of methane gas, outpacing the rising cost of electricity by several fold. Readiness requirements are already in place for new construction, but should be applied in the case of major remodels when work is already underway near appliances.

Thanks to dedicated champions, the Bay Area is positioned in the vanguard of climate action, and the specific leadership of this Council – especially on reach codes – has been impressive as demonstrated by the successful first reading. You and your hard-working staff are to be deeply congratulated for your

efforts. Thank you for your consideration and for your dedication to a more sustainable future for the City of Los Altos.

Sincerely,

A handwritten signature in black ink, appearing to read 'LW', with a large, sweeping flourish extending to the right.

Lauren Weston
Executive Director
Acterra: Action for a Healthy Planet
3921 East Bayshore Road, Suite 210
Palo Alto, California 94303
lauren.weston@acterra.org



**CITY OF LOS ALTOS
CITY COUNCIL MEETING MINUTES
TUESDAY, OCTOBER 14, 2025
7:00 p.m.
1 N. San Antonio Rd. ~ Los Altos, CA**

*Pete Dailey, Mayor
Neysa Fligor, Vice Mayor
Larry Lang, Councilmember
Sally Meadows, Councilmember
Jonathan D. Weinberg, Councilmember*

CALL MEETING TO ORDER – Pete Dailey, Mayor, called the meeting to order at 7:00 p.m.

ESTABLISH QUORUM – All Councilmembers were present.

PLEDGE OF ALLEGIANCE – Members of Girl Scout Troop 61074 led the Pledge of Allegiance.

REPORT ON CLOSED SESSION

There was no reportable action from the Closed Session meeting of October 14, 2025.

CHANGES TO THE ORDER OF THE AGENDA

There were no changes to the order of the agenda.

SPECIAL ITEMS

Issue Proclamation Recognizing October as Hindu Awareness and Appreciation Month

Pete Dailey, Mayor, presented the proclamation to **Pawan Deshpande, Los Altos Resident**.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The following members of the public spoke during Public Comment:

- Anjali Sharma-Tiwari
- Caroline Horn

CONSENT CALENDAR

Sally Meadows, Councilmember, requested to pull Items 6 and 7 for discussion.

Pete Dailey, Mayor, placed Items 6 and 7 immediately following the Consent Calendar on the agenda.

Jonathan D. Weinberg, Councilmember, announced that he had a brief prior professional relationship with BKF Engineers but has had no further contact with BKF Engineers or any of their employees in over a year.

Motion by Lang and Second by Fligor to approve Items 1 – 5 of the Consent Calendar. **Motion carried unanimously by roll call vote.**

1. Approval of Meeting Minutes

Approve the Draft Meeting Minutes for the Regular Meeting of September 30, 2025

2. Adoption of Resolution - Designating a Regular Meeting Date

Adopt a Resolution Designating the City Council Meetings of November 18, 2025 and December 2, 2025 as Regular Meetings in Accordance with Los Altos Municipal Code Section 2.04.010 "Meetings."

3. Adoption of Resolution – United Against Hate Week

Adopt a Resolution recognizing October 19 – 25, 2025 as United Against Hate Week

4. Adoption of Resolutions - Addendum No. 13 to Regional Water Quality Control Plant Basic Agreement

Two actions for Council consideration:

- Adopt a Resolution Authorizing the City Manager to Execute Addendum No.13 to the Regional Water Quality Control Plant Basic Agreement between the City of Palo Alto, the City of Mountain View, and the City of Los Altos; and find that the Council's action is exempt from review under CEQA pursuant to CEQA Guidelines Section 15301 and that none of the circumstances in CEQA Guidelines Section 15300.2 applies; and
- Adopt a Resolution for the appropriation of \$281,911 to the Sewer Operating Fund

5. Adoption of Resolution - Annual Streets Resurfacing Project

Adoption a Resolution authorizing the City Manager to execute a professional services agreement with BKF Engineers for the FY2025-2026 Annual Street Resurfacing Project in the amount of \$258,643.00 and authorize a project contingency of \$25,864.00 for a total project amount not to exceed \$284,507

DISCUSSION ITEMS

6. Adopt Zoning Code Amendments - Historic Preservation & Mills Act

Adopt the three (3) draft ordinances, which include:

- An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.93 (Historic Preservation) to the Los Altos Municipal Code; and
- An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.95 (Mills Act Program) to the Los Altos Municipal Code; and

- An Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Chapter 12.44 for Existing Historic Preservation Regulations; and
- Find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines

Neysa Fligor, Vice Mayor, recused herself from the discussion and vote of the item due to a potential conflict of interest.

Sally Meadows, Councilmember, explained why she pulled the item for discussion.

The following members of the public spoke regarding the item:

• Jon Baer	• Roberta Phillips
• Curt Riffle	• Catherine Nunes
• Maria Bautista	• Lois Baer

Motion by Meadows and Second by Weinberg to waive second reading and adopt an Ordinance of the City Council of the City of Los Altos Adding Chapter 14.93 (Historic Preservation) to the Los Altos Municipal Code. **Motion carried 4-0 by roll call vote, with Vice Mayor Fligor recused.**

Motion by Meadows and Second by Weinberg to waive second reading and adopt an Ordinance of the City Council of the City of Los Altos Adding Chapter 14.95 (Mills Act Program) to the Los Altos Municipal Code. **Motion carried 4-0 by roll call vote, with Vice Mayor Fligor recused.**

Motion by Meadows and Second by Weinberg to waive second reading and adopt an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Chapter 12.44 for Existing Historic Preservation Regulations. **Motion carried 4-0 by roll call vote, with Vice Mayor Fligor recused.**

Motion by Meadows and Second by Weinberg to waive second reading and adopt an Ordinance of the City Council of the City of Los Altos, finding that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried 4-0 by roll call vote, with Vice Mayor Fligor recused.**

7. Adoption of Resolution - Amend Contract with Los Altos Chamber of Commerce

Amend contract with Los Altos Chamber of Commerce

There were no public speakers for this item.

Kim Moseley, President of the Los Altos Chamber of Commerce, discussed the item with the City Council.

PUBLIC HEARING

8. 2025 Los Altos Building Code Updates

Three separate actions for Council consideration:

- Introduce an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Title 12 for Buildings and Construction of the Los Altos Municipal Code; and
- Introduce an Ordinance of the City Council of the City of Los Altos Adding Title 12 for Buildings and Construction to the Los Altos Municipal Code Including Chapters 12.04, 12.06, 12.08, 12.10, 12.12, 12.14, 12.16, 12.18, 12.20, 12.22, 12.24, 12.26, 12.28, 12.30, 12.32, 12.34, 12.36, 12.38, and 12.40 to Adopt by Reference the 2025 California Building Codes with Local Amendments; and Find that both actions are exempt from environmental review pursuant to Section 15061(b)(3) and 15308 of the California Environmental Quality Act (CEQA) Guidelines; and
- Direct staff to place the introduced Ordinances on the October 28, 2025, meeting agenda for a public hearing, waiving of second reading, and adoption

Veronica Tinoco, Building Official, presented the report.

Pete Dailey, Mayor, opened the Public Hearing.

The following members of the public spoke during the Public Hearing:

- Don Bray
- Connie Miller

Pete Dailey, Mayor, closed the Public Hearing.

Motion by Weinberg and Second by Fligor to waive first reading, by title only, and introduce an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Title 12 for Buildings and Construction of the Los Altos Municipal Code, as amended. **Motion carried unanimously by roll call vote.**

Motion by Weinberg and Second by Meadows to waive first reading, by title only, and introduce an Ordinance of the City Council of the City of Los Altos Adding Title 12 for Buildings and Construction to the Los Altos Municipal Code Including Chapters 12.04, 12.06, 12.08, 12.10, 12.12, 12.14, 12.16, 12.18, 12.20, 12.22, 12.24, 12.26, 12.28, 12.30, 12.32, 12.34, 12.36, 12.38, and 12.40 to Adopt by Reference the 2025 California Building Codes with Local Amendments; and find that both actions are exempt from environmental review pursuant to Section

15061(b)(3) and 15308 of the California Environmental Quality Act (CEQA) Guidelines.

Motion carried unanimously by roll call vote.

Motion by Meadows and Second by Weinberg to direct staff to place the introduced Ordinances on the October 28, 2025, meeting agenda for a public hearing, waiving of second reading, and adoption. **Motion carried unanimously by roll call vote.**

DISCUSSION ITEMS

9. Approval of Formation of Council Subcommittee

Approve the formation of a Subcommittee of the City Council for the Annual City Manager Performance Review

Motion by Dailey and Seconded by Fligor to appoint **Pete Dailey, Mayor, and Larry Lang, Councilmember**, to form the Subcommittee of the City Council for the Annual City Manager Performance Review. **Motion carried unanimously by roll call vote.**

The City Council took a recess at 8:31 p.m.

The City Council reconvened at 8:41 p.m.

10. Dog Park Surfacing Discussion

Direct staff to complete one of these options:

Proceed with the Callander and Associates 95% submittal to construct the Hillview Dog Park using the synthetic turf ground covering as approved at the July 9, 2024 City Council meeting; or

Return the Hillview Dog Park to the pre-design/outreach stage and eliminate synthetic turf as an option for ground covering, and further direct staff to complete the proposed McKenzie Dog Park while Hillview Dog Park is proceeding through redesign

Manuel Hernandez, Parks & Recreation Director, presented the report.

The following members of the public spoke regarding the item:

- Jim Sweeney
- Dan Beyer
- Tami Mulcahy
- Cat Huong
- Jeanine Valadez
- Barbara Doherty
- Maria Bautista
- Susan Hinton
- Teresa Morris

Motion by Fligor and Second by Dailey to return the Hillview Dog Park to the pre-design/outreach stage and eliminate synthetic turf as an option for ground covering, and further direct staff to complete the proposed McKenzie Dog Park while Hillview Dog Park

is proceeding through redesign. **Motion carried 4-1 by roll call vote with Councilmember Meadows opposed.**

11. Woodland Library Expansion Plan

Authorize the City Manager to issue a formal bid for Woodland Library Patio Expansion Plan and find that the proposal is exempt from environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities consisting of the minor alteration of existing public structures and facilities)

Jonathan D. Weinberg, Councilmember, recused himself from the discussion and vote on the item due to a potential conflict of interest.

Anthony Carnesecca, Assistant to the City Manager, and Freddie Wheeler, Los Altos Library Endowment Representative, presented the report.

There were no public speakers regarding the item.

Motion by Meadows and Second by Fligor to authorize the City Manager to issue a formal bid for Woodland Library Patio Expansion Plan and find that the proposal is exempt from environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities consisting of the minor alteration of existing public structures and facilities). **Motion carried 4-0-1 by roll call vote with Councilmember Weinberg recused.**

INFORMATIONAL ITEMS ONLY

There will be no discussion or action on Informational Items

12. Tentative Council Calendar and Housing Element Update Implementation Calendar

13. 10-14-2025 Council QA

COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

- **Pete Dailey, Mayor** – Requested future agenda items:
 - Review of Los Altos Chamber Contract *(Supported by all Council)*
 - Send a request to the Environmental Commission to analyze a potential turf policy for the City *(Supported by Fligor and Lang)*
- **Sally Meadows, Councilmember** – Requested a future agenda item:
 - Discuss the future agenda items section of the agenda, and other Council meeting-related practices *(Supported by Dailey and Fligor)*
- **Councilmembers Lang and Weinberg** reported on their attendance at the CalCities Annual Conference in Long Beach, CA.

ADJOURNMENT – The regular meeting adjourned at 10:07 p.m.

The meeting minutes were prepared by Melissa Thurman, City Clerk, for approval at the regular meeting on October 28, 2025.

Pete Dailey
Mayor

Melissa Thurman, MMC
City Clerk

The October 14, 2025, City Council meeting recording may be viewed via the following external website: <https://www.youtube.com/@CityofLosAltosCA>

The City of Los Altos does not own or operate YouTube. The video referenced in these minutes was live at the time the minutes were published.



City Council Staff Report

Meeting Date: October 28, 2025

Prepared By: Steven Son

Approved By: Gabe Engeland

Subject: Adoption of Resolution - Amendment to a Professional Service Agreement

COUNCIL PRIORITY AREA

Public Safety

Business Communities

Circulation Safety and Efficiency

General Government

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute an Amendment No.1 to the Professional Service Agreement with Harris & Associates in the Amount of \$129,811.06 for the Downtown Parking Lot Resurfacing Project

ENVIRONMENTAL IMPACT

Not applicable - *This action is consistent with Class I Section 15301, Existing Facilities (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities, as activities associated with the project will include replacement of existing facilities with negligible or no expansion of capacity*

FISCAL IMPACT

PREVIOUS COUNCIL CONSIDERATION

Council approved a Professional Service Agreement on October 8, 2024 Council meeting.

BACKGROUND

On October 8, 2024, the City of Los Altos entered into an agreement in the amount of \$243,222.00 with Harris & Associates to provide professional design engineering services. The original scope of work includes a topographic survey of the city-owned downtown parking lots (Parking Plaza 1-10) and preparing grading plans for Downtown Parking Plaza 4, 5, and 6.

During the design process, staff were informed that the electric conduit in the parking lot had collapsed, the electric control panel was obsolete, and it was difficult to obtain replacement parts. The existing electric conduit is being used to run power to various outlets in the parking lot. The outlet is being utilized by both the downtown association and staff for various functions and decorations. Over the years, the galvanized conduit has rusted and collapsed, so staff are unable to make necessary repairs to the electrical wires, nor are they able to install new wires. For this reason, the existing conduit needs to be replaced with new conduits. Since the parking

lot will be regraded, now is the time to install new conduits as a part of the project.

The electric control cabinet, which is over 20 years old, controls the streetlights on Main Street, State Street, and the parking lots 4, 5, and 6. Due to the age of the control and cabinet, staff are having difficulty obtaining replacement parts for repairs. For this reason, the electric control cabinets should be replaced as part of this project.

Based on the preliminary design of the parking lot, the existing slope does not meet the current ADA standard, as it exceeds the maximum allowable slope of 2%. Also, sections of the existing parking lot have been damaged due to root lifting the asphalt pavement or causing uneven settlement. This may cause tripping hazards for pedestrians and resulting in localized ponding, which leads to drainage issues and further deterioration of the asphalt pavement. Additionally, the trees are planted underneath the high-voltage electrical line along parking lots 4, 5, and 6, which are known to grow taller than the height of the high-voltage electrical transmission main.

For this reason, there is a high potential for the electrical main to be hit by the tree, causing an arc and starting a fire. To mitigate potential fires, PG&E has been trimming the tops of trees during its routine maintenance to reduce this risk as much as possible. To address the drainage issue and comply with ADA regulations, the existing parking lot will need to be regraded, which will have a direct impact on the existing trees and the location of the park strip. An arborist was hired to assess the health, condition, and survivability of the trees after construction. Based on the arborist report, the tree's health varies greatly, ranging from poor to good condition. The arborist also stated that any construction around the tree will have a negative impact, and the trees will not survive. To mitigate the possibility that the existing trees may not survive after construction, the project will plant new trees. The type of tree that will be planted will not impact the high-voltage power line. The project will also install root barriers or other measures to prevent tree roots from damaging the parking lot.

The new electric control panel will be required to upgrade the existing electric meter for the parking lot. Given the extent of the reconstruction, staff felt that the parking reconstruction would be the ideal opportunity to design the parking lot for its ultimate purpose. To reduce the carbon footprint produced by internal combustion vehicles, and to comply with the Council's goal of carbon reduction, with the need to upgrade the existing electric meter, staff felt now is the time to design the parking lot for the future by installing charging stations for electric vehicles and an electric bicycle station.

The staff requested that Harris & Associates expand the scope of work to address additional infrastructure and site improvement needs. This amendment encompasses the integration of electrical design, EV charging station infrastructure, trash enclosure structural design, parking lot landscaping, and other necessary scopes for the project. The proposed additional scope will construct these parking lots to meet the future needs of the city. The proposed amendment is an additional \$129,811.06 to the existing \$243,222.00, which was awarded by the Council on October 8, 2024. The total cost of the project will be \$373,033.06.

ANALYSIS

DISCUSSION

ATTACHMENTS

1. Attachment 1 - Resolution

RESOLUTION NO. 2025-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO A
PROFESSIONAL SERVICE AGREEMENT WITH HARRIS & ASSOCIATES IN THE
AMOUNT OF \$129,811.06 FOR THE DOWNTOWN PARKING LOT RESURFACING
CF-01057**

WHEREAS, the City of Los Altos entered into an agreement with Harris & Associates to provide professional engineering design services; and

WHEREAS, the FY2025/26 Council-approved CIP budget has adequate funding for the project; and

WHEREAS, the amendment will expand the requested scope of work; and

WHEREAS, Amendment No. 1 to Professional Service Agreement, in the amount of \$129,811.06, will increase the total not-to-exceed contract amount to \$373,033.06; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos does hereby adopt a resolution:

1. Authorize the City Manager to execute Amendment No.1 to the Professional Service Agreement with Harris & Associates, in the amount of \$129,811.06, increasing the total not-to-exceed contract amount to \$373,033.06 for continued professional engineering design services; and
2. Authorize the City Manager to take such further actions as may be necessary to implement the foregoing Professional Service Agreement, and

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 28th day of October, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pete Dailey
Mayor

ADD ATTACHMENT HEADER

ATTEST:

Melissa Thurman, MMC
City Clerk



City Council Staff Report

Meeting Date: October 28, 2025

Prepared By: Jon Maginot

Approved By:

Subject: Adoption of Resolution - Fire Protection Services Contract

COUNCIL PRIORITY AREA

Public Safety

General Government

RECOMMENDATION

Adopt a resolution regarding fire protection service options in the City of Los Altos

ENVIRONMENTAL IMPACT

Not applicable.

FISCAL IMPACT

The fiscal impact of this action is unknown at this time. This action will require staff resources to explore options for fire protection services for the City. Currently, the City pays approximately \$9.2 million annually to Santa Clara County Fire Department for fire protection services.

PREVIOUS COUNCIL CONSIDERATION

June 24, 2025

BACKGROUND

The City of Los Altos contracts with Santa Clara County Central Fire Protection District (County Fire) for fire protection services. This contract began in 1997 and has been approved in 10-year increments. The contract also includes Los Altos Hills County Fire District (LAHCFD). The current contract with County Fire will expire on December 31, 2026. The current contract contains a provision that the agreement will automatically renew for successive ten-year terms unless one of the parties provides notice of non-renewal to the other parties at least one year prior to the expiration of the agreement. For Calendar Year 2025, the City will pay approximately \$9.2 million for fire protection services.

ANALYSIS

DISCUSSION

On June 24, 2025, City Council adopted a Resolution directing staff to explore all options for fire protection services in the City of Los Altos. This included evaluating extension of the current contract, negotiation of a new contract and annexation of the City into the Fire District.

Staff has reviewed the current contract with County Fire and determined that automatic renewal is not a recommended path forward as costs will continue to rise quickly.

The attached Resolution will provide notice to County Fire of the City's intent to not automatically renew the existing contract for an additional ten years. Additionally, it will provide direction to staff to continue exploring annexation in the Fire District as well as negotiating a new contract with County Fire. The Resolution also directs staff to seek proposals from other agencies for fire protection services.

ATTACHMENTS

1. Attachment 1 - Resolution

RESOLUTION NO. 2025-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
REGARDING FIRE PROTECTION SERVICES OPTIONS IN THE CITY OF LOS
ALTOS**

WHEREAS, the City of Los Altos is committed to ensuring the community receive high quality fire protection services; and

WHEREAS, the City of Los Altos first contracted with Santa Clara County Central Fire Protection District for fire protection services in 1996 and the current contract expires on December 31, 2026; and

WHEREAS, the contract with Santa Clara County Central Fire Protection District automatically renews for an additional 10-year period unless either party provides 12-month written notice of non-renewal.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby:

1. Provides notice to Santa Clara County Central Fire Protection District of non-automatic renewal of Fire and Emergency Medical Services Agreement of December 2016; and
2. Directs City to negotiate with Santa Clara County Fire Department for either a new, 10-year agreement or annexation of the City into the Fire District; and
3. Directs City staff to seek proposals from alternative fire protection providers.

BE IT FURTHER RESOLVED, that the City Council of the City of Los Altos hereby directs City staff to ensure that fire protection services are maintained at an equal or higher level as currently set.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 28th day of October, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Pete Dailey, MAYOR

Attest:

Melissa Thurman, MMC
CITY CLERK



City Council Staff Report

Meeting Date: October 28, 2025

Prepared By: Jessie Kim

Approved By: Gabe Engeland

Subject: Adoption of Resolution - Donation Acceptance

COUNCIL PRIORITY AREA

Public Safety

General Government

RECOMMENDATION

Adopt a resolution accepting a \$100,000 donation from the Chou Family for public safety improvements and allocating the full amount to the 999 Fremont Capital Project (Project No. 10004 / CF-01006)

ENVIRONMENTAL IMPACT

This report is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970.

FISCAL IMPACT

The City will receive a donation of \$100,000, which will be recorded as revenue and appropriated to 999 Fremont Project. No additional funding or budget adjustments are required at this time.

PREVIOUS COUNCIL CONSIDERATION

None

BACKGROUND

In alignment with the City's Gift and Donations Policy (2008), contributions valued over \$10,000 must be accepted by the City Council in a public meeting.

The Chou Family has offered a \$100,000 charitable contribution to support planned improvements at 999 Fremont, a City-owned facility. The site is being prepared for use as a Police sub-station, with targeted interior upgrades to improve operational access to the southern areas of the City.

The donation is intended to be used for enhancements including safety upgrades, infrastructure improvements, and design development.

This contribution supports Council's adopted priorities related to Public Safety and long-term infrastructure investment, as reflected in the FY25-26 Capital Improvement and Major Maintenance Program (CIMMP).

ANALYSIS

DISCUSSION

ATTACHMENTS

1. Attachment 1 - Resolution

RESOLUTION NO. 2025-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
ACCEPTING A DONATION FROM THE CHOU FAMILY AND
APPROPRIATING FUNDS TO THE CAPITAL IMPROVEMENT PROGRAM
FOR THE 999 FREMONT PROJECT**

WHEREAS, the City of Los Altos has prioritized public safety facility improvements as part of its FY2025–26 Capital Improvement and Major Maintenance Program (CIMMP); and

WHEREAS, the City will be receiving a donation of \$100,000 from the Chou Family to support facility improvements at 999 Fremont Avenue; and

WHEREAS, the City is committed to utilizing donated funds in a transparent and effective manner that aligns with the donor's intent and the City's adopted goals and policies; and

WHEREAS, this donation directly supports the City's public safety infrastructure goals;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby accepts the \$100,000 donation from the Chou Family for the 999 Fremont Project; and

BE IT FURTHER RESOLVED, that the City Council authorizes to recognize \$100,000 in revenue and appropriate said amount to the Capital Improvement Project designated for 999 Fremont.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 28th day of October, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Pete Dailey, MAYOR

Attest:

Melissa Thurman, CITY CLERK



City Council Agenda Report

Meeting Date: October 28, 2025
Prepared By: Stephanie Williams
Approved By: Gabe Engeland

Subject: 2025 Los Altos Building Code Updates

COUNCIL PRIORITY AREA

- ☐ Public Safety
- ☐ Business Communities
- ☐ Circulation Safety and Efficiency
- ☒ Environmental Sustainability
- ☐ Housing
- ☒ General Government

RECOMMENDATION

1. Adopt an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Title 12 for Buildings and Construction of the Los Altos Municipal Code; and
2. Adopt an Ordinance of the City Council of the City of Los Altos Adding Title 12 for Buildings and Construction to the Los Altos Municipal Code Including Chapters 12.04, 12.06, 12.08, 12.10, 12.12, 12.14, 12.16, 12.18, 12.20, 12.22, 12.24, 12.26, 12.28, 12.30, 12.32, 12.34, 12.36, 12.38, and 12.40 to Adopt by Reference the 2025 California Building Codes with Local Amendments; and Find that both actions are exempt from environmental review pursuant to Section 15061(b)(3) and 15308 of the California Environmental Quality Act (CEQA) Guidelines.

FISCAL IMPACT

The creation of this report has no direct fiscal impact on the City. The proposed local amendments to the building code could lead to additional costs during the building plan check and inspection processes. If the State requires a separate cost-effectiveness study in addition to the one provided by SVCE, the City may incur further costs. These potential costs have been included in the adopted FY25-26 Budget.

ENVIRONMENTAL REVIEW

This Ordinance has been assessed in accordance with the California Environmental Quality Act (Cal. Pub. Res. Code, § 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (14 Cal. Code Regs. § 15000 et seq.) and is categorically exempt from CEQA under CEQA Guidelines, § 15061(b)(3), which exempts from CEQA any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Adoption of the proposed Ordinance would not be an activity with potential to cause significant

adverse effect on the environment because the changes made to the California Green Buildings Standards Code within are enacted to provide more protection to the environment and therefore is exempt from CEQA. It is also exempt from CEQA pursuant to CEQA Guidelines, § 15308 which exempt actions taken by regulatory agencies for the enhancement and protection of the environment. As such, the Ordinance is categorically exempt from CEQA, and none of the circumstances set forth in CEQA Guidelines Section 15300.2 apply.

PREVIOUS COUNCIL CONSIDERATION

The City Council considers updates to the California Building Standards Code every three years.

Council reviewed and unanimously voted approval to introduce the two ordinances for the 2025 Building Codes at the regular public meeting on October 14, 2025.

BACKGROUND

Every three (3) years the California Building Standards Commission updates the California Building Standards Code. Each jurisdiction must adopt the updated California Building Standards prior to the effective date. The 2025 California Building Standards become effective on January 1, 2026.

Historically, state law has allowed local jurisdictions to modify or adopt more restrictive building standards than those in the California Building Code when justified by local climatic, geological, or topographical conditions. With the passage of Assembly Bill (AB) 130 in 2025, a moratorium has been placed on the adoption or enforcement of residential local amendments that go beyond statewide standards from October 1, 2025 through June 1, 2031. However, AB 130 includes specific exceptions that preserve local authority under certain conditions. Notably, local jurisdictions may still adopt code amendments if those amendments are necessary to implement the jurisdiction's existing General Plan or are consistent with adopted greenhouse gas (GHG) reduction goals. The City's proposed amendments to the 2025 California Building Code fall within this exception, as they are essential to implement both the City's General Plan and its Climate Action and Adaptation Plan (CAAP).

ANALYSIS

Contained within Assembly Bill 130 (AB130) are multiple exceptions, one of which, provides that local governments may adopt changes to the state building code provisions for residential buildings after October 1, 2025, if *“the changes or modifications are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy.”*

This provision allows changes to the state code when the amendment (1) aligns with a general plan approved before June 10, 2025; (2) permits mixed-fuel construction, incentivizes all-electric construction, and is consistent with federal law (i.e., the federal Energy Policy & Conservation Act, or EPCA); and (3) is part of an adopted greenhouse gas emissions reductions strategy. In this instance, the City's existing General Plan was adopted prior to the June 10, 2025 date; the City's proposed ordinance allows for mixed-fuel construction while incentivizing all-electric

alternatives; and the proposed ordinance further implements the City's Climate Action and Adaptation Plan (CAAP) which is the existing greenhouse gas emissions reduction strategy of the City.

General Plan

The General Plan is the primary source of long-rang planning and policy direction that is used to guide growth and preserve the quality of life within the Los Altos community. Building codes are a direct and effective mechanism for influencing development in line with this guidance. By amending the building codes to reduce reliance on gas appliances, the City ensures that future development inherently supports improved "environmental quality" (through reduced air pollution) and addresses "potential hazards" (through improved indoor air quality and reduced safety risks). This strengthens the comprehensive and integrated approach to planning that the General Plan emphasizes.

Furthermore, Los Altos is located within the Bay Area Air District (formerly known as the Bay Area Air Quality Management District), which is considered a non-attainment air basin since it exceeds the allowable levels for various air pollutants. As such, the General Plan's Natural Environment & Hazards Element focuses on Air Quality:

- Goal 8: Maintain or improve air quality in Los Altos.
- Policy 8.1: Support the principles of reducing air pollutants through land use, transportation, and energy use planning.
- Policy 8.3: Interpret and implement the General Plan to be consistent with the regional Bay Area Air Quality Management Plan, as periodically updated.
- Policy 8.4: Ensure location and design of development projects so as to conserve air quality and minimize direct and indirect emissions of air contaminants.

The amendments to the 2025 Building Code help implement the General Plan's Natural Environment & Hazards Element goals and policies. Reducing pollutants like nitrogen oxides (NOx) and particulate matter from gas appliances is a step toward this goal and complements regional compliance efforts with the Bay Area Air District.

Climate Action and Adaptation Plan

The Climate Action and Adaptation Plan (CAAP) outline a set of actions and mitigation strategies designed to reduce the City's greenhouse gas emissions (GHG) emissions and prepare the community for the future impacts of climate change. In other words, the adopted CAAP is the City's greenhouse gas reduction strategy. The plan sets a goal of achieving carbon neutrality by 2035, which is achieved through minimizing the amount of carbon dioxide and other greenhouse gases released into the atmosphere from various activities.

The CAAP identifies several key goals that are supported by the proposed building code amendments:

- Goal 2.1: Encourage Energy Conservation Measures in Homes and Businesses
- Goal 2.2: Incentivize All-electric New Buildings and Major Retrofits
- Goal 2.3: Reduce or Eliminate Methane Gas Use in Existing Building

- Goal 2.4: Disincentives Methane Gas
- Goal 2.5: Expand Community Solar and Battery Storage

The amendments to the 2025 California Building Standards Code help implement the CAAP goals to reach carbon neutrality by 2035 and, more importantly, reduce GHG emissions. Energy use is the second-largest source of emissions in Los Altos and Residential Gas made up approximately 20% of Los Altos' 2022 GHG emissions; therefore, encouraging the reduction of fossil fuels is an important part of the City's overall strategy.

In summary, the proposed local amendments to the 2025 California Building Standards Code are allowed by an exception in AB130 and are a direct mechanism for implementing the City's long-standing policy objectives as outlined in both the General Plan and the CAAP. They represent a tangible step toward enhancing community health, safety, and environmental stewardship.

DISCUSSION

The following provisions are modeled from the SVCE Model Codes, which were developed in collaboration with various Community Choice Energy providers and the Statewide Local Energy Codes Program, a team of policy and technical experts. The model codes are designed to promote electric construction through energy performance standards, aligning with legal interpretations following the Berkeley ruling and avoiding prohibitions of gas infrastructure.

At the August 13, 2025, meeting, the Environmental Commission unanimously recommended these model codes be incorporated into the 2025 Building Code adoption.

Two-Way AC Amendments

The proposed two-way AC amendments aim to encourage the installation of heat pumps whenever a home's air conditioning system is replaced or newly installed. The goal is to reduce greenhouse gas emissions by shifting away from gas furnaces, as heat pumps are significantly more energy efficient. The policy would apply to single-family homes, duplexes, and townhomes.

The amendments are based on an existing, voluntary section of CALGreen but would be adopted as a mandatory part of the California Energy Code (Title 24, Part 6). There are several different ways a project could comply:

1. The simplest way would be to install a heat pump (an air conditioner that is also configured to function as a space heater). This could be done either by replacing the furnace with a heat pump system or leaving the furnace in place to serve as the air handler for the heat pump, and as a back-up heating system. California Energy Code requirements would apply; these vary depending upon whether the duct system is replaced at the same time.
2. Alternatively, a project could comply by installing an air conditioner (cooling only) but relying on a gas furnace for space heating. Again, certain California Energy Code requirements would apply when replacing an air conditioner. In addition, this alternative would require other energy efficiency measures.

Exceptions

The proposed ordinance offers two (2) general exceptions:

1. Projects where the electrical panel capacity is insufficient to meet the load of a heat pump.
2. Projects where the heat pump would need to be sized more than 12,000 Btu/hr (1-ton) over the air conditioner that would be installed in order to meet the heating load.

There are also exceptions to the duct sealing and airflow requirements that specify alternative methods of compliance. All applicable exceptions in the California Energy Code apply.

Cost-Effectiveness

Attachment 25 provides a summary of the cost-effectiveness and benefits of two (2) heat pump system options for existing homes in Climate Zone 4, based on the Comprehensive Cost-effectiveness Study (Attachment 24).

Electric Readiness Amendments

The proposed electric readiness amendments would mandate "electric-ready" components for renovations, remodels and additions. "Electric-ready" refers to the presence of electric outlets near natural gas appliances, such as clothes dryers, cooktops, gas-fueled furnaces, or gas-fueled water heaters for a future electric appliance. This requirement includes reserved and labeled breakers in the electrical panel for future electric appliance(s).

The 2025 California Energy Code already mandates "electric-ready" components in new mixed-fuel homes but does not extend this requirement to renovations, remodels, or additions. The proposed policy aims to close this gap by mandating the installation of these "electric-ready" components whenever permitted electrical work is performed near existing gas appliances in existing homes. Opportunities for future-proofing homes that install gas equipment include:

1. Gas Cooking Range
 - Install a 125-volt 20-amp receptacle.
 - Pathway for a 240-volt 50-amp circuit for a future electric cooktop.
2. Gas Clothes Dryer
 - Install a 125-volt 20-amp receptacle
 - Pathway for a 240-volt 30-amp circuit for a future electric clothes dryer.
3. Water Heating
 - Install a 125-volt 20-amp receptacle .
 - Pathway for a 240-volt 30-amp circuit for a future heat pump water heater.
 - Pathway for a condensate drain.
 - Physical space reserved for a future heat pump water heater (2.5' x 2.5x 7').
4. Space Heating
 - Physical space is reserved for a future heat pump space heater.
5. Gas Line Extensions for Outdoor Gas Appliances

- Install conduit.
 - Reserve breaker space for future electric appliance.
 - Physical space for future electric appliance.
6. Electrical Power Upgrades (The purpose of this requirement is to educate contractors and the industry on ways to minimize panel upgrades when electrifying equipment):
- Demonstrate upgrades to electrical power infrastructure are required by documenting:
 - Calculations in accordance with California Electrical Code Article 220.83 demonstrating future loads exceed current electrical power infrastructure.
 - If the data are available, calculations in accordance with California Electrical Code Article 220.87 demonstrating future loads exceed current electrical power infrastructure.
 - Calculations above must include at least one of the following:
 - One power management or circuit controlling device.
 - One 120 volt electric-only clothes dryer, water heater or range.
 - Circuit control between whole home load and either Level 2 EV charging receptacle or Low Power Level 2 EV charging receptacle.

Exceptions

The proposed ordinance offers six (6) exceptions:

1. Repairs and safety improvements.
2. An electrical permit is not otherwise required for the project other than compliance with this section.
3. Panel capacity is not required to exceed the existing utility electrical service to the building to meet the requirements of this section.
4. Mobile homes, manufactured housing, factory-built housing.
5. Emergency housing.
6. ADU conversions pursuant to Government Code 66323.

ATTACHMENTS

1. Repealing Ordinance
2. Appendix 1
3. Adopting Ordinance
4. Appendix 1
5. Appendix 2
6. Appendix 3
7. Appendix 4
8. Appendix 5
9. Appendix 6
10. Appendix 7
11. Appendix 8
12. Appendix 9
13. Appendix 10
14. Appendix 11

15. Appendix 12
16. Appendix 13
17. Appendix 14
18. Appendix 15
19. Appendix 16
20. Appendix 17
21. Appendix 18
22. Appendix 19
23. Summary Compliance Table
24. Cost Effectiveness Study
25. Cost Summary Table
26. Greenhouse Gas Reductions Summary Table

ORDINANCE NO. 2025-__

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
REPEALING IN ITS ENTIRETY TITLE 12 FOR BUILDINGS AND CONSTRUCTION
OF THE LOS ALTOS MUNICIPAL CODE**

WHEREAS, the City Council is empowered pursuant to Article XI, Section 7 of the California Constitution to make and enforce within the City all local, police, sanitary, and other ordinances, and regulations not in conflict with general laws; and

WHEREAS, the City Council held a duly noticed public hearing on **DATE TO BE INSERTED**, and **DATE TO BE INSERTED**; and

WHEREAS, the amendments were processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the City Council repeals in its entirety Title 12 of the Los Altos Municipal Code; and

WHEREAS, this Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended; and

NOW, THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. REPEAL TITLE 12 OF THE LOS ALTOS MUNICIPAL CODE. Title 12 of the Los Altos Municipal Code is hereby amended as set forth in Appendix 1 to this Ordinance, strikethrough indicating deletion.

SECTION 2. CONSTITUTIONALITY; AMBIGUITIES. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof. Any ambiguities in the Los Altos Municipal Code created by this Ordinance shall be resolved by the Development Services Director, in their reasonable discretion, after consulting the City Attorney.

SECTION 3. PUBLICATION. This Ordinance shall be published as provided in Government Code Section 36933.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective upon the commencement of the thirty-first day following the adoption hereof or January 1, 2026 whichever occurs last.

I HEREBY CERTIFY that the foregoing Ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on **DATE TO BE INSERTED**, and was thereafter, at a regular meeting held on **DATE TO BE INSERTED**, passed, and adopted by the following vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

Pete Dailey, MAYOR

Attest:

Melissa Thurman, MMC, CITY CLERK

~~Title 12~~ ~~BUILDINGS AND CONSTRUCTION~~

~~Chapters:~~

~~Chapter 12.04 ADMINISTRATIVE CODE¹~~

~~12.04.010 Adoption of the California Administrative Code.~~

~~There is hereby adopted by reference as if fully set forth herein, the 2022 California Administrative Code, contained in the California Code of Regulations, Title 24, Part 1, published by the International Code Council, and each and all of its regulations and provisions. One copy is on file for use and examination by the public in the office of the building official.~~

~~(Ord. No. 2013-395, § 3, 12-10-2013; Ord. No. 2016-426, §§ 2, 3, 11-8-2016; Ord. No. 2019-464, §§ 2, 3, 12-10-2019; Ord. No. 2022-487, §§ 2, 3, 11-29-2022)~~

~~Chapter 12.08 BUILDING CODE²~~

~~12.08.010 Adoption of the California Building Code.~~

~~The 2022 California Building Code (2 volumes), contained in the California Code of Regulations, Title 24, Part 2, which incorporates and amends the International Building Code 2021 Edition, published by the California Building Standards Commission and the International Code Council, with the amendments and certain appendices as set forth in Section 12.08.020, is hereby adopted by reference as if fully set forth here. One copy of said code is on file in the office of the building official for use and examination by the public.~~

~~(Ord. No. 2019-464, §§ 4, 5, 12-10-2019; Ord. No. 2022-487, §§ 4, 5, 11-29-2022; Ord. No. 2023-498, § 2(App. A), 9-12-2023)~~

~~12.08.020 Amendments.~~

~~The 2022 California Building Code referred to in Section 12.08.010 is adopted, together with Chapter 1 of the 2022 California Building Code, with the following amendments and certain Appendix Chapters as follows:~~

¹Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, repealed Ch. 12.04 and enacted a new chapter as set out herein. The former Ch. 12.04, § 12.04.010, pertained to similar subject matter and derived from Ord. No. 08-319, § 2 and Ord. No. 10-359, § 3, adopted Nov. 23, 2010.

²Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, repealed Ch. 12.08 and enacted a new chapter as set out herein. The former Ch. 12.08, §§ 12.08.010—12.08.040, pertained to similar subject matter and derived from Ord. No. 10-359, § 5, adopted Nov. 23, 2010.

Chapter 1, Division II, Section 105.2 Building: #1, is deleted and replaced to read as follows, based upon the express finding of necessity set forth in Section 6.B.1 of this Ordinance.

- A. ~~Work exempt from building permits. Building permits shall not be required for freestanding unenclosed play structures. Enclosed accessory structures used as playhouses, tool and storage sheds and similar uses that are less than 120 square feet constructed without electrical, plumbing, or mechanical features do not require building permits, but do require zoning approval to comply with local zoning regulations.~~

Chapter 1, Division II, Section 110.3.4 is deleted and replaced to read as follows, based upon the express findings of necessity set forth in Section 6.B.2 of this Ordinance.

- B. ~~Frame Inspection. Framing inspection shall be made after the following components are completed: Roof deck and/or sheathing has been inspected and approved; complete finish roofing materials are installed; the building exterior envelope has all windows and doors installed; all framing, fire blocking, bracing, pipes, chimneys and vents to be concealed are complete; and all sub-trades including, but not limited to, building, electrical, plumbing and mechanical are roughed in and under required tests.~~
- C. ~~Only the following Appendix Chapters from the Building Code are adopted:~~
- ~~1. Appendix I, Patio Covers.~~
 - ~~2. Appendix J, Grading.~~

Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

- ~~1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:~~
 - ~~a. Buildings and structures not located in any Wildland Urban Interface and not exceeding 1,200 square feet of fire area.~~
 - ~~b. Buildings and structures located in any Wildland Urban Interface Fire Area and not exceeding 500 square feet of fire area.~~
 - ~~c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:~~
 - ~~i. Noncombustible construction.~~
 - ~~ii. Maximum 5,000 square feet in building area.~~
 - ~~iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.~~
 - ~~iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.~~
 - ~~d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.~~
 - ~~2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.~~
- ~~Exception: Detached Accessory Dwelling Unit, provided that all of the following are met:~~

-
- a. ~~The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.~~
 - b. ~~The existing primary residence does not have automatic fire sprinklers.~~
 - c. ~~The accessory detached dwelling unit does not exceed 1,200 square feet in size.~~
 - d. ~~The unit is on the same lot as the primary residence.~~
 - e. ~~The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.~~
3. ~~An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.~~
 4. ~~An approved automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages).~~
 5. ~~An approved automatic sprinkler system shall be provided throughout all new and existing basements.~~
 6. ~~An approved automatic sprinkler system shall be provided throughout existing buildings and structures when alterations or additions are made that create conditions described in Sections 903.2.1 through 903.2.18.~~
 7. ~~Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety¹ or increased fire risk², shall require the installation of an approved fire automatic fire sprinkler system.~~

¹Life Safety—Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day care facilities, large residential care facilities housing non-ambulatory clients.

²Fire Risks—Shall include, but not limited to: High piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

8. ~~The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance.~~
 - a. ~~Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.~~
 - b. ~~No waiver shall be granted from compliance with fire sprinklers.~~

Section 903.2.11.7 is amended to read as follows:

903.2.11.7 Chemical Fume Hood Fire Protection. Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

-
1. ~~Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled.~~
 2. ~~If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.~~

~~Section 907.8 is amended to read as follows:~~

~~907.8 Inspection, testing and maintenance. The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be documented using NFPA 72 record of inspection and testing forms.~~

~~(Ord. No. 2013-395, § 5, 12-10-2013; Ord. No. 2016-426, §§ 4, 5, 11-8-2016; Ord. No. 2019-464, §§ 4, 5, 12-10-2019; Ord. No. 2022-487, §§ 4, 5, 11-29-2022; Ord. No. 2023-498, § 2(App. A), 9-12-2023)~~

~~12.08.030 Correction of violations.~~

~~The issuance or granting of a permit or approval of plans under this title shall not prevent the administrative authority from thereafter requiring the correction of errors in such plans and specifications, or from preventing construction operations being carried on thereunder when in violation of this Code or of any other law, or from revoking any certificate of approval when issued in error.~~

~~A. The 2022 California Building Code referred to in Section 12.08.010 is adopted, together with Chapter 1 of the 2022 California Building Code, with the following amendments and certain Appendix Chapters as follows:~~

~~Chapter 1, Division II, Section 105.5 and 105.5.1 is deleted and replaced to read as follows, as an administrative clarification, and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Los Altos.~~

~~**Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within twelve (12) months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of twelve (12) months after the time the work is commenced. For the purpose of this section, failure to progress a project to the next level of required inspection, as determined by the building official, shall be deemed to be suspension of the work.~~

~~The building official is authorized to grant, in writing, no more than three extensions or reactivations of permits that would otherwise expire or reactivations of expired permits, for periods not more than 180 days each and may require:~~

1. ~~That construction documents be revised to partially or fully to comply with current codes and ordinances; and~~
2. ~~Payment of all applicable permit fees; and~~
3. ~~Payment of a penalty pursuant to Chapter 12.72 of the Los Altos Municipal Code.~~

~~Extensions and reactivations shall be requested in writing and justifiable cause demonstrated. Additional extensions or reactivations beyond three may only be granted with the approval of the City Council.~~

~~**Term limit for permits.** All work associated with a building permit must be completed, and final inspection issued, within forty-eight (48) months of permit issuance. Once a term limit has been exhausted without obtaining an approved final inspection the permit will automatically become void. The building official is authorized to allow a new permit application to be applied for the original scope of work and may require:~~

-
1. ~~That construction documents be revised to partially or fully to comply with current codes and ordinances; and~~
 2. ~~Payment of all plan review and permit fees; and~~
 3. ~~Payment of a penalty pursuant to Chapter 12.72 of the Los Altos Municipal Code.~~

~~For those projects that are residential only, the Building Official may modify expired permit fees when the owner can demonstrate that the project has received all required inspections, except for the Building Division final. The fee amount of five hundred dollars (\$500) shall be required within ten (10) working days of notice and the project shall achieve a final inspection within thirty (30) days of payment received, otherwise expired permit fees as noted above shall be required.~~

~~B. Work commencing before permit issuance. Whenever any work for which a permit is required by the California Code of Regulations as adopted in this chapter has been commenced without first obtaining said permit, the building official shall charge a minimum of two times and/or up to four times, for repeat offenders, on all applicable plan review and permit (inspection) fees related to the required permit(s), including, but not limited to, building permits (including, but not limited to electrical, fire, mechanical and plumbing), sign permits and demolition permits. The legal registered owner of said property shall obtain a building permit within thirty (30) days of any violation letter or stop work notice issued by the City of Los Altos. The payment of the increased fee(s) shall not relieve any person from fully complying with the requirements of this code, other codes adopted by the City, or the requirements of the zoning ordinance. Failure to comply with the provisions of this chapter may also subject the violator to any other penalties, sanctions or remedies provided elsewhere in this code. This provision shall not apply to emergency work when the administration authority determines that such work was urgently necessary and that it was not practical to obtain a permit therefore prior to the commencement of such work. In such cases, a permit shall be obtained as soon as it is practical to do so; and if there is an unreasonable delay (exceeding two working days) in obtaining such permit, a fee as provided in this section shall be charged.~~

~~Once building permits are issued pursuant to work commenced without required permits, it is the responsibility of the permit holder to obtain their first required building inspection within thirty (30) days from permit issuance date and shall receive a project final inspection within a one year period. Any further delays will require additional building permit fees charged again in the original amount with an additional 30 day extension. If the project continues without meeting these deadlines, Administration Citation Fees and/or other legal remedies allowed by local, or state law shall be imposed.~~

~~Failure to contact the Building Division within five business days of receiving the violation notice may result in Administration Citation Fees, Chapter 1.30 of the Los Altos Municipal Code.~~

~~(Ord. No. 2013-395, § 5, 12-10-2013; Ord. No. 2016-426, §§ 4, 5, 11-8-2016; Ord. No. 2019-464, §§ 4, 5, 12-10-2019; Ord. No. 2022-487, §§ 4, 5, 11-29-2022; Ord. No. 2023-498, § 2(App. A), 9-12-2023)~~

12.08.040 Fee refunds.

~~The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.~~

~~The building official may authorize refunding of not more than eighty (80) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.~~

~~The building official may authorize refunding of not more than eighty (80) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.~~

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

(Ord. No. 2013-395, § 5, 12-10-2013; Ord. No. 2016-426, §§ 4, 5, 11-8-2016; Ord. No. 2019-464, §§ 4, 5, 12-10-2019; Ord. No. 2022-487, §§ 4, 5, 11-29-2022; Ord. No. 2023-498, § 2(App. A), 9-12-2023)

Chapter 12.10 RESIDENTIAL CODE³

12.10.010 Adoption of the California Residential Code.

The 2022 California Residential Code, contained in the California Code of Regulations, Title 24, Part 2.5, published by the California Building Standards Commission and the International Code Council, which incorporates and amends the 2021 International Residential Code 2021 Edition, is hereby adopted. There is one copy of said code on file in the office of the Building Official for use and examination by the public.

(Ord. No. 2013-395, § 7, 12-10-2013; Ord. No. 2016-426, § 7, 11-8-2016; Ord. No. 2019-464, §§ 7, 8, 12-10-2019; Ord. No. 2022-487, §§ 7, 8, 11-29-2022; Ord. No. 2023-498, § 2(App. A), 9-12-2023)

12.10.020 Amendments.

The 2022 California Residential Code referred to in Section 12.10.10 is adopted, together with Chapter 1 of the 2022 California Residential Code, with the following amendments to read as follows:

Chapter 3 Section R301.1.3.2 is deleted and replaced to read as follows, based upon the express finding of necessity set forth in section 9.B.1. of this Ordinance.

R301.1.3.2 Wood frame structures. The building official shall require construction documents to be approved and stamped for structural compliance by a California-licensed architect or engineer for all dwellings of wood frame construction more than one story in height located in Seismic Design Category D0, D1, D2, or E.

Chapter 3 Section R313.1 and Section R313.2 are deleted and replaced to read as follows, based upon the express finding of necessity set forth in section 9.B.2. of this Ordinance.

Section R313.1 is amended to read as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new townhouses and in existing townhouses, when additions are made that increase the building area to more than the allowable Fire Flow Appendix B, Tables B105.1(1) and B105.1(2) of the 2022 California Fire Code, and/or additions exceeding fifty (50) percent of the existing living area (existing square foot calculations shall not include existing basement) and/or additions exceeding seven hundred and fifty (750) square feet. When automatic fire sprinkler systems are required by this section, all associated attached garages shall be included. Additions over fifty (50) percent and/or seven hundred and fifty (750) square feet as referenced above, shall be treated as a new structure regarding installation of fire sprinkler systems. For the purpose of

³Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, amended Ch. 12.10 in its entirety, in effect repealing and reenacting said chapter to read as set out herein. The former Ch. 12.10, §§ 12.10.010—12.10.030, pertained to similar subject matter and derived from Ord. No. 10-359, § 7, adopted Nov. 23, 2010.

this section, removal of roof framing with associated exterior walls down to, or below the subfloor/slab shall be included in the above calculations. Therefore, the following shall apply:

The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions undertaken over a three-year period. The permit issuance dates of past additions where these regulations were in effect shall be used for determining compliance.

- a. Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.
- b. No waiver shall be granted from compliance with fire sprinklers.

Section R313.2 is amended to read as follows:

R313.2 One and two family dwellings automatic fire sprinklers systems. An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two family dwellings and in existing dwellings, when additions are made that increase the building area to more than the allowable Fire Flow Appendix Tables B105.1(1) and B105.1(2) of the 2022 California Fire Code, and/or additions exceeding fifty (50) percent of the existing living area (existing square foot calculations shall not include existing basement) and/or additions exceeding seven hundred and fifty (750) square feet. When automatic fire sprinkler systems are required by this section, all associated garages shall be included. Additions over fifty (50) percent and/or seven hundred and (750) square feet as referenced above, shall be treated as a new structure regarding installation of fire sprinkler systems. For the purpose of this section, removal of roof framing with associated exterior walls down to, or below the subfloor/slab shall be included in the above calculations. Therefore, the following shall apply:

The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions undertaken over a three-year period and/or two California Building Standards Code Cycles. The permit issuance date of past additions where these regulations were in effect shall be used for determining compliance.

- a. Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.
- b. No waiver shall be granted from compliance with fire sprinklers.

Exceptions:

- 1. Detached Accessory Dwelling Unit, provided that all of the following are met:
 - 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
 - 1.2. The existing primary residence does not have automatic fire sprinklers.
 - 1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
 - 1.4. The unit is on the same lot as the primary residence.
 - 1.5. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

Chapter 6 Section R602.10.4.3.1 and Table R602.10.3 (3) footnote "i" are new sections added to read as follows, based upon the express finding of necessity set forth in section 9.B.3. of this Ordinance.

~~Amend Section R328.7 to read as follows:~~

~~R328.7 Fire detection. Rooms and areas within dwelling units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314. A heat detector, listed and interconnected to the smoke alarms, shall be installed in locations within dwelling units and attached garages where smoke alarms cannot be installed based on their listing.~~

~~ESS installed in Group R-3 and townhomes shall comply with the following:~~

- ~~1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314.~~
- ~~2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units, and attached garages where smoke alarms cannot be installed based on their listing.~~

~~Exceptions:~~

- ~~1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.~~
- ~~2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.~~

~~Add a new subsection R602.10.4.3.1 to read as follows:~~

~~**R602.10.4.3.1 Limits on methods GB and PCP.** In Seismic Design Categories D0, D1, and D2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D0, D1, and D2, the use of Method PCP is limited to accessory structures.~~

~~Add a new footnote "i" to the end of CRC Table R602.10.3(3), after the five footnotes (a)–(f) currently shown, to read:~~

~~g. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted, and the use of Method PCP is limited to accessory structures.~~

~~C. Only the following Appendix Chapters from the California Residential Code are adopted:~~

- ~~1. Appendix H, Patio Covers.~~

~~{Ord. No. 2013-395, § 7, 12-10-2013; Ord. No. 2016-426, § 7, 11-8-2016; Ord. No. 2019-464, §§ 7, 8, 12-10-2019; Ord. No. 2022-487, §§ 7, 8, 11-29-2022; Ord. No. 2023-498, § 2(App. A), 9-12-2023}~~

~~12.10.030 Correction of violations.~~

~~Correction of violations shall be pursuant to Chapter 12.08 of the Los Altos Municipal Code.~~

~~{Ord. No. 2016-426, § 7, 11-8-2016; Ord. No. 2019-464, §§ 7, 8, 12-10-2019; Ord. No. 2022-487, §§ 7, 8, 11-29-2022; Ord. No. 2023-498, § 2(App. A), 9-12-2023}~~

~~Editor's note(s)—Ord. No. 2016-426, § 7, adopted November 8, 2016, repealed former § 12.10.030, and enacted a new § 12.10.030 as set out herein. Former § 12.10.030 pertained to definitions and derived from Ord. No. 2013-395, adopted December 10, 2013.~~

12.10.040 Fee refunds.

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than eighty (80) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than eighty (80) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

(Ord. No. 2016-426, § 7, 11-8-2016; Ord. No. 2019-464, §§ 7, 8, 12-10-2019; Ord. No. 2022-487, §§ 7, 8, 11-29-2022; Ord. No. 2023-498, § 2(App. A), 9-12-2023)

Chapter 12.12 PLUMBING CODE⁴

12.12.010 Plumbing Code—Adoption of the California Plumbing Code.

The 2022 California Plumbing Code, contained in California Code of Regulations, Title 24, Part 5, which incorporates and amends the Uniform Plumbing Code 2021 Edition, published by the International Association of Plumbing and Mechanical Officials, with amendments and certain appendices set forth in Section 12.12.020 is hereby adopted. There is one copy of said code on file in the office of the building official for use and examination by the public.

(Ord. No. 2013-395, § 10, 12-10-2013; Ord. No. 2016-426, §§ 9, 10, 11-8-2016; Ord. No. 2019-464, §§ 10, 11, 12-10-2019; Ord. No. 2022-487, §§ 10, 11, 11-29-2022)

12.12.020 Amendments.

The 2022 California Plumbing Code referred to in Section 12.12.010 is adopted with the following amendments and certain Appendix Chapters as follows:

A. Section 710.1 is deleted and replaced to read as follows, based upon the finding of express necessity set forth in Section 8.B.1 of this Ordinance.

B. ~~Drainage of Fixtures Located Below the Next Upstream Manhole or Below the Main Sewer level.~~

710.1 Backflow Protection All new, replaced, or repaired building sewers, both public and private, requiring sewer connections to the City main sewer system shall be protected from backflow of sewage by installing an accessible approved type of backwater and atmospheric relief valve. Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating, "backwater valve downstream".

⁴Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, repealed Ch. 12.12 and enacted a new chapter as set out herein. The former Ch. 12.12, §§ 12.12.010 and 12.12.020, pertained to similar subject matter and derived from Ord. No. 08-319, § 7 (part) and Ord. No. 10-359, § 10, adopted Nov. 23, 2010.

~~Building sewers shall have an atmospheric relief valve installed upstream of the backwater valve outside the building in close proximity to the foundation.~~

~~Exception: Sewer repairs where there is no existing cleanout located at or near the building foundation, may have these atmospheric relief devices placed near the repair upstream of the newly installed backwater valve.~~

C. ~~Chapter 12 Section 1211.8 is amended to read as follows, based upon express finding of necessity set forth in section 8.B.2 of this Ordinance.~~

~~**1211.7 Earthquake-Actuated Gas Shutoff Valves** Earthquake-actuated gas shutoff valves designed to automatically shut off the gas at the location of the valve in the event of a seismic disturbance and certified by the State Architect as conforming to California Code of Regulations, Title 24, Part 12, Chapter 12-16-1, shall be installed in all new buildings, and when reinstalling meters at the same location, and when relocating gas utility meters. Said gas shutoff valves shall be at or near the meter supplying gas to individual buildings.~~

D. ~~Only the following Appendix Chapters from the Plumbing Code are adopted:~~

- ~~1. Appendix A, Recommended Rules for Sizing the Water Supply System.~~
- ~~2. Appendix B, Explanatory Notes on Combination Waste and Vent Systems.~~
- ~~3. Appendix D, Sizing Storm Water Drainage Systems.~~
- ~~4. Appendix H, Private Sewage Disposal Systems.~~
- ~~5. Appendix I, Installation Standard for Pex Tubing Systems for Hot and Cold Water Distribution.~~

~~(Ord. No. 2013-395, § 10, 12-10-2013; Ord. No. 2016-426, §§ 9, 10, 11-8-2016; Ord. No. 2019-464, §§ 10, 11, 12-10-2019; Ord. No. 2019-464, §§ 13, 14, 12-10-2019; Ord. No. 2022-487, §§ 10, 11, 11-29-2022)~~

~~Chapter 12.16 MECHANICAL CODES⁵~~

~~12.16.010 Adoption of the California Mechanical Code.~~

~~The 2022 California Mechanical Code, contained in the 2022 California Code of Regulations, Title 24, Part 4, which incorporates and amends the Uniform Mechanical Code 2021 Edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted. There is one copy of said code on file in the office of the building official for use and examination by the public.~~

~~(Ord. No. 2013-395, § 13, 12-10-2013; Ord. No. 2016-426, §§ 12, 13, 11-8-2016; Ord. No. 2019-464, §§ 13, 14, 12-10-2019; Ord. No. 2022-487, §§ 13, 14, 11-29-2022)~~

~~Chapter 12.20 ELECTRICAL CODE⁶~~

⁵Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, repealed Ch. 12.16 and enacted a new chapter as set out herein. The former Ch. 12.16, § 12.16.010, pertained to similar subject matter and derived from Ord. No. 08-319, § 10 and Ord. No. 10-359, § 13, adopted Nov. 23, 2010.

⁶Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, repealed Ch. 12.20 and enacted a new chapter as set out herein. The former Ch. 12.20, § 12.20.010, pertained to similar subject matter and derived from Ord. No. 08-319, § 12 and Ord. No. 10-359, § 15, adopted Nov. 23, 2010.

~~12.20.010 Adoption of the California Electrical Code.~~

The 2022 California Electrical Code, contained in the 2022 California Code of Regulations, Title 24, Part 3, incorporates and amends the National Electrical Code 2020 Edition, published by the National Fire Protection Association, is hereby adopted. There is one copy of said code on file in the office of the building official for use and examination by the public.

(Ord. No. 2013-395, § 15, 12-10-2013; Ord. No. 2016-426, §§ 14, 15, 11-8-2016; Ord. No. 2019-464, §§ 15, 16, 12-10-2019; Ord. No. 2022-487, §§ 15, 16, 11-29-2022)

~~Chapter 12.22 ENERGY CODE⁷~~

~~12.22.010 Adoption of the California Energy Code.~~

There is hereby adopted by reference as if fully set forth herein, the 2019 California Energy Code, contained in the California Code of Regulations, Title 24, Part 6, published by the International Code Council, and each and all of its regulations and provisions. One copy is on file for use and examination by the public in the office of the building official.

(Ord. No. 2013-395, § 16, 12-10-2013; Ord. No. 2016-426, § 16, 11-8-2016; Ord. No. 2019-464, §§ 17, 18, 12-10-2019; Ord. No. 2020-470B, § 1, 11-10-2020; Ord. No. 2022-487, §§ 17, 18, 11-29-2022)

~~12.22.020 Amendments for all electric buildings.~~

City of Los Altos local amendments to the 2022 California Energy Code. Upon adoption of this Code in the event that there is any conflict between local amendments and the 2022 California Energy Code the most restrictive shall prevail.

A. — Amend Section 100.1(b) of the Energy Code by adding the following definitions to read as follows:

ALL-ELECTRIC BUILDING is a building that has no natural gas or propane plumbing installed within the building.

NEWLY CONSTRUCTED BUILDING (Applicable to Chapter 12.22 Energy Code Section 12.22.020 Amendments) is a building that has never been used or occupied for any purpose and supported by 1) a new structural foundation, 2) an existing, structural foundation where a building has been demolished and removed to floor or below, or 3) a combination of 1) and 2).

PUBLIC BUILDING is a building used by the public for any purpose, such as assembly, education, entertainment, or worship.

SCIENTIFIC LABORATORY BUILDING is a building or area where research, experiments, and measurement in medical, life, and physical sciences are performed and/or stored requiring examination of fine details. The building may include workbenches, countertops, scientific instruments, and supporting offices.

⁷Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, amended Ch. 12.22 in its entirety, in effect repealing and reenacting said chapter to read as set out herein. The former Ch. 12.22, § 12.22.010, pertained to similar subject matter and derived from Ord. No. 08-319, § 13 and Ord. No. 10-359, § 16, adopted Nov. 23, 2010.

Subchapter 1 Section 100.0(e)2.A. is deleted and replaced to read as follows, based on express finding of necessity set forth of this Ordinance.

B. ~~Amend Section 100.0(e)2.A. of the Energy Code to read as follows:~~

~~2. Newly constructed buildings.~~

A. ~~Sections 110.0 through 110.12 apply to all newly constructed buildings within the scope of Section 100.0(a). In addition, newly constructed buildings shall meet the requirements of Subsections B, C, D or E, as applicable and shall be an all-electric building as defined in Section 100.1(b).~~

~~Exception 1:~~ Residential Single-Family Dwellings, Detached ADUs (Accessory Dwelling Units), Multifamily Dwellings with two to nine units may install non-electric (natural gas-fueled) cooking and fireplace appliances if the applicant complies with the prewiring provisions, Subsection 12.22.020B.3.

~~Exception 2:~~ Non-residential Buildings containing for-profit restaurant open to the public may install gas-fueled cooking appliances. The applicant shall comply with the pre-wiring provision of Subsection 12.22.020B.3.

~~Exception 3:~~ Non-residential buildings, Scientific Laboratory Buildings and Public Buildings may apply to the Building Division of the Los Altos Development Services Department for an exception to install a non-electric fueled appliance or piece of equipment. The Building Division of the Los Altos Development Services Department shall grant an exception if they find the following conditions are met:

- i. ~~The applicant shows that there is a public or business-related need that cannot be reasonably met with an electric fueled appliance or piece of equipment.~~
- ii. ~~The applicant complies with the pre-wiring provisions to the non-electric appliance or piece of equipment noted at Subsection 12.22.020B.3.~~

The decision of the Building Division of the Los Altos Development Services Department shall be final unless the applicant appeals the decision to the City Manager or his or her designee within 15 days of the date of the decision. The City Manager's or his or her designee's decision on the appeal shall be final.

~~3. Wiring to accommodate future electric appliances or equipment.~~

- ~~(a) If a non-electric appliance or piece of equipment is allowed to be installed, the appliance or equipment location must also be electrically pre-wired for future electric appliance or equipment installation, including:~~
- i. ~~A dedicated circuit, phased appropriately, with a minimum amperage requirement for a comparable electric appliance with an electrical receptacle or junction box that is connected to the electric panel with conductors of adequate capacity, extending to within 3 feet of the appliance and accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and~~
 - ii. ~~Both ends of the unused conductor or conduit shall be labeled with the words "For Future Electric appliance or equipment" and be electrically isolated; and~~
 - iii. ~~A reserved circuit breaker space shall be installed in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled for each circuit, an example is as follows (i.e. "For Future Electric Range;"); and~~
 - iv. ~~All electrical components, including conductors, receptacles, junction boxes, or blank covers, related to this section shall be installed in accordance with the California Electrical Code.~~

~~(Ord. No. 2020-470A, § 1, 11-10-2020; Ord. No. 2020-470B, § 1, 11-10-2020; Ord. No. 2020-470C, § 1, 11-10-2020; Ord. No. 2022-487, §§ 17, 18, 11-29-2022)~~

~~Chapter 12.24 FIRE CODE⁸~~

~~12.24.010 Adoption of the 2022 California Fire Code.~~

~~There is hereby adopted by the City, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2022 California Fire Code, contained in the 2022 California Code of Regulations, Title 24, Part 9, which incorporates and amends the International Fire Code 2021 Edition, published by the International Code Council, including Appendix Chapters B, C, D and O, save and except such portions as are hereinafter deleted, modified or amended by this chapter. One copy has been filed for use and examination by the public in the office of the Building Official. Said codes are adopted and incorporated as fully as if set out at length herein, and from the date on which the ordinance codified in this chapter shall take effect.~~

~~(Ord. No. 2013-395, § 18, 12-10-2013; Ord. No. 2016-426, § 16, 11-8-2016; Ord. No. 2019-464, §§ 19, 20, 12-10-2019; Ord. No. 2022-487, §§ 20, 21, 11-29-2022)~~

~~12.24.015 Findings.~~

~~The City Council of the City of Los Altos hereby expressly finds that amendments to the California Fire Code adopted by this chapter and commencing with Section 12.24.080 are reasonably necessary for the protection of the public health, safety, and welfare, due to the local climatic, geologic, or topographical conditions specified as follows:~~

~~The City of Los Altos experiences low humidity, high winds and warm temperatures during the summer months creating conditions which are particularly conducive to the ignition and spread of grass, brush, and structure fires. Additionally, the City of Los Altos is geographically situated adjacent to active earthquake faults capable of producing substantial seismic events. Since the City of Los Altos is divided by creeks, an expressway and other substantial traffic corridors, the occurrence of a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more bridges collapse or be substantially damaged. In addition, fire suppression capabilities would be severely limited should the water system be extensively damaged during the seismic event. Therefore, mitigation measures are necessary such as: automatic fire suppression systems, communications systems, access to buildings, seismic protection, safety controls for hazardous materials and other safeguards in order to minimize the risks to citizens, firefighters and property due to the severity of the fire threat and potential response delays.~~

~~The below table provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the City of Los Altos' amendments to the 2022 Edition of the California Fire Code as reasonably necessary because of local climatic, geologic, or topographic conditions.~~

⁸Ord. No. 2022-487, § 20, adopted November 29, 2022, repealed Ch. 12.24 and enacted a new chapter as set out herein. The former Ch. 12.24, §§ 12.24.010—12.24.080, pertained to similar subject matter and derived from Ord. No. 08-319, § 15 (part); Ord. No. 10-359, § 18, adopted Nov. 23, 2010; and Ord. No. 2013-395, adopted Dec. 10, 2013.

Admin = This amendment is necessary for administrative clarification and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Los Altos.

I = This amendment is reasonably necessary because of climatic conditions.

II = This amendment is reasonably necessary because of topographical conditions.

III = This amendment is reasonably necessary because of geological conditions.

Code Section	California Fire Code Local Amendment	Findings
108.5	Final Inspection	Admin
112.4	Violation penalties	Admin
Chapter 2	Definitions	Admin
503.1	Where required	Admin
503.1.1	Buildings and facilities	Admin
503.2.1	Dimensions	Admin
503.2.4	Turning Radius	Admin
503.2.7	Grade	Admin
503.5	Required Gates or Barricades	Admin
503.6	Security Gates	Admin
504.5	Access control devices	II & III
505.1	Address identification	Admin
510.1	Emergency responder communication coverage in new buildings	Admin
510.1.1	Obstruction by new buildings	Admin
510.3	Permit required	Admin
510.4	Technical requirements	Admin
510.4.1.1	Minimum signal strength into the building	Admin
510.4.1.2	Minimum signal strength out of the building	Admin
510.5	Installation requirement	Admin
510.5.1	Approval prior to installation	Admin
510.5.3	Acceptance test procedure	Admin
603.11	Immersion Heaters	Admin
605.5	Portable unvented heaters	Admin
605.5.2.1.1	Prohibited locations	Admin
703.3	Fire-resistant penetrations and joints	Admin
901.6.2	Integrated testing	Admin
901.6.2.1	High-rise buildings	Admin
901.6.3	Records	Admin
903.2	Where required	II & III
909.20.1	Schedule	Admin
1202.1	Definitions	Admin
1207.1.5	Large-scale fire test	Admin
1207.2.2.1	Ongoing inspection and testing	Admin
1207.5.2	Maximum allowable quantities	Admin
1207.5.5	Fire suppression systems	III

1207.11.3	Location	Admin
1207.11.6	Fire detection	III
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3305.10	Fire Walls	II & III
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{Ord. No. 2013-395, § 18, 12-10-2013; Ord. No. 2016-426, § 17, 18, 11-8-2016; Ord. No. 2019-464, §§ 19, 20, 12-10-2019; Ord. No. 2022-487, §§ 20, 21, 11-29-2022}

~~12.24.020 Establishment and duties of the fire prevention division.~~

- A. ~~The California Fire Code shall be enforced by the Santa Clara County Fire Department which shall be operated under the supervision of the Chief of the Fire Department.~~
- B. ~~The City fire marshal shall be the chief of the fire prevention division and shall be appointed by the Chief of the Fire Department.~~
- C. ~~The Chief of the Fire Department may assign members of the fire department as deputy fire marshals as shall be necessary.~~

{Ord. No. 2013-395, § 18, 12-10-2013; Ord. No. 2016-426, § 17, 18, 11-8-2016; Ord. No. 2019-464, §§ 19, 20, 12-10-2019; Ord. No. 2022-487, §§ 20, 21, 11-29-2022}

~~12.24.030 Definitions.~~

- A. ~~Wherever the words "board of appeal" are used, they shall mean the City Council of the City of Los Altos, or the body appointed by the Council to pass on matters pertaining to fire safety.~~
- B. ~~Wherever the words "fire prevention bureau" are used in the California Fire Code, they shall mean the fire prevention division of the fire department.~~

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(Supp. No. 44, Update 2)

C. ~~Wherever the term "fire code official" is used, it shall mean the chief of the fire department.~~

D. ~~Wherever the word "jurisdiction" is used in the California Fire Code, it shall mean the City of Los Altos.~~

~~(Ord. No. 2013-395, § 18, 12-10-2013; Ord. No. 2016-426, § 17, 18, 11-8-2016; Ord. No. 2019-464, §§ 19, 20, 12-10-2019; Ord. No. 2022-487, §§ 20, 21, 11-29-2022)~~

12.24.080 Fire code—Amendments.

The 2022 California Fire Code referred to in Section 12.24.010 is adopted with the following amendments and certain Appendix Chapters as follows:

Chapter 1 SCOPE AND ADMINISTRATION

Section 105 PERMITS

Section 108.5 Final inspection.

Section 112.4 Violation penalties.

Section 108 INSPECTIONS

Section 108.5 is added to read as follows:

Section 108.5 Final Inspection.

~~No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and access ways to the Building Division.~~

Section 112 VIOLATIONS

Section 112.4 is amended to read as follows:

Section 112.4 Violation penalties.

~~Violation penalties shall be in accordance with Title 1, Chapter 1.30 of the City of Los Altos Municipal Code.~~

Chapter 2 DEFINITIONS

Chapter 2 of the 2022 California Fire Code and 2021 International Fire Code is amended to include the following definitions:

~~CORROSIVE LIQUID. Corrosive liquid is:~~

- ~~1. any liquid which, when in contact with living tissue, will cause destruction or irreversible alteration of such tissue by chemical action; or~~
- ~~2. any liquid having a pH of 2 or less or 12.5 or more; or~~
- ~~3. any liquid classified as corrosive by the U.S. Department of Transportation; or~~
- ~~4. any material exhibiting the characteristics of corrosivity in accordance with Title 22, California Code of Regulations §66261.22.~~

~~**LARGE-SCALE FIRE TESTING.** Testing a representative energy storage system that induces a significant fire into the device under test and evaluates whether the fire will spread to adjacent energy storage system units, surrounding equipment, or through an adjacent fire-resistance-rated barrier.~~

~~**MODERATELY TOXIC GAS.** A chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 5000 parts per million by volume of gas or vapor, when~~

administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

~~**HEALTH HAZARD—OTHER.** A hazardous material which affects target organs of the body, including but not limited to, those materials which produce liver damage, kidney damage, damage to the nervous system, act on the blood to decrease hemoglobin function, deprive the body tissue of oxygen or affect reproductive capabilities, including mutations (chromosomal damage), sensitizers or teratogens (effect on fetuses).~~

~~**SPILL CONTROL.** That level of containment that is external to and separate from the primary containment and is capable of safely and securely containing the contents of the largest container and prevents the materials from spreading to other parts of the room.~~

~~**SECONDARY CONTAINMENT.** Secondary containment is that level of containment that is external to and separate from primary containment and is capable of safely and securely containing the material, without discharge, for a period of time reasonably necessary to ensure detection and remedy of the primary containment failure.~~

~~**WORKSTATION.** A defined space or an independent principal piece of equipment using flammable or unstable (Class 3 or 4 as ranked by NFPA 704) hazardous materials where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, detection devices, electrical devices and other processing and scientific equipment.~~

Chapter 5 FIRE SERVICE FEATURES

Section 503 FIRE APPARATUS ACCESS ROADS

Section 503.1 Where required.

Section 503.1.1 Buildings and facilities.

Section 503.2.1 Dimensions.

Section 503.2.4 Turning Radius.

Section 503.2.7 Grade.

Section 503.5 Required Gates or Barricades.

Section 503.6 Security Gates.

Section 503.1 is amended to read as follows:

Section 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and as per Fire Department access road Standards.

Section 503.1.1 is amended to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements for this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. In other than R-3 or U occupancies, when the building is equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 the dimension may be increased to a maximum of 300 feet when approved by the fire code official.

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2. ~~When there are not more than two Group R-3 or accessory Group U occupancies, the dimension may be increased to a maximum of 200 feet.~~
 3. ~~When apparatus roads cannot be installed because of topography, waterways, nonnegotiable grades or other similar conditions, an approved alternative means of fire protection shall be provided.~~

Section 503.2.1 is amended to read as follows:

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) for engines, and 26 feet (7925 mm) for aerial fire apparatus exclusive of shoulders, except for approved gates or barricades in accordance with Sections 503.5.1 and 503.6 and the unobstructed vertical clearance shall be a minimum of 13 feet 6 inches (4115 mm), or as determined by the fire code official.

Exception: When there are not more than two Group R, Division 3, or Group U parcels, the access road width may be modified by the fire code official.

Section 503.2.4 is amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be a minimum of 30 feet (9144 mm) inside, and a minimum of 50 feet (15240 mm) outside.

Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15 percent, unless approved by the fire code official.

Section 503.5 is amended to read as follows:

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other accessways, not including the public streets, alleys, or highways. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings. 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.

Section 503.6 is amended to read as follows:

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. The security gates and the emergency operation shall be maintained operational at all times. 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. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings.

Section 504 ACCESS TO BUILDINGS AND ROOFS

Section 504.5 is added to read as follows:

Section 504.5 Access control devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All electrically powered access control devices shall be provided with an approved means for deactivation or unlocking from a single location or otherwise approved by the fire code official.

Access control devices shall also comply with Chapter 10 Means of Egress.

Section 505 PREMISES IDENTIFICATION

Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (153 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The following is a guideline for adequate address number dimensions:

- a. The number posted up to 49 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a half (1/2) inch stroke.
- b. The number posted from 50 to 100 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a one (1) inch stroke.
- c. The number posted over 100 to 199 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (10) inches high with a one and a half (1 1/2) inch stroke.
- d. The number posted over 200 to 299 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (18) inches high with a one and a half (2) inch stroke.
- e. The number posted over 300 to 400 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (24) inches high with a one and a half (2 1/2) inch stroke.

Section 510 EMERGENCY RESPONDER COMMUNICATION COVERAGE

Section 510.1 is amended to read as follows:

510.1 Emergency responder radio coverage in new buildings. Approved radio coverage for emergency responders shall be provided within all buildings meeting any one of the following conditions:

1. There are more than 3 stories above grade plane (as defined by the California Building Code Section 202);
2. The total building area is 30,000 square feet or more;
3. The total basement area is 5,000 square feet or more;
4. Where required by the fire code official and radio coverage signal strength levels are not consistent with the minimum levels set forth in Section 510.4.1

Exceptions:

1. Where approved by the fire code official, a wired communication system in accordance with Section 907.2.12.2 shall be permitted to be installed or maintained in lieu of an approved radio coverage system.
2. Where it is determined by the fire code official that the radio coverage system is not needed.
3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

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4. ~~Buildings and areas of buildings that have minimum radio coverage signal strength levels of the Silicon Valley Regional Interoperability Authority (SVRIA) P25 Phase 2 700 MHz Digital Trunked Radio System within the building in accordance with Section 510.4.1 without the use of an indoor radio coverage system.~~

~~The radio coverage system shall be installed and maintained in accordance with Sections 510.4 through 510.6.4 of this code and with the applicable provisions of NFPA 1221, Standard for the Installation, Maintenance and Use of Emergency Services Communications Systems.~~

~~The coverage shall be based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.~~

Section 510.1.1 is amended to read as follows:

510.1.1 Obstruction by new buildings. No obstruction of the public safety system backhaul shall be allowed without an approved mitigating plan.

Section 510.3 is amended to read as follows:

510.3 Permit required. A construction permit, for the installation of, or modification of, emergency responder radio coverage systems and related equipment is required as specified in Section 105.7.6. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. A frequency change made to an existing system is considered to be new construction and will require a construction permit. Section 510.4 is amended to read as follows:

510.4 Technical requirements. Systems, components, and equipment required to provide the emergency responder radio coverage system shall comply with the current Emergency Responders Radio Coverage Systems Standard Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.4.1.1 is amended to read as follows:

510.4.1.1 Minimum signal strength into the building. The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The inbound signal level shall be sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.0 for analog communications and DAQ of 3.4 for digital communications systems or an equivalent Signal-to-Interference Plus Noise Ratio (SINR) applicable to the technology.

Section 510.4.1.2 is amended to read as follows:

510.4.1.2 Minimum signal strength out of the building. The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.0 for analog communications and DAQ of 3.4 for digital communications systems or an equivalent SINR applicable to the technology.

Section 510.5 is amended to read as follows:

510.5 Installation requirement. The installation of the emergency responder radio coverage system shall be in accordance with NFPA 1221 and the current Emergency Responder Radio Coverage Systems Standard Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5.1 is amended to read as follows:

510.5.2 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the fire code official and the agency FCC license holder or systems administrator.

The first paragraph of Section 510.5.3 is amended to read as follows:

~~**510.5.3 Acceptance test procedure.** Where an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent. Final system acceptance will require ERRCS power level and DAQ testing with agency FCC license holder, systems administrators, or designee.~~

Chapter 6 BUILDING SERVICES AND SYSTEMS

Section 603 ELECTRICAL EQUIPMENT, WIRING AND HAZARDS

Add Section 603.11 to read as follows:

~~**603.11 Immersion Heaters.** All electrical immersion heaters used in dip tanks, sinks, vats, and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.~~

Section 605 FUEL FIRED APPLIANCES

Section 605 is amended to read as follows:

~~**605.5 Portable unvented heaters.** Portable unvented fuel-fired heating equipment shall be prohibited in occupancies in Groups A, B, E, I, R-1, R-2, R2.1, R2.2, R-3, R3.1 and R-4 and ambulatory care facilities. Portable unvented fuel-fired heating equipment shall be prohibited in the public rights-of-way.~~

Exceptions:

- ~~1. — Portable unvented fuel-fired heaters listed in accordance with UL 647 are permitted to be used in one and two-family dwellings, where operated and maintained in accordance with the manufacturer's instructions.~~
- ~~2. — Portable outdoor gas-fired heating appliances in accordance with Section 605.5.2.~~

Section 605.5.2.1.1 is amended to read as follows and the exception in the Section is deleted:

~~**605.5.2.1.1 Prohibited locations.** The storage or use of portable outdoor gas-fired heating appliances is prohibited in any of the following locations:~~

- ~~1. — Inside of any occupancy where connected to the fuel gas container.~~
- ~~2. — Inside of tents, canopies, and membrane structures.~~
- ~~3. — On exterior balconies and rooftops.~~

Chapter 7 FIRE AND SMOKE PROTECTION FEATURES

Section 703 PENETRATIONS

Section 703.3 is amended to read as follows:

~~**703.3 Fire-resistant penetrations and joints.** In high-rise buildings, in buildings assigned to Risk Category III or IV, or in fire areas containing Group R occupancies with an occupant load greater than 100, and other occupancies as determined necessary special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire-containment systems that are tested and listed in accordance with CBC Sections 714.4.1.2, 714.5.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.~~

Chapter 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Section 901 GENERAL

Section 901.6.2 is amended as follows:

901.6.2 Integrated testing. Where two or more fire protection or life safety systems are interconnected, the intended response of subordinate fire protection and life safety systems shall be verified when required testing of the initiating system is conducted. In addition, integrated testing shall be performed in accordance with Sections 901.6.2.1 and 901.6.2.2.

901.6.2.1 High-rise buildings. For high-rise buildings, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

901.6.2.2 Smoke control systems. Where a fire alarm system is integrated with a smoke control system as outlined in Section 909, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

Section 901.6.3 is amended to read as follows:

901.6.3 Records. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained on the premises for a minimum of five years. See 907.7 & 907.8 for fire alarm system inspection, testing and maintenance documentation requirements.

Section 903 AUTOMATIC SPRINKLER SYSTEMS

Section 903.2 Where required.

Section 903.2.18 Group U private garages and carports accessory to Group R-3 occupancies.

Section 903.2 is amended to read as follows:

Section 903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. — An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:
 - a. — Buildings and structures not located in any Wildland Urban Interface and not exceeding 1,200 square feet of fire area.
 - b. — Buildings and structures located in any Wildland Urban Interface Fire Area and not exceeding 500 square feet of fire area.
 - c. — Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.
 - d. — Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:
 - i. — Noncombustible construction.

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- ii. ~~Maximum 5,000 square feet in building area.~~
 - iii. ~~Structure is open on not less than three (3) sides nor 75% of structure perimeter.~~
 - iv. ~~Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.~~
2. ~~An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.~~
- ~~Exception: Detached Accessory Dwelling Unit, provided that all of the following are met:~~
- a. ~~The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.~~
 - b. ~~The existing primary residence does not have automatic fire sprinklers.~~
 - c. ~~The accessory detached dwelling unit does not exceed 1,200 square feet in size.~~
 - d. ~~The unit is on the same lot as the primary residence.~~
 - e. ~~The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.~~
3. ~~An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.~~
4. ~~An approved automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas).~~
5. ~~An approved automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%.~~
6. ~~An approved automatic sprinkler system shall be provided throughout existing buildings and structures when alterations or additions are made that create conditions described in Sections 903.2.1 through 903.2.18.~~
7. ~~Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety¹ or increased fire risk², shall require the installation of an approved fire automatic fire sprinkler system.~~

¹Life Safety—Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day care facilities, large residential care facilities housing non-ambulatory clients.

²Fire Risks—Shall include, but not limited to: High piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

8. ~~The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance.~~
- a. ~~Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement~~

floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.

b. ~~No waiver shall be granted from compliance with fire sprinklers.~~

Section 903.2.11.7 is added as follows:

903.2.11.7 Chemical Fume Hood Fire Protection. ~~Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:~~

3. ~~Existing hoods having interiors with a flame-spread index greater than 25 in which flammable liquids are handled.~~

4. ~~If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.~~

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

Section 907.8 is amended as follows:

907.8 Inspection, testing and maintenance. ~~The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be documented using NFPA 72 record of inspection and testing forms.~~

Section 909 SMOKE CONTROL SYSTEMS

Section 909.20.1 Schedule

Section 909.20.1 is amended to read as follows:

909.20.1 Schedule. ~~A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing shall occur at least annually.~~

Chapter 12 ENERGY SYSTEMS

SECTION 1202 DEFINITIONS

Section 1202.1 is amended as follows:

1202.1 Definitions. ~~The following terms are defined in Chapter 2:~~

~~BATTERY SYSTEM, STATIONARY STORAGE.~~

~~BATTERY TYPES.~~

~~CAPACITOR ENERGY STORAGE SYSTEM.~~

~~CRITICAL CIRCUIT.~~

~~EMERGENCY POWER SYSTEM.~~

~~ENERGY STORAGE MANAGEMENT SYSTEMS.~~

~~ENERGY STORAGE SYSTEM (ESS).~~

~~ENERGY STORAGE SYSTEM, ELECTROCHEMICAL.~~

~~ENERGY STORAGE SYSTEM, MOBILE.~~

~~ENERGY STORAGE SYSTEM, WALK-IN UNIT.~~

~~ENERGY STORAGE SYSTEM CABINET.~~

~~ENERGY STORAGE SYSTEM COMMISSIONING.~~
~~ENERGY STORAGE SYSTEM DECOMMISSIONING.~~
~~FUEL CELL POWER SYSTEM, STATIONARY.~~
~~LARGE SCALE FIRE TESTING~~
~~PORTABLE GENERATOR.~~
~~STANDBY POWER SYSTEM.~~

SECTION 1207 ELECTRICAL ENERGY STORAGE SYSTEMS (ESS)

Section 1207.1.5 is amended as follows:

~~1207.1.5 Large-scale fire test. Where required elsewhere in Section 1207, large-scale fire testing shall be conducted in accordance with NFPA 855, and UL 9540A. The testing shall be conducted or witnessed and reported by an approved testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration equal to the fire-resistance rating of the room separation specified in Section 1207.7.4. The test report shall be provided to the fire code official for review and approval in accordance with Section 104.8.2.~~

Section 1207.2.2.1 is amended as follows:

~~1207.2.2.1 Ongoing inspection and testing. Systems that monitor and protect the ESS installation shall be inspected and tested in accordance with the manufacturer's instructions and the operation and maintenance manual. Inspection and testing records shall be maintained in the operation and maintenance manual and made available to the fire code official upon request.~~

Section 1207.5.2 is amended as follows:

~~1207.5.2 Maximum allowable quantities. Fire areas within rooms, areas and walk-in units containing electrochemical ESS shall not exceed the maximum allowable quantities in Table 1207.5. The allowable number of fire areas, maximum allowable quantity, and fire-resistance rating of fire barriers shall comply with Table 1207.5.1.~~

~~Exceptions: Where approved by the fire code official, rooms, areas and walk-in units containing electrochemical ESS that exceed the amounts in Table 1207.5 shall be permitted based on a hazardous mitigation analysis in accordance with Section 1207.1.4 and large-scale fire testing complying with Section 1207.1.5.~~

- ~~1. —Lead acid and nickel-cadmium battery systems installed in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.~~
- ~~2. —Dedicated use buildings in compliance with Section 1207.7.1.~~

TABLE 1207.5.1 DESIGN AND NUMBER OF ESS FIRE AREAS				
STORY		PERCENTAGE OF MAXIMUM ALLOWABLE QUANTITY PER FIRE AREA	NUMBER OF FIRE AREAS PER STORY	FIRE-RESISTANCE RATING FOR FIRE BARRIERS IN HOURS
Above-grade plan	Higher than 9 7-9	25 50	1 2	3 2

	6	50	2	2
	5	50	2	2
	4	75	4	2
	3	100	6	2
	2	100	6	2
	1	100	6	2
Below-grade plan	1	100	4	3
	2	50	2	3
	Lower than 2	Not Allowed	Not Allowed	Not Allowed

Section 1207.5.5 is amended as follows:

~~1207.5.5 Fire suppression systems. Rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed in accordance with one of the following:~~

- ~~1. An automatic sprinkler system designed and installed in accordance with Section 903.3.1.1 with a minimum density of 0.3 gpm/ft² (1.14 L/min) based on the fire area or 2,500 square foot (232 m²) design area, whichever is larger.~~
- ~~2. Where approved, an automatic sprinkler system designed and installed in accordance with Section 903.3.1.1 with a sprinkler hazard classification based on large-scale fire testing complying with Section 1207.1.5.~~
- ~~3. The following alternative automatic fire-extinguishing systems designed and installed in accordance with Section 904, provided that the installation is approved by the fire code official based on large-scale fire testing complying with Section 1207.1.5:~~

~~3.1. NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.~~

~~3.2. NFPA 15, Standard for Water Spray Fixed Systems for Fire Protection.~~

~~3.3. NFPA 750, Standard on Water Mist Fire Protection Systems.~~

~~3.4. NFPA 2001, Standard on Clean Agent Fire Extinguishing Systems.~~

~~3.5. NFPA 2010, Standard for Fixed Aerosol Fire Extinguishing Systems.~~

~~Exception: Fire suppression systems for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that operate at less than 50 VAC and 60 VDC shall be provided where required by NFPA 76.~~

Section 1207.11.3 is amended as follows:

~~1207.11.3 Location. ESS shall be installed only in the following locations:~~

- ~~1. Detached garages and detached accessory structures.~~
- ~~2. Attached garages separated from the dwelling unit living space and sleeping units in accordance with Section R302.6.~~
- ~~3. Outdoors or on the exterior side of the exterior walls not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit and not below or above any emergency escape and rescue openings.~~
- ~~4. Enclosed utility closets, basements, storage, or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard.~~

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5. ~~ESS shall not be installed in sleeping rooms, closets, spaces opening directly into sleeping rooms or in habitable spaces of dwelling units.~~

Section 1207.11.6 is amended as follows:

~~1207.11.6 Fire detection. ESS installed in Group R-3 and R-4 occupancies shall comply with the following:~~

- ~~1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section 907.2.11.~~
- ~~2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units, and attached garages where smoke alarms cannot be installed based on their listing.~~

~~Exceptions:~~

- ~~1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.~~
- ~~2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.~~

Chapter 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

Section 3305 PRECAUTIONS AGAINST FIRE

Section 3305.5 is amended to read as follows:

~~3305.5 Fire watch. Where required by the fire code official or the site safety plan established in accordance with Section 3303.1, a fire watch shall be provided for building demolition and for building construction. Fire watch is not intended to facilitate occupancy during ongoing construction in a new building.~~

Section 3305.10 is amended to read as follows:

~~Section 3305.10 Fire Walls.~~

~~When firewalls are required in combustibile construction, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather protected at the location of the wall(s).~~

Section 3311 ACCESS FOR FIRE FIGHTING

Add Section 3311.1.1 to read:

~~**3311.1.1 Fire Department Access Roadways:** All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20 ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus and have a minimum 13 ft. 6 in. of vertical clearance. Dead-end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.~~

~~When approved by the Fire Code Official, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted subbase and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95% and sealed. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime treatment may be required if so, determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.~~

Section 3312 MEANS OF EGRESS

~~Section 3312.1 Stairways Required.~~

~~Section 3312.4 Required Means of Egress.~~

Section 3312.1 is amended to read as follows:

~~Section 3312.1 Stairways Required.~~

~~Each level above the first story in new multi-story buildings that require two exit stairways shall be provided with at least two usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.~~

~~Exception: For new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).~~

Section 3312.4 is added to read as follows:

~~Section 3312.4 Required Means of Egress.~~

~~All buildings under construction shall have at least one unobstructed means of egress. All means of egress shall be identified in written fire safety plan as required by Section 3303.1.~~

~~Section 3315 AUTOMATIC FIRE SPRINKLER SYSTEM~~

Section 3315.1 is amended as follows:

~~3315.1 Completion before occupancy. In buildings where an automatic sprinkler system is required by this code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved.~~

~~In new buildings of combustible construction where, automatic fire sprinkler systems are required to be installed, the system shall be placed in service as soon as possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior audible waterflow alarm shall bell can be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.~~

~~For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the fire department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.~~

~~Chapter 49 REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS~~

Chapter 49 of the 2022 California Fire Code is amended as follows:

~~Section 4901 GENERAL~~

Section 4901.3 is added as follows:

~~4901.3 Where applicable. These requirements shall apply to all areas within the City of Los Altos as set forth and delineated on the map entitled "Wildland Urban Interface Fire Area" which map and all notations, references, data and other information shown thereon are hereby adopted and made a part of this Chapter. The map properly attested, shall be on file in the Office of the City of Los Altos.~~

Section 4901.3 is added as follows:

~~4901.4 Exemptions. These requirements shall not apply to any land or water area acquired or managed for one or more of the following purposes or uses:~~

- ~~1. Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government.~~
- ~~2. Lands kept in a predominantly natural state as habitat for wildlife, plant, or animal communities.~~
- ~~3. Open space lands that are environmentally sensitive parklands.~~
- ~~4. Other lands having scenic values, as declared by the local agency, or by state or federal law.~~

Section 4906 VEGETATION MANAGEMENT

Section 4906.1.1 is added as follows:

~~4906.1.1 Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings, to reduce the risk of fire spreading to buildings, and provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, as required by applicable laws and standards.~~

Section 4906.1.2 is added as follows:

~~4906.1.2 Maintenance required. Maintenance is required to ensure conformance with these standards and measures, and to assure continued availability, access, and utilization, of the defensible space during a wildfire.~~

Section 4906.1.3 is added as follows:

~~4906.1.3 Additional measures. No person subject to these regulations shall permit any fire hazard, as defined in this chapter, to exist on premises under their control, or fail to take immediate action to abate a fire hazard when requested to do so by the enforcing agency.~~

Section 4906.1.4 is added as follows:

~~4906.1.4 Exemption. For the purposes of this chapter, vegetation removal or management, undertaken in whole or in part, for fire prevention or suppression purposes shall not be deemed to alter the natural condition of public property.~~

Section 4907 DEFENSIBLE SPACE

Section 4907.3 is amended as follows:

~~4907.3 Requirements. Hazardous vegetation and fuels around all buildings, roads, driveways, and structures shall be maintained in accordance with the following laws and regulations:~~

- ~~1. Public Resources Code, Sections 4291 through 4296.~~
- ~~2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.~~
- ~~3. California Government Code, Sections 51175—51189.~~
- ~~4. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.~~
- ~~5. Any local ordinance of the City of Los Altos.~~

Chapter 50. HAZARDOUS MATERIALS—GENERAL PROVISIONS

~~Chapter 50 of the 2022 California Fire Code and 2021 International Fire Code are amended as follows:~~

Section 5001 GENERAL

Section 5001.2.2.2 is amended as follows:

5001.2.2.2 Health Hazards The material categories listed in this section are classified as health hazards. A material with a primary classification as a health hazard can also pose a physical hazard.

1. ~~Highly toxic and toxic materials.~~
2. ~~Corrosive materials.~~
3. ~~Moderately toxic gas.~~
4. ~~Health hazards - Other.~~

Section 5002 DEFINITIONS

Amend Section 5002.1 to read:

5002.1 Definitions. The following terms are defined in Chapter 2:

~~BOILING POINT.~~

~~CEILING LIMIT.~~

~~CHEMICAL.~~

~~CHEMICAL NAME.~~

~~CLOSED CONTAINER.~~

~~CONTAINER.~~

~~CONTROL AREA.~~

~~CYLINDER.~~

~~DAY BOX.~~

~~DEFLAGRATION.~~

~~DESIGN PRESSURE.~~

~~DETACHED BUILDING.~~

~~DISPENSING.~~

~~EXCESS FLOW CONTROL.~~

~~EXHAUSTED ENCLOSURE.~~

~~EXPLOSION.~~

~~FLAMMABLE VAPORS OR FUMES.~~

~~GAS CABINET.~~

~~GAS ROOM.~~

~~HANDLING.~~

~~HAZARDOUS MATERIALS.~~

~~HEALTH HAZARD.~~

~~HEALTH HAZARD - OTHER.~~

~~IMMEDIATELY DANGEROUS TO LIFE AND
HEALTH (IDLH).
INCOMPATIBLE MATERIALS.
LIQUID.
LOWER EXPLOSIVE LIMIT (LEL).
LOWER FLAMMABLE LIMIT (LFL).
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA.
MODERATELY TOXIC GAS.
NORMAL TEMPERATURE AND PRESSURE (NTP).
OUTDOOR CONTROL AREA.
PERMISSIBLE EXPOSURE LIMIT (PEL).
PESTICIDE.
PHYSICAL HAZARD.
PRESSURE VESSEL.
SAFETY CAN.
SAFETY DATA SHEET (SDS).
SECONDARY CONTAINMENT.
SEGREGATED.
SOLID.
SPILL CONTROL.
STORAGE, HAZARDOUS MATERIALS.
SYSTEM.
TANK, ATMOSPHERIC.
TANK, PORTABLE.
TANK, STATIONARY.
TANK VEHICLE.
UNAUTHORIZED DISCHARGE.
USE (MATERIAL).
VAPOR PRESSURE.~~

Section 5003 GENERAL REQUIREMENTS

Section 5003.1.3.1 is added as follows:

~~5003.1.3.1 Toxic, Highly Toxic, Moderately Toxic Gases and Similarly Used or Handled Materials. The storage, use and handling of toxic, highly toxic, and moderately toxic gases in amounts exceeding Table 6004.2.1.4 shall be in accordance with this chapter and Chapter 60. Any toxic, highly toxic, or moderately toxic material~~

that is used or handled as a gas or vapor shall be in accordance with the requirements for toxic, highly toxic, or moderately toxic gases.

Section 5003.1.5 is added as follows:

5003.1.5 Health Hazards—Other. The storage, use and handling of materials classified as other health hazards including carcinogens, irritants and sensitizers in amounts exceeding 810 cubic feet for gases, 55 gallons for liquids and 5,000 pounds for solids shall be in accordance with Section 5003.

Section 5003.1.6 is added as follows:

5003.1.6 Additional Spill Control and Secondary Containment Requirements. In addition to the requirements set forth in Section 5004.2, An approved containment system is required for any quantity of hazardous materials that are liquids or solids at normal temperature, and pressure (NTP) where a spill is determined to be a plausible event and where such an event would endanger people, property, or the environment. The approved containment system may be required to include a combination of spill control and secondary containment meeting the design and construction requirements set forth in Section 5004.2.

Section 5003.2.2.1 is amended as follows:

5003.2.2.1 Design and Construction. Piping, tubing, valves, fittings, and related components used for hazardous materials shall be in accordance with the following:

1. Piping, tubing, valves, fittings, and related components shall be designed and fabricated from materials that are compatible with the material to be contained and shall be of adequate strength and durability to withstand the pressure, structural and seismic stress, and exposure to which they are subject.
2. Piping and tubing shall be identified in accordance with ASME A13.1 and the *Santa Clara County Fire Chiefs Marking Requirements and Guidelines for Hazardous Materials and Hazardous Waste* to indicate the material conveyed.
3. Manual valves or automatic remotely activated fail-safe emergency shutoff valves shall be installed on supply piping and tubing and provided with ready access at the following locations:
 - 3.1. The point of use.
 - 3.2. The tank, cylinder, or bulk source.
4. Manual emergency shutoff valves and controls for remotely activated emergency shutoff valves shall be clearly visible, provided with ready access and identified in an approved manner.
5. Backflow prevention or check valves shall be provided where the backflow of hazardous materials could create a hazardous condition or cause the unauthorized discharge of hazardous materials.
6. Where gases or liquids having a hazard ranking of:

Health hazard Class 3 or 4

Flammability Class 4

Reactivity Class 4

in accordance with NFPA 704 are carried in pressurized piping above 15 pounds per square inch gauge (psig)(103 Kpa), an approved means of leak detection, emergency shutoff or excess flow control shall be provided. Where the piping originates from within a hazardous material storage room or area, the excess flow control shall be located within the storage room or area. Where the piping originates from a bulk source, the excess flow control shall be located as close to the bulk source as practical.

Exceptions:

1. Piping for inlet connections designed to prevent backflow.

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- ~~2. Piping for pressure relief devices.~~
- ~~7. Secondary containment or equivalent protection from spills or leaks shall be provided for piping for liquid hazardous materials and for highly toxic and toxic corrosive gases above threshold quantities listed in Table 6004.2.1.4. Secondary containment includes but is not limited to double-walled piping.~~
- ~~Exceptions:~~
- ~~1. Secondary containment is not required for toxic corrosive gases if the piping is constructed of inert materials.~~
- ~~2. Piping under sub-atmospheric conditions if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.~~
- ~~8. Expansion chambers shall be provided between valves whenever the regulated gas may be subjected to thermal expansion. Chambers shall be sized to provide protection for piping and instrumentation and to accommodate the expansion of regulated materials.~~

Section 5003.2.2.2 is amended as follows:

~~5003.2.2.2 Additional Regulation for Supply Piping for Health Hazard Materials. Supply piping and tubing for gases and liquids having a health hazard ranking of 3 or 4 in accordance with NFPA 704 shall be in accordance with ASME B31.3 and the following:~~

- ~~8.1. Piping and tubing utilized for the transmission of highly toxic, toxic, or highly volatile corrosive liquids and gases shall have welded, or brazed connections threaded or flanged connections throughout except for connections within an exhausted ventilated enclosure if the material is a gas, or an approved method of drainage or containment is provided for connections if the material is a liquid.~~
- ~~8.2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire resistance rated construction or in concealed spaces in areas not classified as Group H Occupancies.~~
- ~~8.3. All primary piping for toxic, highly toxic, and moderately toxic gases shall pass a helium leak test of 1×10^{-9} cubic centimeters/second where practical, or shall pass testing in accordance with an approved, nationally recognized standard. Tests shall be conducted by a qualified "third party" not involved with the construction of the piping and control systems.~~

~~Exception: Piping and tubing within the space defined by the walls of corridors and the floor or roof above or in concealed spaces above other occupancies where installed in accordance with Section 415.11.7.4 of the *California Building Code* for Group H-5 occupancies.~~

Section 5003.5.2 is added as follows:

~~5003.5.2 Ventilation Ducting. Ducts venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.~~

Section 5003.5.3 is added as follows:

~~5003.5.3 "H" Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.~~

Section 5003.10.4 is amended as follows:

~~5003.10.4 Elevators utilized to transport hazardous materials.~~

~~5003.10.4.1 When transporting hazardous materials, elevators shall have no other passengers other than the individual(s) handling the chemical transport cart.~~

~~5003.10.4.1.1 When transporting cryogenic or liquefied compressed gases, there shall be no occupants in the elevator.~~

~~5003.10.4.2 Hazardous materials liquid containers shall have a maximum capacity of 20 liters (5.28 gal).~~

~~5003.10.4.3 Toxic, moderately toxic, and highly toxic gases shall be limited to a container of a maximum water capacity of 1 pound.~~

~~5003.10.4.4 When transporting cryogenic or liquefied compressed gases, means shall be provided to prevent the elevator from being summoned to other floors.~~

Section 5004 STORAGE

Section 5004.2.1 is amended as follows:

5004.2.1 Spill Control for Hazardous Material Liquids. Rooms, buildings, or areas used for storage of hazardous material liquids shall be provided with spill control to prevent the flow of liquids to adjoining areas. Floors in indoor locations and similar surfaces in outdoor locations shall be constructed to contain a spill from the largest single vessel by one of the following methods:

1. ~~Liquid tight sloped or recessed floors in indoor locations or similar areas in outdoor locations.~~
2. ~~Liquid tight floors in indoor and outdoor locations or similar areas provided with liquid tight raised or recessed sills or dikes.~~
3. ~~Sumps and collection systems~~
4. ~~Other approved engineered systems.~~

Except for surfacing, the floors, sills, dikes, sumps, and collection systems shall be constructed of noncombustible material, and the liquid tight seal shall be compatible with the material stored. When liquid tight sills or dikes are provided, they are not required at perimeter openings having an open grate trench across the opening that connects to an approved collection system.

Section 5004.2.2.2 is amended as follows:

5004.2.2.2 Incompatible Materials. Incompatible materials used in open systems shall be separated from each other in *independent secondary containment systems*.

Chapter 54 CORROSIVE MATERIALS

Chapter 54 of the 2022 California Fire Code is adopted with the following amendments:

Section 5402 DEFINITION

Section 5402.1 is amended as follows:

5402.1 Definition. The following term is defined in Chapter 2:

~~CORROSIVE.~~

~~CORROSIVE LIQUIDS.~~

Chapter 56 EXPLOSIVES AND FIREWORKS

Section 5601 GENERAL

Section 5601.1.3 Fireworks.

Section 5601.1.1.3 is added to read as follows:

Section 5601.1.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California State Fire Marshal, are prohibited.

Exceptions: The use of fireworks for firework displays as allowed in Section 5608.

~~Chapter 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS~~

~~Section 5704 STORAGE~~

~~Section 5704.2.7.5.8 Overfill Prevention.~~

~~Section 5704.2.7.5.9 Automatic Filling of Tanks.~~

~~Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.~~

~~Section 5706.2.4.4 Locations where above-ground tanks are prohibited.~~

~~Section 5707.3.3 Site Plan.~~

Section 5704.2.7.5.8 is amended to read as follows and the exception in the Section is deleted:

~~Section 5704.2.7.5.8 Overfill Prevention.~~

An approved means or method in accordance with Section 5704.2.9.7.5. shall be provided to prevent the overfill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Sections 5706.4 or 5706.7 shall have overfill protection in accordance with API 2350.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfilling of Class IIIB liquid storage tanks connected to fuel-burning equipment inside buildings.

Section 5704.2.7.5.9 is added to read as follows:

~~Section 5704.2.7.5.9 Automatic Filling of Tanks.~~ Systems that automatically fill flammable or combustible liquid tanks shall be equipped with overfill protection, approved by the fire code official, that sends an alarm signal to a constantly attended location and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Section 5704.2.9.6.1 is amended to read as follows:

~~5704.2.9.6.1 Locations where above-ground tanks are prohibited.~~ Storage of flammable or combustible liquids in outside aboveground tanks is prohibited, are hereby established as all locations of the City of Los Altos that are residential or congested commercial areas as determined by the fire code official.

Section 5706.2.4.4 is amended to read as follows:

~~5706.2.4.4 Locations where above-ground tanks are prohibited.~~ Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited

In all locations of the City of Los Altos which are residential or congested commercial areas as determined by the fire code official.

Section 5707.3.3 is amended to read as follows:

~~5707.3.3 Site plan.~~ A site plan shall be developed for each location at which mobile fueling occurs. The site plan shall be in sufficient detail to indicate the following:

- ~~1. All buildings and structures.~~
- ~~2. Lot lines or property lines.~~
- ~~3. Electric car chargers.~~

-
- ~~4. Solar photovoltaic parking lot canopies.~~
 - ~~5. Appurtenances on site and their use or function.~~
 - ~~6. All uses adjacent to the lot lines of the site.~~
 - ~~7. Fueling locations.~~
 - ~~8. Locations of all storm drain openings and adjacent waterways or wetlands.~~
 - ~~9. Information regarding slope, natural drainage, curbing and impounding.~~
 - ~~10. How a spill will be kept on the site property.~~
 - ~~11. Scale of the site plan.~~

~~Chapter 58 FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS.~~

~~Section 5806.2 Limitations.~~

~~Section 5809.3.4 Site Plan.~~

Section 5809.3.4 is amended to read as follows:

~~5809.3.4 Site plan.~~ For other than emergency roadside service, a site plan shall be developed for each location at which mobile gaseous hydrogen fueling occurs. The site plan shall be in sufficient detail to indicate, all buildings, structures, lot lines, property lines and appurtenances on site and their use and function, and the scale of the site plan.

~~Chapter 60 HIGHLY TOXIC AND TOXIC MATERIALS~~

Chapter 60 of the 2022 California Fire Code and 2021 International Code is amended as follows:

~~Section 6001 GENERAL~~

Section 6001.1 is amended as follows:

~~6001.1 Scope.~~ The storage and use of highly toxic, toxic, and moderately toxic materials shall comply with this chapter. Compressed gases shall also comply with Chapter 53.

Exceptions:

- ~~1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.~~
- ~~2. Conditions involving pesticides or agricultural products as follows:~~
 - ~~2.1 Application and release of pesticide, agricultural products and materials intended for use in weed abatement, erosion control, soil amendment or similar applications when applied in accordance with the manufacturer's instruction and label directions.~~
 - ~~2.2 Transportation of pesticides in compliance with the Federal Hazardous Materials Transportation Act and regulations thereunder.~~
 - ~~2.3 Storage in dwellings or private garages of pesticides registered by the US Environmental Protection Agency to be utilized in and around the home, garden, pool, spa, and patio.~~

~~Section 6004 HIGHLY TOXIC AND TOXIC COMPRESSED GASES~~

Section 6004.1 is amended as follows:

~~6004.1 General.~~ The storage and use of highly toxic, toxic, and moderately toxic compressed gases shall comply with this section.

~~**6004.1.1 Special limitations for indoor storage and use by occupancy.** The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases in certain occupancies shall be subject to the limitations contained in Sections 6004.1.1.1 through 6004.1.1.3.~~

~~**6004.1.1.1 Group A, E, I or U occupancies.** Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used within Group A, E, I or U occupancies.~~

~~Exception: Cylinders not exceeding 20 cubic feet (0.566 m³) at normal temperature and pressure (NTP) are allowed within gas cabinets or fume hoods.~~

~~**6004.1.1.2 Group R occupancies.** Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used in Group R occupancies.~~

~~**6004.1.1.3 Offices, retail sales and classrooms.** Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used in offices, retail sales or classroom portions of Group B, F, M or S occupancies.~~

~~Exception: In classrooms of Group B occupancies, cylinders with a capacity not exceeding 20 cubic feet (0.566 m³) at NTP are allowed in gas cabinets or fume hoods.~~

Section 6004.2 is amended as follows:

~~**6004.2 Indoor storage and use.** The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.3.~~

Section 6004.2.1 is amended as follows:

~~**6004.2.1 Applicability.** The applicability of regulations governing the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be as set forth in Sections 6004.2.1.1 through 6004.2.1.4.~~

Section 6004.2.1.4 is amended as follows:

~~**6004.2.1.4 Quantities exceeding the minimum threshold quantities but not exceeding the maximum allowable quantities per control area.** The indoor storage or use of highly toxic, toxic, and moderately toxic gases in amounts exceeding the minimum threshold quantities per control area set forth in Table 6004.2.1.4 but not exceeding maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.4~~

Add Table 6004.2.1.4 as follows:

Minimum Threshold Quantities for Highly Toxic, Toxic and Moderately Toxic Gases for Indoor Storage and Use	
Highly Toxic	20
Toxic	405 cubic feet
Moderately Toxic	405 cubic feet

Section 6004.4 is amended as follows:

~~**6004.4. General indoor requirements.** The general requirements applicable to the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.4 through 6004.4.8.2~~

~~**6004.4.1 Cylinder and tank location.** Cylinders shall be located within gas cabinets, exhausted enclosures, or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.~~

~~Exceptions:~~

~~1. —Where a gas detection system is provided in accordance with 6004.4.8~~

~~6004.4.2. Ventilated areas.~~ The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.

~~6004.4.3. Piping and controls.~~ In addition to the requirements of Section 5003.2.2, piping and controls on stationary tanks, portable tanks, and cylinders shall comply with the following requirements:

- ~~1. Stationary tanks, portable tanks, and cylinders in use shall be provided with a means of excess flow control on all tank and cylinder inlet or outlet connections.~~

~~Exceptions:~~

- ~~1. Inlet connections designed to prevent backflow.~~
- ~~2. Pressure relief devices.~~

~~6004.4.4 Gas rooms.~~ Gas rooms shall comply with Section 5003.8.4 and both of the following requirements:

- ~~1. The exhaust ventilation from gas rooms shall be directed to an exhaust system.~~
- ~~2. Gas rooms shall be equipped with an approved automatic sprinkler system. Alternative fire-extinguishing systems shall not be used.~~

~~6004.4.5 Treatment systems.~~ The exhaust ventilation from gas cabinets, exhausted enclosures, and gas rooms, required in Section 6004.4.1 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 6004.2.2.7.1 through 6004.2.2.7.5 and Chapter 5 of the California Mechanical Code.

~~Exceptions:~~

- ~~1. Highly toxic, toxic, and moderately toxic gases — storage. A treatment system is not required for cylinders, containers, and tanks in storage where all the following controls are provided:
 - ~~1.1 Valve outlets are equipped with gas-tight outlet plugs or caps.~~
 - ~~1.2 Hand-wheel operated valves have handles secured to prevent movement.~~
 - ~~1.3 Approved containment vessels or containment systems are provided in accordance with Section 6004.2.2.3.~~~~
- ~~2. Highly toxic, toxic, and moderately toxic gases — use. Treatment systems are not required for highly toxic, toxic, and moderately toxic gases supplied by stationary tanks, portable tanks, or cylinders where a gas detection system complying with Section 6004.4.8 and listed or approved automatic-closing fail-safe valves are provided. The gas detection system shall have a sensing interval not exceeding 5 minutes. Automatic-closing fail-safe valves shall be located immediately adjacent to cylinder valves and shall close when gas is detected at the permissible exposure limit (PEL) by a gas sensor monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure, or gas room.~~

~~6004.4.5.1. Design.~~ Treatment systems shall be capable of diluting, adsorbing, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.

~~6004.4.5.2. Performance.~~ Treatment systems shall be designed to reduce the maximum allowable discharge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere. Where more than one gas is emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.

~~**6004.4.5.3. Sizing.** Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.~~

~~**6004.4.5.4 Stationary tanks.** Stationary tanks shall be labeled with the maximum rate of release for the compressed gas contained based on valves or fittings that are inserted directly into the tank. Where multiple valves or fittings are provided, the maximum flow rate of release for valves or fittings with the highest flow rate shall be indicated. Where liquefied compressed gases are in contact with valves or fittings, the liquid flow rate shall be utilized for computation purposes. Flow rates indicated on the label shall be converted to cubic feet per minute (cfm/min) (m³/s) of gas at normal temperature and pressure (NTP).~~

~~**6004.4.5.5 Portable tanks and cylinders.** The maximum flow rate of release for portable tanks and cylinders shall be calculated based on the total release from the cylinder or tank within the time specified in Table 6004.2.2.7.5. Where portable tanks or cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier. Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer to indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.~~

~~**6004.4.6. Emergency power.** Emergency power shall be provided for the following systems in accordance with Section 604:~~

- ~~1. — Exhaust ventilation system.~~
- ~~2. — Treatment system.~~
- ~~3. — Gas detection system.~~
- ~~4. — Smoke detection system.~~

~~**6004.4.6.1. Fail-safe systems.** Emergency power shall not be required for mechanical exhaust ventilation and treatment systems where approved fail-safe systems are installed and designed to stop gas flow.~~

~~**6004.4.7. Automatic fire detection system.** An approved automatic fire detection system shall be installed in rooms or areas where highly toxic, toxic, and moderately toxic compressed gases are stored or used. Activation of the detection system shall sound a local alarm. The fire detection system shall comply with Section 907.~~

~~**6004.4.8. Gas detection system.** A gas detection system complying with Section 916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided.~~

~~Exceptions:~~

- ~~1. — A gas detection system is not required for toxic and moderately toxic gases when the physiological warning threshold level for the gas is at a level below the accepted PEL for the gas.~~
- ~~2. — A gas detection system is not required for highly toxic, toxic, and moderately toxic gases where cylinders, portable tanks, and all non-continuously welded connects are within a gas cabinet or exhausted enclosures.~~

~~**6004.4.8.1. Alarms.** The gas detection system shall initiate a local alarm and transmit a signal to an approved location.~~

~~**6004.4.8.2. Shut-off of gas supply.** The gas detection system shall automatically close the shut-off valve at the source on gas supply piping and tubing related to the system being monitored for whichever gas is detected.~~

~~Exception: Automatic shutdown is not required for highly toxic, toxic, and moderately toxic compressed gas systems where all the following controls are provided:~~

-
- ~~1. — Constantly attended/supervised.~~
 - ~~2. — Provided with emergency shutoff valves that have ready access.~~

Chapter 61 LIQUEFIED PETROLEUM GASES

Section 6104.2 is amended to read as follows:

6104.2 Maximum capacity within established limits. Within The limits referred to in Section 6104.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as all locations of the City of Los Altos that are residential or congested commercial areas as determined by the fire code official.

Exception: LPG may be used for industrial operations or when natural gas would not provide a viable substitute for LPG. Portable containers for temporary heating and/or cooking uses may be permitted if stored and handled in accordance with this code. Facilities in commercial areas for refueling portable or mobile LPG containers may be approved by the fire code official on a case-by-case basis.

Chapter 64 PYROPHORIC MATERIALS

Chapter 64 of the 2022 California Fire Code and 2021 International Code is amended as follows:

Section 6405 USE

Section 6405.3.1 is amended to read:

6405.3.1 Silane distribution systems automatic shutdown. Silane distribution systems shall automatically shut down at the source upon activation of the gas detection system at levels above the alarm level and/or failure of the ventilation system for the silane distribution system.

Chapter 80 REFERENCE STANDARD

NFPA

Add the following reference standard to read:

855—20: Standard for the Installation of Stationary Energy Storage Systems

Appendix B FIRE FLOW REQUIREMENTS FOR BUILDINGS

Appendix B of the 2022 California Fire Code and 2021 International Code is amended as follows:

Section B105 FIRE FLOW REQUIRES FOR BUILDINGS

Section B105.2 is amended as follows:

B105.2 Buildings other than one and two family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire flow and flow duration for buildings other than one and two family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

Exceptions: [SFM] Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

- ~~1. — California State Parks buildings of an accessory nature (restrooms).~~
- ~~2. — Safety roadside rest areas (SRRAs), public restrooms.~~
- ~~3. — Truck inspection facilities (TIF), CHP office space and vehicle inspection bays.~~
- ~~4. — Sand/salt storage buildings, storage of sand and salt.~~

The maximum fire flow reduction for all commercial buildings greater than 30,000 square feet and residential podium buildings shall not exceed 25 percent of the fire flow specified in Table B105.1(2). The maximum fire flow reduction for all other buildings shall not exceed 50 percent of the fire flow specified in Table B105.1(2).

Appendix C FIRE HYDRANT LOCATIONS AND DISTRIBUTION

Appendix C of the 2022 California Fire Code and 2021 International Code is amended as follows:

Section C102 NUMBER OF FIRE HYDRANTS

Section C102.1 is amended to read:

C102.1 Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1, utilizing the base fire flow without fire sprinkler reduction.

Appendix D FIRE APPARATUS ACCESS ROADS

Appendix D of the 2022 California Fire Code and 2021 International Code is amended as follows:

Section D103 MINIMUM SPECIFICATION

Section D103.1 is deleted:

D103.1 Access Road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

Section D103.2 is amended as follows:

D103.2 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15 percent, unless approved by the fire code official.

Section D103.3 is amended as follows:

D103.3 Turning radius. The required turning radius of a fire apparatus access roads shall be a minimum of 30 feet inside, and a minimum of 50 feet outside.

Section D103.4 is amended as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads and/or driveways in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4 the Santa Clara County Fire Department apparatus access and turnaround standards, as approved by the fire code official.

Section D103.6 is amended as follows:

D103.6 Signs. Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code and the Santa Clara County Fire Department A-6 Standard. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

(Ord. No. 2013-395, § 18, 12-10-2013; Ord. No. 2016-426, § 17, 18, 11-8-2016; Ord. No. 2019-464, §§ 19, 20, 12-10-2019; Ord. No. 2022-487, §§ 20, 21, 11-29-2022)

~~Chapter 12.26 CALIFORNIA GREEN BUILDING STANDARDS CODE⁹~~

~~12.26.010 Adoption of the California Green Building Standards Code.~~

~~There is hereby adopted by reference as if fully set forth herein, the 2022 California Green Building Standards Code, contained in the California Code of Regulations, Title 24, Part 11, published by the International Code Council, and each and all of its regulations and provisions. One copy is on file for use and examination by the public in the office of the building official.~~

~~(Ord. No. 2013-395, § 19, 12-10-2013; Ord. No. 2016-426, § 19, 11-8-2016; Ord. No. 2019-464, §§ 21, 22, 12-10-2019; Ord. No. 2020-471, § 11-10-2020; Ord. No. 2022-487, §§ 22, 23, 11-29-2022)~~

~~12.26.020 Amendments, additions or deletions.~~

~~The 2022 California Green Building Standards Code referred to in Section 12.26.010 is adopted, together with Chapters 1 Administration, 4 Residential Mandatory Measures, and 5 Nonresidential Mandatory Measures, of the 2022 California Green Building Standards Code, with the following amendments as follows:~~

~~Chapter 1 Section 102.4 Scope and Mandatory Compliance is hereby added to read as follows.~~

~~Section 102.4 Scope and Mandatory Compliance~~

~~A. —This code contains both mandatory and voluntary green building measures. Mandatory and voluntary measures are identified in the appropriate chapters contained in this code. Compliance measures and methods shall be by one of the following measures approved by the Building Official:~~

~~The means by which compliance measures are achieved shall be mandatory measures with appendix sections voluntarily applied, building division mandatory check list, whole house Build it Green GreenPoint check list, LEED, other recognized point systems, Title 24 Part 6 Energy Efficiency Standards, or equivalent approved methods. Green Building Compliance measures in addition to checklists shall be incorporated into the project drawings approved by the Building Official prior to building permit submittal.~~

~~Prior to issuance of a building permit, the owner or responsible Registered Design Professional acting as the owner's agent shall employ and/or retain a Qualified Green Building Professional to the satisfaction of the Building Official, and prior to final inspection shall submit verification that the project is in compliance with this ordinance.~~

~~Chapter 4 Section 4.106.4.1 Electric vehicle (EV) charging for new construction thru 4.106.4.2.2 are deleted and replaced to read as follows, based upon express findings set forth in this Ordinance.~~

~~Section 4.106.4.1 and 4.106.4.2.1 and 4.106.4.2.2 are amended to read as follows:~~

~~4.106.4.1 New one and two family dwellings and townhouses with attached private garages.~~

~~For each dwelling unit, install at least one Level 2 EV Ready Space in the garage. If multiple (two or more) garage parking spaces are provided for a dwelling unit, install at least two Level 2 EV Ready Spaces.~~

⁹Ord. No. 2022-487, §§ 22, adopted Nov. 29, 2022, amended Ch. 12.26 in its entirety, in effect repealing and reenacting said chapter to read as set out herein. The former Ch. 12.26, §§ 12.26.010—12.26.030, pertained to similar subject matter and derived from Ord. No. 10-359, § 19, adopted Nov. 23, 2010 and Ord. No. 2013-395, adopted Dec. 10, 2013.

~~4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.~~ The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

- ~~1. **EV Capable.** Twenty-five (25) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.~~

~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV-CAPABLE" in accordance with the California Energy Code.~~

~~Exceptions:~~

- ~~1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.~~
- ~~2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.~~

~~The following requirements apply to all multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms:~~

- ~~1. Calculations for the required minimum number of Level 2 EVSE spaces shall be rounded up to the nearest whole number.~~
- ~~2. In addition, each remaining dwelling unit with parking space(s) shall be provided with at least one Level 2 EV Ready Space.~~

~~4.106.4.2.2 Multifamily development projects with 20 or more dwelling units; and hotels and motels with 20 or more sleeping units or guest rooms.~~ The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

- ~~2. **EV Capable.** Twenty-five (25) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.~~

~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV-CAPABLE" in accordance with the California Energy Code.~~

~~Exceptions:~~

- ~~3. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.~~
- ~~4. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.~~

~~The following requirements apply to all multifamily development projects with 20 or more dwelling units; and hotels and motels with 20 or more sleeping units or guest rooms:~~

- ~~3. Calculations for the required minimum number of Level 2 EVSE spaces shall be rounded up to the nearest whole number.~~

-
4. ~~In addition, each remaining dwelling unit with parking space(s) shall be provided with at least one Level 2 EV Ready Space.~~

Chapter 5 Section 5.106.5.3 Electric vehicle (EV) charging thru 5.106.5.3.5 are deleted and replaced to read as follows, based upon express findings set forth in this Ordinance

Section 5.106.5.3 thru 5.106.5.3.5 are amended to read as follows:

5.106.5.3 Electric vehicle (EV) charging. ~~[N] New construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California building Code and the California Electrical Code.~~

Exceptions:

1. ~~Where there is no local utility power supply.~~
2. ~~Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.~~

5.106.5.3.1 Office and Institutional buildings. ~~In nonresidential new construction buildings designated primarily for office use and institutional buildings, with parking:~~

1. ~~When 10 or more parking spaces are constructed, 50% of the available parking spaces on site shall be equipped with Level 2 EVSE;~~
2. ~~An additional 20% shall be provided with at least Level 1 EV Ready Spaces; and~~
3. ~~An additional 30% shall be at least Level 2 EV Capable.~~

~~Calculations for the required minimum number of spaces equipped with Level 2 EVSE, Level 1 EV Ready spaces and EV Capable spaces shall all be rounded up to the nearest whole number.~~

~~Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of EVSE at all required Level 1 EV Ready and EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including Level 1 EV Ready and EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.~~

5.106.5.3.2 Other nonresidential buildings. ~~In nonresidential new construction buildings that are not designated primarily for office use, such as those for retail uses:~~

1. ~~When 10 or more parking spaces are constructed, 6% of the available parking spaces on site shall be equipped with Level 2 EVSE;~~
2. ~~An additional 5% shall be at least Level 1 EV Ready.~~

~~Calculations for the required minimum number of spaces equipped with Level 2 EVSE and Level 1 EV Ready spaces shall be rounded up to the nearest whole number.~~

~~(Ord. No. 2013-395, § 19, 12-10-2013; Ord. No. 2016-426, § 19, 11-8-2016; Ord. No. 2019-464, §§ 19, 20, 12-10-2019; Ord. No. 2020-471, § 11-10-2020; Ord. No. 2022-487, §§ 22, 23, 11-29-2022)~~

12.26.030 Definitions.

For the purpose of this chapter, certain words and phrases used herein are defined as follows:

"Affordable Housing" means a housing development project, as defined in Government Code Section 65589.5(h)(2), in which at least forty (40) percent of the units within the project are required by deed, regulatory

restriction contained in an agreement with a government agency, or other recorded document, to be made available at an affordable housing cost as defined in Health and Safety Code Section 50052.5, or at an affordable rent as defined in Health and Safety Code Section 50053, to persons and families of low or moderate income as defined by Section 50093 of the Health and Safety Code, lower income households as defined by Section 50079.5 of the Health and Safety Code, very low income households as defined by Section 50105 of the Health and Safety Code, or extremely low income households as defined by Section 50106 of the Health and Safety Code, for a period of fifty-five (55) years for rental housing or forty-five (45) years for owner-occupied housing.

"Automatic Load Management Systems (ALMS)" means a control system which allows multiple EV chargers or EV-Ready electric vehicle outlets to share a circuit or panel and automatically reduce power at each charger, providing the opportunity to reduce electrical infrastructure costs and/or provide demand response capability. ALMS systems must be designed to deliver at least 1.4kW to each EV-Capable, EV-Ready or EVCS space served by the ALMS. The connected amperage on-site shall not be lower than the required connected amperage per Part 11, 2019 California Green Building Code for the relevant building types.

"Build It Green" means the Build It Green organization. Build It Green is a California professional non-profit membership organization whose mission is to promote healthy, energy and resource-efficient buildings.

"Direct Current Fast Chargers" capable of charging at 20-400kW and delivers DC power directly to the battery and therefore able to charge faster. Examples of this type of charger include Superchargers and DC Fast Chargers currently used at some public and commercial sites.

"Electric Vehicle Charging Station (EVCS)" means a parking space that includes installation of electric vehicle supply equipment (EVSE) with a minimum capacity of thirty (30) amperes connected to a circuit serving a Level 2 EV-Ready Space. EVCS installation may be used to satisfy a Level 2 EV-Ready Space requirement.

"EV-Capable" means a parking space linked to a listed electrical panel with sufficient capacity to provide at least 110/120 volts and 20 amperes to the parking space. Raceways linking the electrical panel and parking space only need to be installed in spaces that will be inaccessible in the future, either trenched underground or where penetrations to walls, floors, or other partitions would otherwise be required for future installation of branch circuits. Raceways must be at least one inch in diameter and may be sized for multiple circuits as allowed by the California Electrical Code. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as "EV-CAPABLE." Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed inaccessible raceways.

"Green Point Rated" means the rating system developed by Build It Green.

"LEED" means the "Leadership in Energy and Environmental Design" program developed by the U.S. Green Building Council. The U.S. Green Building Council is a National professional non-profit membership organization whose mission is to promote buildings that are environmentally responsible.

"LEED Accredited Professional" means a person or organization determined by the Building Official to be qualified to perform inspections and provide documentation to assure compliance with the U.S. Green Building Council LEED requirements.

"Level 1 EV-Ready Space" means a parking space served by a complete electric circuit with a minimum of 110/120-volt, 20-ampere capacity including electrical panel capacity, overprotection device, a minimum one-inch diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a) a receptacle labelled "Electric Vehicle Outlet" with at least a ½" font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE).

"Level 2 EV-Ready Space" means a parking space served by a complete electric circuit with 208/240-volt, 40-ampere capacity including electrical panel capacity, overprotection device, a minimum one-inch diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a) a receptacle labelled "Electric Vehicle Outlet" with at least a ½" font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum output of thirty (30) amperes.

~~"Structural Renovations" means existing portions of roof framing and/or exterior walls removed for the purpose of rebuilding and remodeling.~~

~~"Qualified Green Building Professional" means a person trained through the USGBC as a "LEED AP" (accredited professional), or through Build It Green as a GreenPoint Rater, or other qualifications when acceptable to the Building Official. A certified green building professional, architect, designer, builder, or building inspector may be considered a qualified green building professional when determined appropriate by the Building Official. (Ord. No. 2013-395, § 19, 12-10-2013; Ord. No. 2016-426, § 19, 11-8-2016; Ord. No. 2019-464, §§ 19, 20, 12-10-2019; Ord. No. 2020-471, § 11-10-2020)~~

~~Chapter 12.28 UNIFORM HOUSING CODE~~

~~Sections:~~

~~12.28.010 Adoption of the Uniform Housing Code.~~

~~The 1998 edition of the California Building Standards Code, incorporating the Uniform Housing Code, 1997 edition, published by the International Conference of Building Officials, is hereby adopted. There is one copy of said code on file in the office of the building official for use and examination by the public.~~

~~(Ord. 03-242 § 15 (part))~~

~~Chapter 12.30 CALIFORNIA EXISTING BUILDING CODE¹⁰~~

~~12.30.010 Adoption of the California Existing Building Code.~~

~~There is hereby adopted by reference as if fully set forth herein, the 2022 California Existing Building Code, contained in the California Code of Regulations, Title 24, Part 10, and also the International Existing Building Code 2021 Edition, published by the International Code Council, and each and all of its regulations and provisions. One copy is on file for use and examination by the public in the office of the building official.~~

~~(Ord. No. 2013-395, § 22, 12-10-2013; Ord. No. 2016-426, § 22, 11-8-2016; Ord. No. 2019-464, §§ 23, 24, 12-10-2019; Ord. No. 2022-487, §§ 25, 26, 11-29-2022)~~

~~Chapter 12.32 CALIFORNIA HISTORICAL BUILDING CODE¹¹~~

¹⁰Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, repealed Ch. 12.30 and enacted a new chapter as set out herein. The former Ch. 12.30, § 12.30.010, pertained to similar subject matter and derived from Ord. No. 08-319, § 16 and Ord. No. 10-359, § 22, adopted Nov. 23, 2010.

¹¹Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, repealed Ch. 12.32 and enacted a new chapter as set out herein. The former Ch. 12.32, § 12.32.010, pertained to similar subject matter and derived from Ord. No. 10-359, § 24, adopted Nov. 23, 2010.

~~12.32.010 Adoption of the California Historical Building Code.~~

~~There is hereby adopted by reference as if fully set forth herein, the 2022 California Historical Building Code, contained in the California Code of Regulations, Title 24, Part 8, published by the International Code Council, is hereby adopted. There is one copy of said code on file in the office of the building official for use and examination by the public.~~

~~(Ord. No. 2013-395, § 24, 12-10-2013; Ord. No. 2016-426, § 23, 24, 11-8-2016; Ord. No. 2019-464, §§ 25, 26, 12-10-2019; Ord. No. 2022-487, §§ 27, 28, 11-29-2022)~~

~~Chapter 12.36 WATER EFFICIENT LANDSCAPE REGULATIONS ADOPTED~~

~~Sections:~~

~~12.36.010 Adoption of water efficient landscape regulations.~~

~~Water efficient landscape regulations, dated December 8, 1992, and any amendments thereto, are hereby adopted by reference, as if fully set forth herein, including each and all of the regulations, provisions, penalties, conditions, and terms thereof. A copy is available at Los Altos City Hall for use and examination.~~

~~(Prior code § 9-11.01)~~

~~Chapter 12.40 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS~~

~~Sections:~~

~~12.40.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.~~

~~The 1998 edition of the California Code of Regulations, incorporating the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted. There is one copy of said code on file in the office of the city clerk for use and examination by the public.~~

~~(Ord. 08-319 § 18)~~

~~Chapter 12.42 CALIFORNIA REFERENCED STANDARDS CODE¹²~~

~~12.42.010 Adoption of the California Referenced Standards Code.~~

~~There is hereby adopted by reference as if fully set forth herein, the 2022 California Referenced Standards Code, contained in the 2022 edition of the California Code of Regulations, Title 24, Part 12, published by the~~

¹²Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, repealed Ch. 12.42 and enacted a new chapter as set out herein. The former Ch. 12.42, § 12.42.010, pertained to similar subject matter and derived from Ord. No. 08-319, § 19 and Ord. No. 10-359, § 26, adopted Nov. 23, 2010.

~~International Code Council, and each and all of its regulations and provisions. One copy is on file for use and examination by the public in the office of the building official.~~

~~(Ord. No. 2013-395, § 26, 12-10-2013; Ord. No. 2016-426, § 25, 26, 11-8-2016; Ord. No. 2019-464, §§ 27, 28, 12-10-2019; Ord. No. 2022-487, §§ 29, 30, 11-29-2022)~~

Chapter 12.44 HISTORIC PRESERVATION¹³

Sections:

Article 1. General Provisions

12.44.010 Purpose.

~~It is hereby declared as a matter of public policy that the recognition, preservation, enhancement and use of historic resources within the City of Los Altos is required in the interest of health, economic prosperity, cultural enrichment and general welfare of the people. The purpose of this chapter is to:~~

- ~~A. —Safeguard the heritage of the city by providing for the protection of irreplaceable historic resources representing significant elements of its history;~~
- ~~B. —Enhance the visual character of the city by encouraging the compatibility of architectural styles which reflect established architectural traditions;~~
- ~~C. —Encourage public knowledge, understanding and appreciation of the city's past, and foster civic and neighborhood pride and sense of identity based upon the recognition and use of the city's historic resources;~~
- ~~D. —Stabilize and improve property values within the city and increase the economic and financial benefits to the city and its inhabitants derived from the preservation, rehabilitation, and use of historic resources;~~
- ~~E. —Integrate the conservation of historic resources into the public and private development process and identify as early as possible and resolve conflicts between the preservation of such resources and alternative land uses; and~~
- ~~F. —Fulfill the city's responsibilities for Federal Section 106 reviews and for the California Environmental Quality Act.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011)~~

12.44.020 Area of application.

~~This chapter shall apply to all historic resources listed in the historic resources inventory, historic landmarks and properties, and structures.~~

¹³Editor's note(s)—Ord. No. 2011-363, § 1, adopted March 8, 2011, amended Ch. 12.44 in its entirety to read as herein set out. The former Ch. 12.44, §§ 12.44.010—12.44.220, pertained to similar subject matter and derived from Ord. No. 04-257, § 1(part) and Ord. No. 08-324, § 2(part). Previously, said chapter derived from §§ 2-8.101, 2-8.102 and 2-8.301—2-8.504 of the prior code.

12.44.030 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them in this section, unless the context or the provision clearly requires otherwise:

"Alteration" means any act or process that changes any portion of the exterior architectural appearance of a structure or object, including, but not limited to, the erection, construction, reconstruction, removal of exterior architectural features or details, or the addition of new structures, but does not include painting, ordinary maintenance and landscaping.

"California Historical Building Code" is Part 8 of Title 24 (State Building Standards Code) and applies to all qualified historic structures and sites, designated under federal, state and local authority. It provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as qualified historic buildings.

"California Office of Historic Preservation" means the governmental agency primarily responsible for the statewide administration of the historic preservation program in California.

"California Register of Historical Resources" is a comprehensive listing of California's historical resources, including those of local, state and national significance.

"Character defining features" means the defining elements, such as prominent architectural features, materials, craftsmanship or other elements, that, individually or in combination, identify a historic property, building or landscape.

"Commission staff" means the staff liaison assigned to the historical commission.

"DPR 523" means the California Department of Parks and Recreation Historic Resource Inventory Forms used for historic evaluations. The DPR 523A form provides descriptive information about a resource. The DPR 523B form provides an evaluation of the resources and includes a determination as to whether the resource is eligible for the National or State Register of Historic Places or listing on the Los Altos Historic Resources Inventory.

"Exterior architectural feature" means the architectural elements embodying style, design, general arrangement and components of all the outer surfaces of an improvement, including but not limited to, the kind, size, shape and texture of building materials, and the type and style of windows, doors, lights, signs and other fixtures appurtenant to such improvement.

"Historic landmark" means a building, improvement, structure, natural feature, site or area of land, under single or common ownership that has significant historical, architectural, cultural, and/or aesthetic interest or value, and is designated as a historic landmark by the city council.

"Historic resource" is a property or structure that has been determined to be over fifty (50) years old, retains its physical integrity, has historical, architectural, cultural, and/or aesthetic value, and is listed on the historic resources inventory.

"Historic resources inventory" means the city's official inventory of the historic resources, as adopted and amended from time to time by resolution of the historical commission and/or the city council. A property or structure must be designated as a historic landmark or a historic resource in order to be listed.

"Historical commission" is a seven-member advisory commission appointed by the city council that is tasked with maintaining the historic resources inventory, making recommendations on historic landmarks, working with property owners on preservation, maintenance and other development activities related to historic resources, and other activities as identified in the municipal code.

~~"Improvement" means any building, structure, parking facility, wall, work of art or other appurtenance or addition thereto constituting a physical betterment of real property or any part of such betterment.~~

~~"Integrity" is the authenticity of the characteristics, also referred to as character defining features, from which resources derive their significance. Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association.~~

~~"Mills Act" is an economic incentive program in California for the restoration and preservation of qualified historic structures. Enacted in 1972, the Mills Act grants participating local governments the authority to enter into contracts with owners of qualified historic properties to reduce the property tax assessment in exchange for the restoration and maintenance of the historic resource.~~

~~"National Register of Historic Places" is the official inventory of districts, sites, buildings, structures and objects significant in American history, architectural, archeology and culture, maintained by the Secretary of Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966.~~

~~"Preservation" means the act of identification, study, protection, reconstruction, restoration, rehabilitation or enhancement of historic and/or cultural resources.~~

~~"Reconstruction" means the act or process of reproducing by new construction, the exact form and detail of a vanished building, structure or any part thereof, as it appeared at a specific period of time.~~

~~"Rehabilitation" means the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.~~

~~"Restoration" means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.~~

~~"Secretary of Interior's Standards" are the Federal Standards for the Treatment of Historic Properties that are utilized in the identification, evaluation, registration and treatment of historic properties. The list of ten (10) Rehabilitation Standards, published as the Secretary of the Interior's Standards, is aimed at retaining and preserving those features and materials that are important in defining the historic character of a resource. (Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)~~

Article 2. Designation of Historic Resources

~~12.44.040 Criteria for designation.~~

~~A structure, property or object may be eligible for designation as a historic resource or historic landmark, if it/they satisfy each of the three criteria listed below:~~

- ~~A. — Age. A structure or property should be more than fifty (50) years in age. (Exceptions can be made to this rule if the building(s) or site(s) is/are truly remarkable for some reason — such as being associated with an outstanding architect, personage, usage or event).~~
- ~~B. — Determination of Integrity. A structure or property should retain sufficient historic integrity in most of the following areas:~~
 - ~~1. — Design: The combination of elements that create the form, plan, space, structure and style of a property.~~
 - ~~2. — Setting: The physical environment of a historic property.~~

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3. ~~Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.~~
 4. ~~Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.~~
 5. ~~Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.~~
 - C. ~~Historic Significance. A structure or property should be clearly associated with one or more of the following areas of significance:~~
 1. ~~Event: Associated with a single significant event or a pattern of events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;~~
 2. ~~Person/People: Associated with the lives of persons important to the local, California or national history;~~
 3. ~~Architecture/Design: Embodies the distinctive characteristics of a design type, period, region or method of construction, or represents the work of a master or possesses high artistic value; or~~
 4. ~~Archaeology: Yields important information about prehistory or history of the local area, California or the nation.~~

The city's historic resource evaluation methodology, which provides more details about the above listed criteria, is available from the planning division.

(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)

12.44.050 Applications for designation.

- A. ~~Applications for designation as a historic landmark, or listing a historic resource on the historic resources inventory may be initiated by the owner or owners of a building, improvement, structure, natural feature, site or area of land, requesting designation of their property as a historic resource or historic landmark.~~
- B. ~~The city council or the planning commission may, by resolution or motion, refer a proposed designation to the historical commission. The historical commission may also consider a proposed designation upon its own initiative or by referral by the development services director.~~
- C. ~~Applications for designation as a historic landmark, or listing a historic resource on the historic resources inventory shall be made to the historical commission. Applications must be accompanied by such historical and architectural information as is required by the historical commission in order to make an informed recommendation concerning the request.~~

Applications for designation shall be acted on as set forth in sections 12.44.050, 12.44.060 and 12.44.070 of this chapter.

(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018; Ord. No. 2023-490, § 2(App. A), 3-28-2023)

12.44.060 Historic resource listing.

- A. ~~Once the application for designating a property as a historic resource and listing it on the historic resources inventory has been received, the historical commission shall consider the request at its next available scheduled meeting.~~

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- ~~B. The commission shall conduct a public hearing to consider the proposed listing. Notice of the hearing shall be given at least ten (10) days prior to the date of the hearing by mail to the applicant, to the owner or owners of the property and to the owners of abutting properties, and by posting a notice on the property near the front property line in accordance with the standards set by commission staff.~~
- ~~C. The commission shall consider the proposed historic resource and determine whether or not the property satisfies the three criteria outlined in Section 12.44.040. The commission shall by motion either approve or disapprove the designation of the property as a historic resource and listing it in the historic resources inventory.~~
- ~~D. If the commission approves the historic resource for listing on the historic resources inventory, the listing shall become effective immediately and the designated property shall be subject to the regulations set forth in this chapter.~~
- ~~E. Until final action has been taken by the commission on the request to list a property, no building, alteration, grading, demolition or tree removal permit(s) shall be issued for any work to be performed upon or within the subject property, unless approved by the historical commission or the development services director. This restriction shall become effective as of the time the application is submitted, and shall extend until the commission has taken action.~~
- ~~F. Within fifteen (15) days of the action taken by the historical commission, the decision may be appealed to the city council. The appeal may be filed by the applicant or any interested party.~~
- ~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2023-490, § 2(App. A), 3-28-2023)~~

~~12.44.070 Historic landmark designation.~~

- ~~A. Once the application for the proposed designation has been received, the historical commission shall consider the request at its next available scheduled meeting.~~
- ~~B. The commission shall conduct a public hearing to consider the proposed designation. Notice of the hearing shall be given at least ten (10) days prior to the date of the hearing by publication in at least one newspaper of general circulation within the city, by mail to the applicant, to the owner or owners of the property, and to the owners of abutting properties, and by posting a notice on the property near the front property line in accordance with the standards set by commission staff.~~
- ~~C. The commission shall make a recommendation to the city council on the proposed designation. In order to make a positive recommendation, the commission shall make the following findings:~~
- ~~1. That the proposed historic landmark satisfies the three criteria outlined in Section 12.44.040; and~~
 - ~~2. That the proposed landmark has special historical, cultural, archeological, scientific, architectural or aesthetic interest or value as part of the heritage or history of the city, the county, the state or the nation.~~
- ~~D. The city council shall consider the proposed designation at its next available regular meeting and determine whether or not to accept the historical commission's recommendation. The city council shall by resolution either approve the proposed designation, in whole or in part or as modified, or shall, by motion, disapprove the proposal in its entirety.~~
- ~~E. If the city council approves the landmark designation, the resolution shall become effective immediately and the designated property shall be subject to the regulations set forth in this chapter and to such further restrictions or controls as may be specified in the designating resolution.~~
- ~~F. Adoption of a designating resolution by the city council shall be based upon the findings outlined in subsection (C) of this section.~~

~~G. — Until final action has been taken by the city council on the proposed landmark, no building, alteration, grading, demolition or tree removal permit(s) shall be issued for any work to be performed upon or within the subject property, unless approved by the historical commission or the city council. This restriction shall become effective as of the time the application is submitted, and shall extend until the designating resolution becomes effective.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011)~~

~~12.44.080 Notice of designation.~~

~~A. — Following adoption by the city council of a resolution designating a historic landmark, the commission staff shall send notice of the designation, together with a copy of the resolution or ordinance, to the owner or owners of the designated historic landmark. The city council also shall send notice of the designation to:~~

- ~~1. — The Santa Clara County Historical Heritage Commission; and~~
- ~~2. — The California State Historic Preservation Officer.~~

~~B. — The designating resolution or ordinance shall be recorded with the county clerk-recorder.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)~~

~~Editor's note(s) — Ord. No. 2017-437, § 1, adopted March 13, 2018, repealed § 12.44.080, which pertained to historic district designation, and derived from Ord. No. 2011-363, § 1, adopted March 8, 2011, and subsequently renumbered the remaining sections 12.44.090—12.44.220 as 12.44.080—12.44.210. Historical notations for former sections have been retained for reference.~~

~~12.44.090 Termination of designation.~~

~~The only legitimate reason for terminating the designation of a historic resource or historic landmark is when clear evidence is presented that shows the resource no longer meets the criteria of Section 12.44.040 due to loss of integrity and/or historic significance.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)~~

~~Editor's note(s) — Former § 12.44.100, see editor's note § 12.44.080.~~

Article 3. Permits

~~12.44.100 Applicability.~~

~~A. — For historic landmark properties, a historical alteration permit (Section 12.44.150) is required in order to alter, demolish, remove, relocate or change any exterior architectural features of the designated landmark structure(s), or remove or relocate any improvements, structures or natural features that contribute to the integrity or the historic significance of the historic landmark.~~

~~B. — For historic resources listed on the historic resources inventory, an advisory review (Section 12.44.140) is required in order to alter, demolish, remove, relocate or otherwise change in any manner any exterior architectural feature or natural feature that contributes to the integrity or the historic significance of a historic resource.~~

~~C. — For subsection (B) of this section, the historical commission's review will take into account whether or not the proposed work adversely affects the physical integrity or the historic significance of the resource. The~~

historical commission's recommendation to the development services director, planning commission, or city council, shall be advisory only.

- D. ~~For non-residential properties that are historic landmarks or historic resources, non-permanent improvements such as signage, awnings and landscaping that do not adversely affect the physical integrity or the historic significance of the resource may be exempted from historical commission review by the development services director.~~
- E. ~~For residential properties that are historic landmarks or historic resources, improvements such as swimming pools, fences, minor accessory structures such as trellises or barbecues, and landscaping that do not adversely affect the physical integrity or the historic significance of the resource may be exempted from historical commission review by the development services director.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018; Ord. No. 2023-490, § 2(App. A), 3-28-2023)~~

Editor's note(s) — Former § 12.44.110, see editor's note § 12.44.080.

12.44.110 Applications.

Applications for historical alteration permits or advisory review shall be submitted to the development services director. Applications shall include the following information:

- A. ~~A clear statement of the proposed work;~~
- B. ~~A site plan showing all existing buildings, structures, trees over six inches in diameter, property lines, easements and the proposed work;~~
- C. ~~Detailed plans showing both the existing and proposed exterior elevations, including a street elevation, photographs of windows and/or special features, materials and grading;~~
- D. ~~Specifications describing all materials to be used and all processes that would affect the appearance or nature of the materials;~~
- E. ~~Notes indicating any deviation from the Secretary of the Interior's Standards for Historic Rehabilitation; and~~
- F. ~~Such other information or documents as may be requested by the development services director or the historical commission.~~

~~Applications shall be noticed as set forth in Section 12.44.120 and shall be acted on as set forth in Section 12.44.130 and 12.44.140 of this chapter.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018; Ord. No. 2023-490, § 2(App. A), 3-28-2023)~~

Editor's note(s) — Former § 12.44.120, see editor's note § 12.44.080.

12.44.120 Notice of public meetings.

- A. ~~Notification shall be provided when an application for a historical alteration permit is required for a historic landmark. Applicants shall be responsible for providing notification via first class mail to the adjoining property owners, in the manner set forth by the commission staff, at least ten (10) days prior to the meeting at which the application is to be reviewed. The property owners who shall be mailed notice include, but are not limited to, the following:~~
- ~~1. The two adjoining property owners on each side;~~
 - ~~2. The three adjoining rear property owners; and~~

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- ~~3. The five adjoining front property owners across the street.~~
 - ~~4. As deemed appropriate or necessary, the commission staff may require that notification be mailed to a greater or lesser number of property owner(s) than are identified above based on the configuration of the properties adjoining the site of the application.~~
 - ~~5. Notice shall also be posted on the project site near the front property line in accordance with the standards set by the commission staff.~~
- ~~B. Notice shall be provided when an application for an advisory review is required for a historic resource. Applicants shall be responsible for posting a notice on the project site near the front property line in accordance with the standards set by the commission staff.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)~~

~~Editor's note(s) — Former § 12.44.130, see editor's note § 12.44.080.~~

~~12.44.130 Advisory review.~~

- ~~A. For projects that require an advisory review, the historical commission shall complete its review and issue a recommendation at its next available scheduled meeting. In order to recommend approval, the commission shall find that:~~
- ~~1. The project complies with all provisions of this chapter; and~~
 - ~~2. The project does not adversely affect the physical integrity or the historic significance of the subject property.~~
- ~~B. The historical commission recommendation shall be forwarded to the development services director, the planning commission, or the city council to be considered as part of their decision.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018; Ord. No. 2023-490, § 2(App. A), 3-28-2023)~~

~~Editor's note(s) — Former § 12.44.140, see editor's note § 12.44.080.~~

~~12.44.140 Historical alteration permit.~~

- ~~A. For projects that require a historical alteration permit, the historical commission shall complete its review and issue a decision at its next available scheduled meeting. In order to approve a permit, the commission shall find that:~~
- ~~1. The project complies with all provisions of this chapter; and~~
 - ~~2. The project does not adversely affect the physical integrity or the historic significance of the subject property.~~
 - ~~3. The project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.~~
- ~~B. If the historical commission approves the historical alteration permit, or approves such permit subject to conditions, the development services director shall issue the permit in accordance with the recommendation, provided that no other approval is required under this code. In the event the historical commission recommends denial of the permit, the development services director shall notify the applicant that the requested permit will not be granted.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018; Ord. No. 2023-490, § 2(App. A), 3-28-2023)~~

Editor's note(s)—Former § 12.44.1500, see editor's note § 12.44.080.

~~12.44.150 Appeal.~~

Within fourteen (14) days of any approval or denial by the historical commission, the decision may be appealed to the city council. The appeal may be filed by the applicant or any interested party and shall be accompanied by a fee to cover the administrative cost of handling the appeal as set by city council resolution.

(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018; Ord. No. 2023-490, § 2(App. A), 3-28-2023)

Editor's note(s)—Former § 12.44.160, see editor's note § 12.44.080.

~~Article 4. Miscellaneous Provisions~~

~~12.44.160 Incentives for preserving historic resources.~~

A.—California Historical Building Code. It is the purpose of the state historical building code to provide regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction) or relocation as applicable to all historical buildings, structures and properties deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. Such standards and regulations are intended to facilitate the restoration or change of occupancy so as to preserve their original or restored elements and features, to encourage energy conservation and a cost effective approach to preservation, and to provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such "buildings, structures and properties" and to provide reasonable availability and usability by the physically disabled. The state historical building code is defined in sections 18950 to 18961 of Division 13, Part 2.7 of Health and Safety Code (H&SC) Health and Safety Code, a part of California Law.

B.—Economic incentives. In order to carry out more effectively and equitably the purposes of this chapter, the city council may, by resolution, adopt a program of economic (i.e., Mills Act contracts) and other incentives to support the preservation, maintenance and appropriate rehabilitation of the city's historic resources.

(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)

Editor's note(s)—Former § 12.44.170, see editor's note § 12.44.080.

~~12.44.170 Hardship.~~

Notwithstanding the criteria of this chapter, the development services director, on the recommendation of the historical commission or the planning commission or city council on appeal, may approve an application for a permit to conduct any proposed work upon or within a historic resource or historic landmark if the applicant presents clear and convincing evidence demonstrating that a disapproval of the application will cause immediate and substantial hardship on the applicant because of conditions peculiar to the person seeking to carry out the proposed work or because of conditions peculiar to the particular improvement, building, structure, topography or other feature involved. If a hardship is found to exist under this section, the historical commission or the planning commission or city council shall make a written finding to that effect, and shall specify the facts and reasons relied upon in making such finding.

(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018; Ord. No. 2023-490, § 2(App. A), 3-28-2023)

Editor's note(s)—Former § 12.44.180, see editor's note § 12.44.080.

~~12.44.180 Fees.~~

- A. ~~No fee shall be charged for the filing, processing or public noticing of any application for designation.~~
- B. ~~The city council shall by resolution adopt a schedule of fees to be charged for any application for termination of a designation, for the filing and processing of applications for any permit required under this chapter, and for appeals pursuant to this chapter.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)~~

~~Editor's note(s)—Former § 12.44.190, see editor's note § 12.44.080.~~

~~12.44.190 Ordinary maintenance and repair.~~

~~Nothing in this chapter shall be construed to prevent the ordinary maintenance, painting, landscaping or repair of any exterior feature in or upon any historic resource or historic landmark that does not involve a change in design, material or the external appearance thereof, nor does this chapter prevent the construction, reconstruction, alteration, restoration, demolition or removal of any historic resource or historic landmark which has been certified by the city building inspector, or fire chief, or other code enforcement officer as being in unsafe or dangerous condition which cannot be rectified through the use of the California State Historic Building Code.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)~~

~~Editor's note(s)—Former § 12.44.200, see editor's note § 12.44.080.~~

~~12.44.200 Duty to keep in good repair.~~

- A. ~~The owner, occupant or the person in actual charge of a historic resource or a historic landmark shall keep and maintain in good condition and repair all exterior portions of the improvement or structure, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature or natural feature.~~

- B. ~~It shall be the duty of the development services director or their designee to enforce this section.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018; Ord. No. 2023-490, § 2(App. A), 3-28-2023)~~

~~Editor's note(s)—Former § 12.44.210, see editor's note § 12.44.080.~~

~~12.44.210 Enforcement.~~

~~The violation of any provision contained in this chapter is hereby declared to be unlawful and shall constitute a misdemeanor, subject to the penalties as prescribed in Title 1, Chapter 1.20 of this code.~~

~~(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. 2017-437, § 1, 3-13-2018)~~

~~Editor's note(s)—Former § 12.44.220, see editor's note § 12.44.080.~~

Chapter 12.48 BUILDING NUMBERS

Sections:

~~12.48.010 Proper number to be displayed.~~

Any property owner may display, and is encouraged to display, the official building number designated for such property by the naming and numbering project of the city. It shall be unlawful to display, so as to be visible from the street, any number other than the number officially designated for such property under the street naming and numbering project adopted in accordance with the provisions of the Government Code of the state.

(Prior code § 9-7.01)

~~12.48.020 City clerk to distribute numbers.~~

The city clerk is hereby directed to supply any property owner with his/her official building number upon application for such number by the owner.

(Prior code § 9-7.02)

~~Chapter 12.52 MOVING OF BUILDINGS~~

~~Sections:~~

~~12.52.010 Definitions.~~

For the purposes of this chapter, certain terms used in this chapter are defined as follows:

A. ~~"Building" shall mean a mobile home certified under the National Mobile Home Construction and Safety Standards Act of 1974 and any structure designed, built, or occupied as a shelter or roofed enclosure for persons, animals, or property and used for residential, business, mercantile, storage, commercial, industrial, institutional, assembly, educational, or recreational purposes. A building of ten (10) feet or less in width, length, and height shall not be deemed as coming under the regulations of this chapter.~~

B. ~~"Building inspector" shall mean the building inspector of the city.~~

(Prior code § 9-6.01)

~~12.52.020 Permits required for placement of buildings upon lots within the city.~~

No person shall move a building from one lot within the city onto another lot within the city or from a lot outside the city onto a lot within the city without first obtaining a permit from the council.

(Prior code § 9-6.02)

~~12.52.030 Filing fees.~~

The filing fee shall be as set by the council by resolution.

(Prior code § 9-6.03)

12.52.040 Hearings—Notices.

At least one public hearing shall be conducted by the planning commission and one by the council, and notice thereof shall be given in accordance with Section 14.80.030 of Chapter 14.80 of Title 14 of this code. At the public hearing any person may appear to support or object to the granting of the permit.

(Prior code § 9-6.04)

12.52.050 Approval of moving.

- A. ~~The applicant shall present evidence of approval of moving by the police department, fire department, city engineer, public utility companies, and building inspector prior to setting the application for a public hearing. No such public hearing shall be held until all approvals have been filed with the application.~~
- B. ~~The building inspector's report shall be based upon the following standards, and, prior to his approving the application, the following standards shall be cause for disapproval:~~
- ~~1. That any application requirement or any fee deposit or insurance requirement has not been complied with;~~
 - ~~2. That the building is too large to move without endangering persons or property in the city;~~
 - ~~3. That the building is in such a state of deterioration or disrepair or is otherwise so structurally unsafe that it could not be moved without endangering persons and property in the city;~~
 - ~~4. That the building is structurally unsafe or unfit for the purpose for which moved if the removal location is in the city;~~
 - ~~5. That the applicant's equipment is unsafe and that persons and property would be endangered by its use;~~
 - ~~6. That zoning or other provisions of this code would be violated by the building in its new location; or~~
 - ~~7. That for any other reason persons or property in the city would be endangered by the moving of the building.~~

(Prior code § 9-6.05)

12.52.060 Indemnification—Insurance.

- A. ~~An application for a moving permit shall be accompanied by a cash deposit or bond in the sum of four thousand dollars (\$4,000.00) as an indemnity for any damage which the city may sustain by reason of damage or injury to any highway, street, alley, sidewalk, fire hydrant, or other property of the city which may be caused by or be incidental to the removal of any building over, along, or across any street in the city, and to indemnify the city against any claim of damages to persons or private property, and to satisfy any claims by private individuals arising out of, caused by, or incidental to the moving of any building over, along, or across any street in the city. The deposit shall also be used to guarantee the completion of any house moving undertaken, from the initial moving to the final setting of such building on its foundation at the destination, and in compliance with all conditions of the permit.~~
- B. ~~The applicant shall present evidence before the issuance of a house moving permit by the building inspector of public liability and property damage insurance in the amount of two hundred thousand dollars (\$200,000.00).~~

(Prior code § 9-6.06)

12.52.070 Architectural and site control committee action.

~~Whenever a permit is applied for to move a building over a public street, and the final location or site upon which the building is to be placed is within the city, the request for the permit shall be referred to the architectural and site control committee of the planning commission to ascertain whether the structure upon its new site will be in conformity with the zoning, subdivision, or other provisions of this code which may be applicable.~~

~~(Prior code § 9-6.07)~~

12.52.080 Responsibilities of permittees.

~~Every permittee under this chapter shall:~~

- ~~A. — Move a building only over streets designated for such use in the written permit;~~
- ~~B. — Notify the building inspector, fire department, police department, and city engineer in writing of a desired change in the moving date and hours as proposed in the application;~~
- ~~C. — Notify the building inspector in writing of any and all damage done to property belonging to the city within twenty four (24) hours after the damage or injury has occurred;~~
- ~~D. — Cause red lights to be displayed during the nighttime on every side of the building while standing or moving on a street in such manner as to warn the public of the obstruction and at all times erect and maintain barricades across the streets in such manner as to protect the public from damage or injury by reason of the removal of the building;~~
- ~~E. — Comply with all applicable provisions of this code upon relocating the building in the city;~~
- ~~F. — Pay the expense of such police protection as may be required during the occupancy of the public property to protect the public from any damage;~~
- ~~G. — Remove all rubbish and materials and fill all excavations to existing grade at the original building site if the site is within the city so that the premises are left in a safe and sanitary condition; and~~
- ~~H. — See that the sewer line is plugged with an approved stopper.~~

~~(Prior code § 9-6.08)~~

12.52.090 Hearings.

- ~~A. — The planning commission, at the public hearing required by Section 12.52.040 of this chapter, shall review the application, all required reports submitted pursuant to this chapter, and such evidence as may be submitted, either oral or documentary. The planning commission shall recommend to the council either the approval or disapproval of the application or may recommend the application subject to such conditions as the planning commission may prescribe.~~
- ~~B. — When reviewing an application for other than a mobile home, the planning commission shall determine that the exterior architectural appeal and functional plan of the proposed site will be compatible with the exterior architectural appeal and functional plan of structures existing in the immediate neighborhood.~~
- ~~C. — The planning commission, in its review of a mobile home application, shall limit its consideration to setbacks, building orientation, roof overhang, roofing material, and siding material in order to assure aesthetic compatibility with conventional standard single family residences existing in the immediate neighborhood.~~

D. ~~The council at its public hearing shall review the application and all plans, drawings, records, and other data transmitted by the planning commission. The council may sustain, modify, or reject the recommendation of the planning commission.~~

~~(Prior code § 9-6.09)~~

~~12.52.100 Clean-up work and damages—Liability.~~

A. ~~The city shall proceed to do the work necessary to leaving the original premises in a safe and sanitary condition when the permittee does not comply with the requirements of this chapter, and the cost thereof shall be charged against the permittee's deposit and/or bond.~~

B. ~~The permittee shall be liable for any expense, damage, or cost in excess of deposited amounts or securities, and, if not paid, the city attorney shall prosecute an action against the permittee in a court of competent jurisdiction for the recovery of such amounts which exceed the deposit.~~

~~(Prior code § 9-6.10)~~

~~12.52.110 Permit required for transporting a building through the city.~~

A. ~~No person shall move a building over, along, or across any street or highway within the city without first securing a permit from the building inspector. A person seeking such a permit shall file an application therefor with the building inspector. The application shall be made in writing upon forms provided by the building inspector and shall be filed in his office. The application shall set forth:~~

- ~~1. Evidence of public liability and property damage insurance in the amount of two hundred thousand dollars (\$200,000.00);~~
- ~~2. The proposed moving date and hours;~~
- ~~3. The proposed route over which the building will travel;~~
- ~~4. The indemnification insurance; and~~
- ~~5. Such additional information as the building inspector may require.~~

B. ~~The application shall be accompanied by a permit fee in the amount set by the council by resolution.~~

~~(Prior code § 9-6.11)~~

~~12.52.120 Enforcement.~~

A. ~~The building inspector and the police department shall enforce and carry out the requirements of this chapter.~~

B. ~~The city shall proceed to do the work necessary to leave the street in a safe and sanitary condition when the permittee does not comply with the requirements of this chapter, and the cost thereof shall be charged against the deposit and/or bond of the permittee.~~

~~(Prior code § 9-6.12)~~

~~Chapter 12.56 HOUSE TRAILERS AND MOTOR COURTS~~

~~Sections:~~

12.56.010 Definitions.

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

- A. ~~"Automobile house trailer" shall mean any unit used for living or sleeping purposes and which is equipped with wheels or similar devices used for the purpose of transporting the unit from one location to another by its own or other vehicle power.~~
- B. ~~"Motor court" shall mean any premises used, or held out for use to the public, as a place where one or more persons may rent or lease sleeping and/or eating accommodations, or accommodations for house trailers, for a transient period and shall include auto camps, auto courts, motel courts, trailer camps, and any other similar accommodation used by the traveling public, other than a duly approved hotel in the business section of the city.~~

(Prior code § 5-9.01)

12.56.020 Placing of automobile house trailers.

- A. ~~It shall be unlawful for any person to place, keep, or maintain any automobile house trailer on any land within the city without the express written permission of the owner of such land. No person shall allow, suffer, or permit any trailer to be placed, kept, or maintained on any land owned or controlled by him; provided, however, the occupant of any single family dwelling may permit not more than one automobile house trailer of a non-paying guest to be placed, kept, or maintained on the premises of such dwelling for a total of not more than thirty (30) days in each calendar year by complying with all of the applicable ordinances of the city and securing a permit from the county health department.~~
- B. ~~Nothing in this chapter shall be deemed to prohibit the storage of an automobile house trailer on the home premises of its owner when located to the rear of the front setback line of the property, or in the case of a corner lot, when located five feet to the rear of any front setback line of any street, and not nearer than ten (10) feet from the sideline of any adjoining property, or twenty-five (25) feet from any public thoroughfare, dedicated or otherwise, in the case of a corner lot, and so long as said automobile house trailer is not used for living or sleeping purposes. Nothing, however, in this chapter shall conflict with Title 14 of this code with regard to side yard setback for any building site shown as one entire lot of record in the office of the Santa Clara County recorder prior to December 1, 1952.~~
- C. ~~Upon written application to the office of the building inspector, a variance from the requirements of this chapter may be given on a yearly permit basis for the storage of an unoccupied automobile house trailer at least five feet to the rear of the front or secondary setback line but closer than ten (10) feet from the side property line when the planning commission, after thorough investigation, has determined:~~
 - 1. ~~That it would involve an economic hardship to comply with the provisions of this chapter in the storage of an automobile house trailer because of existing buildings or landscaping;~~
 - 2. ~~That said variance from the provisions of this chapter will not be harmful to the surrounding neighborhood in appearance, and that it will be properly screened so as not to detract from orderly community planning and development; and~~
 - 3. ~~That there has been no substantial objection made by the surrounding and adjacent property owners within three hundred (300) feet from the property on which the variance is to be granted after posted notice that a hearing will be held upon the application for the variance from the provisions of this chapter, or by such other method of notice of hearing as the planning commission may prescribe.~~

(Prior code § 5-9.02)

~~12.56.030 Permit for motor court or trailer camp required.~~

~~No person shall operate, locate or construct any motor court or trailer camp without first having obtained a permit therefor from the building inspector.~~

~~(Prior code § 5-9.03)~~

~~12.56.040 Issuance of permit.~~

~~The building inspector shall not issue a permit under this chapter until the location of and arrangement of the proposed automobile trailer or motor court or trailer camp shall have been approved by the planning commission of the city, and until the approval of the county health department has been obtained as to sanitation and public health.~~

~~(Prior code § 5-9.04)~~

~~12.56.050 Parking of trailers on streets.~~

~~It shall be unlawful to park an automobile trailer upon any public street or alley within the city for a period of more than thirty (30) minutes during the period of 7:00 p.m. of one day to 7:00 a.m. of the following day.~~

~~(Prior code § 5-9.05)~~

Chapter 12.60 FLOODPLAIN MANAGEMENT¹⁴

Article 1. General Provisions

~~12.60.010 Title.~~

~~These regulations, in combination with the flood provisions of California Code of Regulations Title 24, the California Building Standards Code (hereinafter "building codes," consisting of the Part 2 (building), Part 2.5 (residential), Part 10 (existing building), and related codes), shall be known as the Floodplain Management Regulations of the City of Los Altos (hereinafter "these regulations").~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.020 Statutory authority.~~

~~Legislature of the State of California has, in Government Code Sections 65302, 65560, and 65800, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.~~

¹⁴Ord. No. 2021-480, § 2, adopted Sep. 14, 2021, amended Ch. 12.60 in its entirety to read as set out herein.

Former Ch. 12.60, §§ 12.60.010—12.60.230 pertained to similar subject matter and derived from Prior code §§ 10-6.101—10-6.103, 10-6.201, 10-6.301—10-6.306, 10-6.401—10-6.403, 10-6.501—10-6.508, 10-6.601, 10-6.602, Ord. No. 09-335, § 1, adopted March 24, 2009, and Ord. No. 2021-479, § 2, adopted Aug. 24, 2021.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.030 Scope.~~

~~The provisions of these regulations, in combination with the flood provisions of the building codes, shall apply to all proposed development entirely or partially in flood hazard areas established in Section 12.60.110 of these regulations.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.040 Purposes and objectives.~~

~~The purposes and objectives of these regulations and the flood load and flood resistant construction requirements of the building codes are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:~~

- ~~A. Minimize unnecessary disruption of commerce, access and public service during times of flooding.~~
- ~~B. Require the use of appropriate construction practices in order to prevent or minimize future flood damage.~~
- ~~C. Manage the alteration of natural floodplains, stream channels and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain.~~
- ~~D. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential.~~
- ~~E. Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.~~
- ~~F. Contribute to improved construction techniques in the floodplain.~~
- ~~G. Minimize damage to public and private facilities and utilities.~~
- ~~H. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.~~
- ~~I. Minimize the need for rescue and relief efforts associated with flooding.~~
- ~~J. Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.~~
- ~~K. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.~~
- ~~L. Meet the requirements of the National Flood Insurance Program for community participation as set forth in Title 44 Code of Federal Regulations, Section 59.22.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.050 Coordination with California Building Standards Code.~~

~~Pursuant to the requirement established in State statute that the City of Los Altos administer and enforce the *California Building Standards Code*, the city council of the City of Los Altos hereby acknowledges that the building codes contain certain provisions that apply to the design and construction of buildings and structures in flood~~

hazard areas. Therefore, these Regulations are intended to be administered and enforced in conjunction with the building codes.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.060 Warning.~~

The degree of flood protection required by these regulations and the building codes is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these Regulations and the building codes does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these Regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with these regulations.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.070 Disclaimer of liability.~~

These regulations shall not create liability on the part of the City of Los Altos, the city council, any officer or employee thereof, the State of California, or the Federal Emergency Management Agency, for any flood damage that results from reliance on these regulations or any administrative decision lawfully made hereunder. The floodplain administrator and any employee charged with the enforcement of these regulations, while acting for the community in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by a legal representative of the community until the final termination of the proceedings. The floodplain administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of these regulations.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.080 Other laws.~~

The provisions of these regulations shall not be deemed to nullify any provisions of local, state or federal law.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.090 Abrogation and greater restrictions.~~

These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal, abrogate or impair any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes, nor any existing easements, covenants, or deed restrictions. In the event of an overlap or conflict between these

regulations and any other ordinance, code, regulation, easement, covenant, or deed restriction, the more restrictive shall govern.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

Article 2. Applicability

~~12.60.100 General applicability.~~

These regulations, in conjunction with the building codes, provide minimum requirements for development located in flood hazard areas, including the subdivision of land; filling, grading and other site improvements; installation of utilities; installation, placement and replacement of manufactured homes; placement of recreational vehicles; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; certain building work exempt from permit under the building codes; and flood control projects.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.110 Establishment of flood hazard areas.~~

The flood insurance study for the City of Los Altos, Santa Clara County, California and Incorporated Areas dated January 1980, and all subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of these Regulations and serve as the basis for establishing flood hazard areas. Where the building code establishes flood hazard areas, such areas are established by this section. Additional maps and studies, when specifically adopted, supplement the FIS and FIRMs to establish additional flood hazard areas. Maps and studies that establish flood hazard areas are on file at the Community Development Department, One North San Antonio Road, Los Altos, CA 94022.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.120 Interpretation.~~

In the interpretation and application of these regulations, all provisions shall be:

- A. — Considered as minimum requirements.
- B. — Liberally construed in favor of the governing body.
- C. — Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

Article 3. Duties and Powers of The Floodplain Administrator

~~12.60.130 Designation.~~

The Community Development Director, or his or her designee, is designated the floodplain administrator. The floodplain administrator shall have the authority to delegate performance of certain duties to other employees.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.140 General authority.~~

~~The floodplain administrator is authorized and directed to administer and enforce these regulations. the floodplain administrator shall have the authority to render interpretations of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Article 7 of these regulations. The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a qualified California (CA) Licensed Land Surveyor or Civil Engineer when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with these regulations.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.150 Coordination.~~

~~The floodplain administrator shall coordinate with and provide comments to the building official to administer and enforce the flood provisions of the building code and to ensure compliance with the applicable provisions of these regulations. The floodplain administrator and the building official have the authority to establish written procedures for reviewing applications and conducting inspections for buildings and for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 12.60.170 of these regulations.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.160 Duties.~~

~~The floodplain administrator, in coordination with other pertinent offices of the community, shall:~~

- ~~A. — Review all permit applications and plans to determine whether proposed development is located in flood hazard areas.~~
- ~~B. — Review all applications and plans for development in flood hazard areas for compliance with these regulations.~~
- ~~C. — Review, in coordination with the building official, required design certifications and documentation of elevations specified by the building code to determine that such certifications and documentations are complete.~~
- ~~D. — Review applications and plans for modification of any existing development in flood hazard areas for compliance with these regulations.~~
- ~~E. — Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.~~
- ~~F. — Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.~~
- ~~G. — Determine whether additional flood hazard data shall be obtained from other sources or developed by the applicant.~~

-
- ~~H. Complete the appropriate section of the Department of Housing and Community Development Floodplain Ordinance Compliance Certification for Manufactured Home/Mobile home Installations when submitted by applicants.~~
 - ~~I. Review requests submitted to the building official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the building code, to determine whether such requests require consideration as a variance pursuant to Article 7 of these regulations.~~
 - ~~J. Coordinate with the building official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.~~
 - ~~K. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the flood insurance rate maps when the analyses indicate changes in base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within six months of such data becoming available.~~
 - ~~L. Require applicants who propose alteration of a watercourse to notify adjacent communities and the NFIP State Coordinating Agency, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).~~
 - ~~M. Inspect development in accordance with Article 6 of these regulations and inspect flood hazard areas to determine when development is undertaken without issuance of permits.~~
 - ~~N. Prepare comments and recommendations for consideration when applicants seek variances for development other than buildings in accordance with Article 7 of these regulations.~~
 - ~~O. Cite violations in accordance with Article 8 of these regulations.~~
 - ~~P. Notify FEMA when the corporate boundaries of the City of Los Altos have been modified and provide a map and legal description of the changes in the corporate boundaries.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

12.60.170 Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, shall:

- ~~A. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.~~
- ~~B. Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, when applicable, to the market value of the building or structure.~~
- ~~C. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage.~~
- ~~D. Notify the applicant when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code is required and notify the applicant when it is determined that work does not constitute substantial improvement or repair of substantial damage.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.180 Department records.~~

~~In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the floodplain administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood provisions of the building codes, including flood insurance studies and flood insurance rate maps; documents from FEMA that amend or revise FIRMs; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the building codes and these regulations; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood-carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood-resistant provisions of the building codes.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

Article 4. Permits for Floodplain Development

~~12.60.190 Permits required.~~

~~Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit for floodplain development. No permit shall be issued until compliance with the requirements of these regulations and all other applicable codes and regulations has been satisfied. No building permit shall be issued based on conditional letters of map revision issued by FEMA. Depending on the nature and extent of proposed development that includes a building or structure, the floodplain administrator may determine a permit for floodplain development is required in addition to a building permit.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.200 Application for permit.~~

~~The applicant shall file an application in writing on a form furnished by the floodplain administrator. The information provided shall:~~

- ~~A. — Identify and describe the development to be covered by the permit.~~
- ~~B. — Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitely locate the site.~~
- ~~C. — Indicate the use and occupancy for which the proposed development is intended.~~
- ~~D. — Be accompanied by a site plan and construction documents as specified in Article 5 of these regulations, including grading, excavation and filling plans and other information deemed appropriate by the floodplain administrator.~~
- ~~E. — State the valuation of the proposed work.~~
- ~~F. — Be signed by the applicant or the applicant's authorized agent.~~

~~G. Include such other data and information required by the floodplain administrator to demonstrate compliance with these Regulations.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.210 Validity of permit.~~

~~The issuance of a permit for floodplain development under these regulations or the building codes shall not be construed to be a permit for, or approval of, any violation of these regulations, the building code, or any other ordinance of the community. The issuance of a permit for floodplain development based on submitted documents and information shall not prevent the floodplain administrator from requiring the correction of errors and omissions. The floodplain administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.220 Other permits required.~~

~~The applicant shall obtain all other required state and federal permits prior to initiating work authorized by these regulations and shall provide documentation of such permits to the floodplain administrator. Such permits include but are not limited to the California State Water Resources Control Board for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.230 Expiration.~~

~~A permit for floodplain development shall become invalid when the proposed development is not commenced within one hundred eighty (180) days after its issuance, or when the work authorized is suspended or abandoned for a period of one hundred eighty (180) days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The floodplain administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred eighty (180) days each unless FEMA has issued notification of revision to the flood insurance rate study and flood insurance rate maps that alter the flood hazard area or floodway boundaries, flood zones, or base flood elevations, in which case the permit is invalid.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.240 Suspension or revocation.~~

~~The floodplain administrator is authorized to suspend or revoke a permit for floodplain development issued under these regulations wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of these regulations or any ordinance or code of this community.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.250 Appeals of decisions.~~

~~When it is alleged there is an error in any decision or determination made by the floodplain administrator in the interpretation or enforcement of these regulations, such decision or determination may be appealed to the city manager by filing a written appeal setting forth the reasons of the appeal.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~Article 5. Site Plans and Construction Documents~~

~~12.60.260 Information for development in flood hazard areas.~~

~~The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:~~

- ~~A. Delineation of flood hazard areas; floodway boundaries and flood zone(s); base flood elevation(s); ground elevations; proposed filling, grading, and excavation; and drainage patterns and facilities when necessary for review of the proposed development.~~
- ~~B. Where base flood elevations or floodway data are not included on the FIRM or in the flood insurance study, they shall be established in accordance with Section 12.60.270 or Section 12.60.280 of these regulations.~~
- ~~C. Where the parcel on which the proposed development will take place will have more than fifty (50) lots or is larger than five acres and base flood elevations are not included on the FIRM or in the flood insurance study, such elevations shall be established in accordance with Section 12.60.270.B of these regulations.~~
- ~~D. Location of the proposed activity and proposed structures; locations of water supply, sanitary sewer, and other utilities; and locations of existing buildings and structures.~~
- ~~E. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.~~
- ~~F. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.~~
- ~~G. Existing and proposed alignment of any proposed alteration of a watercourse.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.270 Information in flood hazard areas without base flood elevations (approximate Zone A).~~

~~Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the floodplain administrator is authorized to:~~

- ~~A. Require the applicant to include base flood elevation data prepared by a qualified CA Licensed Civil Engineer in accordance with currently accepted engineering practices. Such analyses shall be performed and sealed by a qualified CA Licensed Civil Engineer. Studies, analyses and computations shall be submitted in sufficient detail to allow review and approval by the floodplain administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.~~

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- ~~B. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.~~
 - ~~C. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the floodplain administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - ~~1. Require the applicant to include base flood elevation data in accordance with Section 12.60.270.A of these regulations; or~~
 - ~~2. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.~~~~
 - ~~D. Where the base flood elevation data are to be used to support a request for a letter of map change from FEMA, advise the applicant that the analyses shall be prepared by a qualified CA Licensed Civil Engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.280 Additional analyses and certifications.~~

~~As applicable to the location and nature of the proposed development activity, and in addition to the requirements of these Regulations, the applicant shall have the following analyses signed and sealed by a qualified CA Licensed Civil Engineer for submission with the site plan and construction documents:~~

- ~~A. For development activities proposed to be located in a floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 12.60.290 of these regulations and shall submit the conditional letter of map revision, when issued by FEMA, with the site plan and construction documents.~~
- ~~B. For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the flood insurance study or on the FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.~~
- ~~C. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices that demonstrates the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section 12.60.290 of these regulations. The applicant shall notify the chief executive officer of adjacent communities and the California Department of Water Resources. The floodplain administrator shall maintain a copy of the notification in the permit records and shall submit a copy to FEMA.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.290 Submission of additional data.~~

~~When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a qualified CA Licensed Civil Engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant. Provided FEMA issues a conditional letter of map revision, construction of proposed flood control projects and land preparation for development are permitted, including clearing, excavation, grading, and filling. Permits for construction of buildings shall not be issued until the applicant satisfies the FEMA requirements for issuance of a letter of map revision.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

Article 6. Inspections

~~12.60.300 Inspections, in general.~~

~~Development for which a permit for floodplain development is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.310 Inspections of development other than buildings and structures.~~

~~The floodplain administrator shall make or cause to be made, inspections of all development other than buildings and structures that is authorized by issuance of a permit for floodplain development under these regulations. The floodplain administrator shall inspect flood hazard areas from time to time to determine when development is undertaken without issuance of a permit.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.320 Inspections of manufactured homes installations.~~

~~The floodplain administrator shall make or cause to be made, inspections of installation and replacement of manufactured homes in flood hazard areas authorized by issuance of a permit for floodplain development under these regulations. Upon installation of a manufactured home and receipt of the elevation certification required in Section 12.60.580 of these regulations the floodplain administrator shall inspect the installation or have the installation inspected.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.330 Buildings and structures.~~

~~The building official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit, in accordance with the building code:~~

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- A. ~~Lowest floor elevation. Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in the building code shall be prepared by a CA Licensed Land Surveyor or Civil Engineer and submitted to the building official.~~
 - B. ~~Final inspection. Prior to the final inspection, certification of the elevation required in the building code shall be prepared by a CA Licensed Land Surveyor or Civil Engineer and submitted to the building official.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

Article 7. Variances

~~12.60.340 Nature of variances.~~

~~The considerations and conditions for variances set forth in this article are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be issued for a parcel of property with physical characteristics so unusual that complying with the requirements of these regulations would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners. The issuance of a variance is for floodplain management purposes only. Federal flood insurance premium rates are determined by the National Flood Insurance Program according to actuarial risk and will not be modified by the granting of a variance.~~

~~It is the duty of the City of Los Altos to promote public health, safety and welfare and minimize losses from flooding. This duty is so compelling and the implications of property damage and the cost of insuring a structure built below flood level are so serious that variances from the elevation or other requirements in the building codes should be quite rare. The long term goal of preventing and reducing flood loss and damage, and minimizing recovery costs, inconvenience, danger, and suffering, can only be met when variances are strictly limited. Therefore, the variance requirements in these regulations are detailed and contain multiple provisions that must be met before a variance can be properly issued. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.350 Variances; general.~~

~~The city manager shall hear and decide requests for variances from the strict application of these regulations.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.360 Limitations on authority.~~

~~The city manager shall base its determination on technical justifications submitted by applicants, the considerations and conditions set forth in this article, the comments and recommendations of the floodplain administrator and building official, as applicable, and has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations and the building code.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

12.60.370 Records.

The floodplain administrator shall maintain a permanent record of all variance actions, including justification for issuance.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

12.60.380 Historic structures.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic structure upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure. When the proposed work precludes the structure's continued designation as a historic building, a variance shall not be granted and the structure and any repair, improvement, and rehabilitation shall be subject to the requirements of the building code.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

12.60.390 Restrictions in floodways.

A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analyses required in Section 12.60.280.A of these regulations.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

12.60.400 Functionally dependent uses.

A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the criteria in Section 1612 of the building code (CCR Title 24 Part 2) or Section R322 of the residential code (CCR Title 24 Part 2.5) are met, as applicable, and the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damages during the base flood and create no additional threats to public safety.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

12.60.410 Considerations for issuance of variances.

In reviewing applications for variances, all technical evaluations, all relevant factors, all other requirements of these Regulations and the building code, as applicable, and the following shall be considered:

- A. The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
- B. The danger to life and property due to flooding or erosion damage.
- C. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
- D. The importance of the services provided by the proposed development to the community.

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- ~~E. The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.~~
 - ~~F. The compatibility of the proposed development with existing and anticipated development.~~
 - ~~G. The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.~~
 - ~~H. The safety of access to the property in times of flood for ordinary and emergency vehicles.~~
 - ~~I. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, if applicable, expected at the site.~~
 - ~~J. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.420 Conditions for issuance of variances.~~

~~Variances shall only be issued upon:~~

- ~~A. Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.~~
- ~~B. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.~~
- ~~C. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or future property owners, or conflict with existing local laws or ordinances.~~
- ~~D. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.~~
- ~~E. When the request is to allow construction of the lowest floor of a new building or substantial improvement of a building below the base flood elevation, notification to the applicant in writing over the signature of the floodplain administrator specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that issuance of a variance to construct below the elevation required in the building code will result in increased premium rates for federal flood insurance up to amounts as high as twenty five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage, and that such construction below the required elevation increases risks to life and property.~~
- ~~F. Written agreement signed by the recipient of a variance to allow construction of the lowest floor below the required elevation to record the variance in the Office of the Santa Clara County Recorder in a manner so that it appears in the chain of title of the property.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

Article 8. Violations

~~12.60.430 Violations.~~

~~Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of the elevation of the lowest floor, other required design certifications, or other evidence of compliance required by these regulations or the building code, is presumed to be a violation until such time as required documentation is submitted. Violation of the requirements shall constitute a misdemeanor.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.440 Authority.~~

~~The floodplain administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the building codes, but is regulated by these regulations and that is determined to be a violation.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.450 Unlawful continuance.~~

~~Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

Article 9. Definitions

~~12.60.460 General.~~

~~The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Where terms are not defined in these regulations and are defined in the building code (CCR Title 24 Part 2) and used in the residential code (CCR Title 24 Part 2.5), such terms shall have the meanings ascribed to them in those codes. Where terms are not defined in these Regulations or the building code, such terms shall have ordinarily accepted meanings such as the context implies.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.470 Definitions.~~

~~"Accessory structure" means a structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.~~

~~"Agricultural structure" means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.~~

"Alteration of a watercourse" means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

"ASCE 24" means the standard *Flood Resistant Design and Construction*, referenced by the building code, developed and published by the American Society of Civil Engineers, Reston, VA. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the building code.

"Base flood" means the flood having a one-percent chance of being equaled or exceeded in any given year. [Also defined in CCR Title 24 Part 2.]

"Base flood elevation" means the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). [Also defined in CCR Title 24 Part 2.]

"Basement" means, for the purpose of floodplain management, the portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in CCR Title 24 Part 2.]

"Building code" means California Code of Regulations Title 24, the *California Building Standards Code*, the family of building codes specifically adopted by the State of California and composed of:

- (1) — Part 2, applicable to buildings and structures other than dwellings within the scope of this part.
- (2) — Part 2.5, applicable to one- and two-family dwellings and townhouses not more than three stories, and accessory structures.
- (3) — Part 10, applicable to existing buildings (as defined in that code).
- (4) — Other specified codes.

"Design flood" means the flood associated with the greater of the following two areas: [Also defined in CCR Title 24 Part 2.]

- (1) — Area with a flood plain subject to a one-percent or greater chance of flooding in any year.
- (2) — Area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

"Design flood elevation" means the elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to two feet (610 mm). [Also defined in CCR Title 24 Part 2.]

"Development" means any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations, flood control projects, and other land-disturbing activities.

"Encroachment" means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

"Exceptional hardship" means, for the purpose of variances from these regulations or the building code, the exceptional difficulty that would result from a failure to grant a requested variance. Mere economic or financial hardship is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors do not, as a rule, qualify as exceptional hardships. All of these circumstances

can be resolved through other means without granting variances, even when the alternatives are more expensive or require the property owner to build elsewhere or put the parcel to a different use than originally intended.

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before July 24, 1980.

"Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood or flooding" means a general and temporary condition of partial or complete inundation of normally dry land from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.
- (3) Mudslides (i.e., mudflows) which are proximately caused by flooding.

"Flood control project" means a dam or barrier design and constructed to keep water away from or out of a specified area, including but not limited to levees, floodwalls, and channelization.

"Flood damage-resistant materials" means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in CCR Title 24 Part 2.]

"Flood hazard area" means the greater of the following two areas: [Also defined in CCR Title 24 Part 2.]

- (1) The area within a floodplain subject to a one percent or greater chance of flooding in any year.
- (2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

"Flood insurance rate map (FIRM)" means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the special flood hazard areas and the risk premium zones applicable to the community. [Also defined in CCR Title 24 Part 2.]

"Flood insurance study" means the official report provided by the Federal Emergency Management Agency containing the flood insurance rate map (FIRM), the flood boundary and floodway map (FBFM), the water surface elevation of the base flood and supporting technical data. [Also defined in CCR Title 24 Part 2.]

"Floodplain administrator" means the Community Development Director or his or her designee, to leave in administer and enforce the floodplain management regulations.

"Floodway" means the channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Also defined in CCR Title 24 Part 2.]

"Fraud or victimization" means, for the purpose of variances from these regulations or the building code, the intentional use of deceit to deprive another of rights or property, making a victim of the deprived person or the public. As it pertains to buildings granted variances to be constructed below the elevation required by the building code, future owners or tenants of such buildings and the community as a whole may bear the burden of increased risk of damage from floods, increased cost of flood insurance, and increased recovery costs, inconvenience, danger, and suffering.

"Functionally dependent use" means a use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding or ship repair facilities. The term does not include long-term storage, manufacture, sales or service facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

"Historic structure" means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on the inventory of historic places maintained by the California Office of Historic Preservation; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by the California Office of Historic Preservation.

"Letter of map change (LOMC)" means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

- (1) Letter of map amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
- (2) Letter of map revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- (3) Letter of map revision based on fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- (4) Conditional letter of map revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

"Light-duty truck" means, as defined in 40 C.F.R. 86.082-2, any motor vehicle rated at eight thousand five hundred (8,500) pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of six thousand (6,000) pounds or less and which has a basic vehicle frontal area of forty-five (45) square feet or less, which is:

- (1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- (2) Designed primarily for transportation of persons and has a capacity of more than twelve (12) persons; or
- (3) Available with special features enabling off-street or off-highway operation and use.

"Lowest floor" means the lowest floor of the lowest enclosed area, including basement, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the building codes. [Also defined in CCR Title 24 Part 2.]

"Manufactured home" means a structure that is transportable in one or more sections, built on a permanent chassis, designed for use as a single-family dwelling with or without a permanent foundation when connected to the required utilities, and constructed to the Manufactured Home Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development. Also see definitions in Health and Safety Code Sections 18000(a)(2) and 18001(a). For the purposes of floodplain management, the term also includes mobile homes and recreational vehicles, park trailers, travel trailers and similar transportable structures that are placed on a site for one hundred eighty (180) consecutive days or longer.

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Market value" means the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by one of the following methods: (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the property appraiser, or (3) a qualified independent appraiser.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed on or after July 24, 1980.

"Nuisance" means that which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

"Permit for floodplain development" means an official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specified development activities that are located in flood hazard areas and that are determined to be compliant with these Regulations.

"Recreational vehicle" means a vehicle that is built on a single chassis, 400 square feet (37.16 m²) or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use when it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Also see definitions in Health and Safety Code section 18010.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special flood hazard area (SFHA)" means the land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE, or V1-30. [Also defined in CCR Title 24 Part 2.]

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. [Also defined in CCR Title 24 Part 2.]

"Substantial improvement" means any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds fifty (50) percent of the market value

of the structure before the improvement or repair is started. When the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in CCR Title 24 Part 2.]

- (1) — Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) — Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

"Utility and miscellaneous Group U" means buildings and structures of an accessory character and miscellaneous structure not classified in any special occupancy, as described in the building code.

"Variance" means a grant of relief from the requirements of these Regulations which permits construction in a manner otherwise prohibited and where specific enforcement would result in exceptional hardship.

"Violation" means a development that is not fully compliant with these regulations or the flood provisions of the building code, as applicable.

"Watercourse" means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

Article 10. Buildings and Structures

~~12.60.480 Requirements for buildings and structures in flood hazard areas.~~

Applications for building and structures within the scope of the building code that are proposed in flood hazard areas shall comply with the applicable requirements of the building code and local amendments to the building code specified in Title 12 Buildings and Construction.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.490 Detached garages and accessory storage structures.~~

Detached garages and accessory storage structures used only for parking or storage (and cannot be attached to any structure used for human habitation or converted to a use for human habitation) are permitted below the base flood elevation provided the garages and accessory storage structures:

- A. — Are one story and not larger than four hundred (400) square feet in area when located in special flood hazard areas.
- B. — Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.
- C. — Have flood openings in accordance with the building code.
- D. — Have flood damage resistant materials used below the base flood elevation.
- E. — Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

12.60.500 Utility and Miscellaneous Group U.

Utility and miscellaneous Group U includes buildings that are accessory in character and miscellaneous structures not classified in any specific occupancy in the building code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one or two family residence), barns, carports, fences more than six feet (1829 mm) high, grain silos (accessory to a residential occupancy), greenhouses, livestock shelters, private garages, retaining walls, sheds, stables, and towers. In addition to the building code requirements for fire and life safety, the following shall apply to utility and miscellaneous Group U buildings and structures in flood hazard areas:

- A. ~~— New construction and substantial improvement of such buildings and structures shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions of the design flood.~~
- B. ~~— New construction and substantial improvement of such buildings and structures, when fully enclosed by walls, shall be elevated such that the lowest floor, including basement, is elevated to or above the design flood elevation in accordance with ASCE 24 or shall be dry floodproofed in accordance with ASCE 24.~~
- C. ~~— Unless dry floodproofed, fully enclosed areas below the design flood elevation shall be constructed in accordance with ASCE 24 and limited to parking, storage, and building access.~~
- D. ~~— When fully enclosed by walls, flood openings shall be installed in accordance with ASCE 24.~~
- E. ~~— Flood damage-resistant materials shall be used below the design flood elevation.~~
- F. ~~— Mechanical, plumbing and electrical systems, including plumbing fixtures, shall be located or installed in accordance with ASCE 24.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

Article 11. Subdivisions

12.60.510 Minimum requirements.

Subdivision proposals in flood hazard areas, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

- A. ~~— Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding.~~
- B. ~~— All public utilities and facilities, such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage in accordance with Section 12.60.540 and Section 12.60.550 of these regulations, as applicable, and appropriate codes.~~
- C. ~~— Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from proposed structures.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.520 Subdivision requirements.~~

~~In addition to the requirements of Section 302-1 of these regulations, where any portion of proposed subdivisions, including proposals for manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:~~

- ~~A. The flood hazard area, including floodways, as appropriate, shall be delineated on preliminary subdivision plats.~~
- ~~B. Where the subdivision has more than fifty (50) lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 12.60.270.A of these regulations.~~
- ~~C. When, as part of a proposed subdivision, fill will be placed to support buildings, the fill shall be placed in accordance with the building code and approval of the subdivision shall require submission of as-built elevations for each filled pad certified by a licensed land surveyor or registered civil engineer.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

Article 12- Site Improvements, Utilities and Limitations

~~12.60.530 Minimum requirements.~~

~~All proposed development in flood hazard areas shall be reviewed to determine that:~~

- ~~A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding.~~
- ~~B. Where the proposed development has more than fifty (50) lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 12.60.270.A of these regulations.~~
- ~~C. All public utilities and facilities, such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage.~~
- ~~D. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from proposed structures.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.540 Sanitary sewer facilities.~~

~~All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.550 Water supply facilities.~~

~~All new and replaced water supply facilities shall be designed in accordance with the provisions of Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwaters into the systems.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.560 Development in floodways.~~

~~Development, site improvements and land disturbing activity involving fill or regrading shall not be authorized in the floodway unless the floodway encroachment analysis required in Section 12.60.280.A of these regulations demonstrates the proposed work will not result in any increase in the base flood level during occurrence of the base flood discharge.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.570 Limitations on placement of fill.~~

~~Subject to the limitations of these Regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures, fill shall comply with the requirements of the building code. The placement of fill intended to change base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs shall be subject to the requirements of Section 12.60.290 of these regulations.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

Article 13. Installation of Manufactured Homes

~~12.60.580 Installation.~~

~~All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to the Business and Professions Code and shall comply with the requirements of the Department of Housing and Community Development (HCD) and the requirements of these regulations. In addition to permits pursuant to these regulations, permits from the HCD are required where the HCD is the enforcement agency for installation of manufactured homes. Upon completion of installation and prior to the final inspection by the floodplain administrator, the installer shall submit certification of the elevation of the manufactured home, prepared by a licensed land surveyor or registered civil engineer, to the floodplain administrator.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.590 Foundations.~~

~~All new and replacement manufactured homes, including substantial improvement of manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of Section R322.2 of the residential code (CCR Title 24 Part 2.5) and these regulations. Foundations for manufactured homes subject to Section 12.60.620 of these regulations are permitted to be reinforced piers or other foundation elements of at least equivalent strength.~~

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.600 Anchoring.~~

All new and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring are authorized to include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind loads and seismic loads.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.610 General elevation requirement.~~

Unless subject to the requirements of Section 12.60.620 of these regulations, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the lowest floor, or bottom of the lowest horizontal member of the lowest floor, as applicable to the flood hazard area, is at or above the base flood elevation.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.620 Elevation requirement for certain existing manufactured home parks and subdivisions.~~

Manufactured homes that are not subject to Section 12.60.610 of these regulations, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as a result of flooding has occurred, shall be elevated such that either the:

- A. —Lowest floor, or bottom of the lowest horizontal structural member, as applicable to the flood hazard area, is at or above the base flood elevation.
- B. —Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than thirty-six (36) inches in height above grade.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.630 Flood damage-resistant materials.~~

Materials below elevated manufactured homes shall comply with the flood-damage resistant materials requirements of Section R322 of the residential code (CCR Title 24 Part 2.5).

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.640 Enclosures.~~

Fully enclosed areas below elevated manufactured homes shall comply with the enclosed area requirements of Section R322 of the residential code (CCR Title 24 Part 2.5).

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.650 Protection of mechanical equipment and outside appliances.~~

Mechanical equipment and outside appliances shall be elevated to or above the lowest floor or bottom of the lowest horizontal structural member of the manufactured home, as applicable to the flood hazard area.

Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section 12.60.610 or Section 12.60.620, as applicable, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

Article 14. Recreational Vehicles

~~12.60.660 Temporary placement.~~

Recreational vehicles in flood hazard areas, shall be placed on a site for less than one hundred eighty (180) consecutive days or shall be fully licensed and ready for highway use. Ready for highway use means the recreational vehicle is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions, such as rooms, stairs, decks and porches.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

~~12.60.670 Permanent placement.~~

Recreational vehicles that do not meet the limitations in Section 12.60.660 for temporary placement shall meet the requirements of Article 14 for manufactured homes.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

Article 15. Other Development

~~12.60.680 General requirements for other development.~~

All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the building code, shall:

- A. — Be located and constructed to minimize flood damage.
- B. — Meet the limitations of Section 12.60.560 of these regulations when located in a regulated floodway.

-
- ~~C. — Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.~~
 - ~~D. — Be constructed of flood damage resistant materials.~~
 - ~~E. — Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of the building code for wet locations.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.690 Tanks.~~

~~Tanks that serve buildings shall comply with the requirements of the building code. Underground and above-ground tanks that serve other purposes shall be designed, constructed, installed and anchored in accordance with ASCE 24.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.700 Requirements for temporary structures and temporary storage in flood hazard areas.~~

~~Temporary structures shall be erected for a period of less than one hundred eighty (180) days and temporary storage of goods and materials shall be permitted for a period of less than one hundred eighty (180) days. Extensions may be granted in accordance with Section 12.60.230 of these regulations. In addition, the following apply:~~

- ~~A. — Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.~~
- ~~B. — Temporary stored materials shall not include hazardous materials.~~
- ~~C. — The requirements of Section 12.60.560 of these regulations, when located in floodways.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.710 Fences in floodways.~~

~~Fences in floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 12.60.560 of these regulations.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.720 Oil derricks.~~

~~Oil derricks located in flood hazard areas shall be designed in conformance with flood loads required by the building code.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.720 Retaining walls, sidewalks and driveways in floodways.~~

~~Retaining walls and sidewalks and driveways that involve placement of fill in floodways shall meet the limitations of Section 12.60.560 of these regulations and the requirements for site grading in Chapter 18 of the building code.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.730 Roads and watercourse crossings in floodways.~~

~~Roads and watercourse crossings that encroach into floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges, culverts, low water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side shall meet the limitations of Section 12.60.560 of these regulations. Alteration of a watercourse that is part of work proposed for a road or watercourse crossing shall meet the requirements of Section 12.60.280.C of these regulations.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.740 Swimming pools.~~

~~Above-ground swimming pools, on-ground swimming pools, and in-ground swimming pools that involve placement of fill in floodways shall meet the requirement of Section 12.60.560 of these regulations.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

Article 16. Flood Control Projects

~~12.60.750 Flood control projects; general.~~

~~In addition to applicable Federal, State and other local permits, a permit for floodplain development is required for construction of flood control projects. The purpose for the permit is to examine the impact on flood hazard areas, floodways, and base flood elevations shown on the FIRM. Unless otherwise authorized by separate regulations, issuance of this permit does not address the sufficiency of the structural elements of the proposed flood control project. Permits for floodplain development and building permits in areas affected by proposed flood control projects shall not be issued based on conditional letters of map revision issued by FEMA.~~

~~(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)~~

~~12.60.760 Flood control projects; applications.~~

~~Applications for permits for flood control projects shall include documentation including but not limited to:~~

- ~~A. —Site plan or document showing the existing topography and the boundaries of the flood hazard areas, floodway boundaries, and base flood elevations shown on the FIRM.~~
- ~~B. —Site plan or document showing the proposed topography and the proposed changes to the boundaries of the flood hazard areas, floodway boundaries, and base flood elevations.~~
- ~~C. —The documentation submitted to FEMA for a conditional letter of map revision (CLOMR) and, if issued, the conditional letter of map revision. Submittal requirements and processing fees shall be the~~

responsibility of the applicant. A CLOMR is required when a proposed flood control project alters a floodway and increases base flood elevations more than greater than 0.00 feet, or alters a watercourse a riverine flood hazard area for which base flood elevations are included in the flood insurance study or on the FIRM and floodways have not been designated and increases base flood elevations more than 1.0 foot.

(Ord. No. 2021-479, § 2, 8-24-2021; Ord. No. 2021-480, § 2, 9-14-2021)

Chapter 12.64 WOOD-BURNING APPLIANCES

Sections:

12.64.010 Purpose.

The purpose of this chapter is to improve and maintain air quality conditions in the city in order to protect and enhance the health and quality of life of its citizens, as well as contribute to improvements in regional air quality, by reducing air pollutant emissions from wood-burning fireplaces.

(Ord. 01-404 § 2 (part))

12.64.020 Definitions.

"EPA" means the United States Environmental Protection Agency.

"EPA-certified wood-burning appliance" means any wood-burning device that meets the Code of Federal Regulation in effect at the time of installation and is certified and labeled pursuant to those regulations.

"Fireplace" means any permanently installed masonry or factory-built wood-burning device designed to be used with an air-to-fuel ratio greater than or equal to 35-to-1, excluding pellet-fueled wood heaters.

"Gas fireplace" means any device designed to burn natural gas in a manner that simulates the appearance of a wood-burning fireplace.

"New construction" means construction of new structures and additions to existing structures.

"Pellet-fueled wood heater" means any wood-burning device that operates exclusively on wood pellets.

"Wood-burning appliance" means fireplace, wood heater, or pellet-fueled wood heater, or any similar device burning any solid fuel used for aesthetic or space-heating purpose.

(Ord. 03-253 § 4 (part); Ord. 01-404 § 2 (part))

12.64.030 Application.

- A. ~~Only gas fireplaces, pellet-fueled wood heaters, or EPA-certified wood-burning appliances may be installed in new construction.~~
- B. ~~Excluded from these regulations are devices intended to be solely used for the preparation of food (i.e., wood-burning ovens and outdoor barbeques), and existing fireplaces.~~
- C. ~~Existing fireplaces, regardless of how many exist, may be used and maintained indefinitely. Once these existing fireplaces are removed, only gas fireplaces, pellet-fueled wood heaters, or EPA-certified wood-burning appliances may be installed in their place.~~

~~D. — It is unlawful to burn garbage, plastics, rubber, paints, solvents, oil, treated wood products, particle board, coal or any other material that produces noxious or toxic emissions when burned in a wood-burning fireplace.~~

~~(Ord. 03-253 § 4 (part); Ord. 01-404 § 2 (part))~~

~~Chapter 12.68 UNDERGROUNDING UTILITIES¹⁵~~

~~12.68.010 Purpose.~~

~~The purpose of this chapter is to improve and maintain the visual quality and public and private views in the city, as well as to protect and enhance the health and quality of life of its citizens, by reducing hazards along with the visual blight created by overhead utilities.~~

~~(Ord. No. 2013-395, § 27, 12-10-2013; Ord. No. 2016-426, § 27, 11-8-2016; Ord. No. 2019-464, §§ 29, 30, 12-10-2019; Ord. No. 2022-487, §§ 31, 32, 11-29-2022)~~

~~12.68.020 Undergrounding utilities.~~

~~It is the intent of the city to ensure that all new utility services and relocated existing utility services are placed underground, including additions exceeding fifty (50) percent of floor area and/or seven hundred and fifty (750) square feet or more, excluding basements and any non-habitable floor areas. For the purpose of this section, removal of roof framing with associated exterior walls down to, or below the subfloor/slab shall be included in the above calculations. Therefore, the following shall apply:~~

- ~~A. — In areas served by existing overhead facilities, all new service drops shall be installed underground from the most convenient existing pole.~~
- ~~B. — Relocations and extensions of existing overhead facilities shall be prohibited; provided, however, relocation of existing poles shall be permitted in some instances pursuant to Section 13.20.160 of this municipal code.~~
- ~~C. — Residential properties that are served by utilities located in rear yards on standard lots with frontage on only one public right-of-way shall not be required to underground existing overhead services.~~
- ~~D. — The obligation to provide compliance with these underground utility regulations may not be evaded by performing a series of small additions undertaken over a three-year period and/or two code cycles. The original addition permit issuance date where these regulations were in effect shall be used for compliance.~~
 - ~~1. — Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with undergrounding of utility regulations.~~
 - ~~2. — No exception or waiver shall be granted from compliance with undergrounding utilities.~~

¹⁵Editor's note(s)—Ord. No. 2013-395, adopted Dec. 10, 2013, amended Ch. 12.68 in its entirety, in effect repealing and reenacting said chapter to read as set out herein. The former Ch. 12.68, §§ 12.68.010—12.68.030, pertained to similar subject matter and derived from Ord. No. 07-312, § 1 (part) and Ord. No. 10-359, § 28, adopted Nov. 23, 2010.

E. ~~The Building Official may only grant exceptions to these requirements in cases where access across adjacent property is necessary but is not legally or practically available.~~

1. ~~To demonstrate an exception the property owner shall provide a plan showing the required utility design, communication with adjacent property owners indicating the lack of access allowed, and a letter from the utility company which indicates that no alternative configuration for undergrounding of utilities is possible.~~

F. ~~Completion of Work. Undergrounding utilities shall be completed prior to Building Final Inspection, and issuance of Certificate of Occupancy. No exception or waiver shall be granted which allows for a property owner to evade compliance with this requirement.~~

~~(Ord. No. 2013-395, § 27, 12-10-2013; Ord. No. 2016-426, § 27, 11-8-2016; Ord. No. 2019-464, §§ 29, 30, 12-10-2019; Ord. No. 2022-487, §§ 31, 32, 11-29-2022)~~

~~12.68.030 Definitions.~~

~~For the purpose of this chapter, certain words and phrases used herein are defined as follows:~~

~~"Tear down" means existing portions of roof framing and/or exterior walls removed for the purpose of rebuilding and remodeling.~~

~~(Ord. No. 2013-395, § 27, 12-10-2013)~~

~~Chapter 12.70 RESIDENTIAL SOLAR SYSTEMS~~

~~12.70.010 Definitions.~~

A. ~~A "Solar energy system" means either of the following:~~

1. ~~Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating; and~~
2. ~~Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.~~

B. ~~A "small residential rooftop solar energy system" means all of the following:~~

1. ~~A solar energy system that is no larger than ten (10) kilowatts alternating current nameplate rating or thirty (30) kilowatts thermal;~~
2. ~~A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city and all state and city health and safety standards;~~
3. ~~A solar energy system that is installed on a single or duplex family dwelling; and~~
4. ~~A solar panel or module array that does not exceed the maximum legal building height as defined by the city zoning ordinance, Title 14 in the municipal code.~~

C. ~~"Electronic submittal" means the utilization of one or more of the following:~~

1. ~~Email;~~
2. ~~The internet; and~~

-
3. ~~Facsimile.~~
- D. ~~An "association" means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.~~
- E. ~~A "common interest development" means any of the following:~~
1. ~~A community apartment project;~~
 2. ~~A condominium project;~~
 3. ~~A planned development; or~~
 4. ~~A stock cooperative.~~
- F. ~~"Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.~~
- G. ~~"Reasonable restrictions" on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.~~
- H. ~~"Restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance" means:~~
1. ~~For water heater systems or solar swimming pool heating systems: an amount exceeding ten (10) percent of the cost of the system, but in no case more than one thousand dollars (\$1,000.00), or decreasing the efficiency of the solar energy system by an amount exceeding ten (10) percent, as originally specified and proposed; and~~
 2. ~~For photovoltaic systems: an amount not to exceed one thousand dollars (\$1,000.00) over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding ten (10) percent as originally specified and proposed.~~

~~(Ord. No. 2015-413, § 1, 9-8-2015)~~

~~12.70.020 Purpose.~~

~~The purpose of the chapter is to adopt an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. The chapter encourages the use of solar systems by removing unreasonable barriers, minimizing costs to property owners and the city, and expanding the ability of property owners to install solar energy systems. The chapter allows the city to achieve these goals while protecting the public health and safety.~~

~~(Ord. No. 2015-413, § 1, 9-8-2015)~~

~~12.70.030 Applicability.~~

- A. ~~This chapter applies to the permitting of all small residential rooftop solar energy systems in the city.~~
- B. ~~Small residential rooftop solar energy systems legally established or permitted prior to the effective date of this chapter are not subject to the requirements of this chapter unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in~~

~~such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.~~

~~(Ord. No. 2015-413, § 1, 9-8-2015)~~

~~12.70.040 Solar energy system requirements.~~

- ~~A. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the state and the city.~~
- ~~B. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.~~
- ~~C. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.~~

~~(Ord. No. 2015-413, § 1, 9-8-2015)~~

~~12.70.050 Duties of the building division and building official.~~

- ~~A. All documents required for the submission of an expedited solar energy system application shall be made available on the publicly accessible city website.~~
- ~~B. Electronic submittal of the required permit application and documents by email, the internet, or facsimile shall be made available to all small residential rooftop solar energy system permit applicants.~~
- ~~C. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.~~
- ~~D. The city's building division shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.~~
- ~~E. The small residential rooftop solar system permit process, standard plan(s), and checklist(s) shall substantially conform to recommendations for expedited permitting, including the checklist and standard plans contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.~~
- ~~F. All fees prescribed for the permitting of small residential rooftop solar energy system must comply with Government Code Section 65850.55, Government Code Section 66015, Government Code Section 66016, and State Health and Safety Code Section 17951.~~

~~(Ord. No. 2015-413, § 1, 9-8-2015)~~

~~12.70.060 Permit review and inspection requirements.~~

- ~~A. The city building division shall adopt an administrative, nondiscretionary review process to expedite approval of small residential rooftop solar energy systems within thirty (30) days of the adoption of this chapter. The building division shall issue a building permit or other nondiscretionary permit within three business days of receipt of a complete application that meets the requirements of the approved checklist and standard plan.~~

-
- ~~B. — Review of the application shall be limited to the building official's review of whether the application meets local, state, and federal health and safety requirements.~~
- ~~C. — Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.~~
- ~~D. — "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the city on another similarly situated application in a prior successful application for a permit. The city shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.~~
- ~~E. — The city shall not condition approval of an application on the approval of an association, as defined in Section 4080 of the Civil Code.~~
- ~~F. — If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.~~
- ~~G. — Only one inspection shall be required and performed by the building division for small residential rooftop solar energy systems eligible for expedited review.~~
- ~~H. — The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within one to two business days of a request and provide a three-hour inspection window.~~
- ~~I. — If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this chapter.~~

~~(Ord. No. 2015-413, § 1, 9-8-2015)~~

~~Chapter 12.72 PROPERTY MAINTENANCE CODE~~

~~12.72.010 Title.~~

~~This chapter shall be known and may be cited as the "Los Altos Property Maintenance Code" or "LAPMC" and will be referred to in this chapter as "this code."~~

~~(Ord. No. 2023-495, § 2, 6-27-2023)~~

~~12.72.020 Adoption of the 2021 International Property Maintenance with Amendments.~~

~~The 2021 Edition of the International Property Maintenance Code as published by the International Code Council is adopted as the property maintenance code of the city of Los Altos, California, as if fully set out in this chapter, and is amended as provided in this chapter. A copy of the 2021 LAPMC shall be maintained on file in the office of the building official.~~

~~(Ord. No. 2023-495, § 2, 6-27-2023)~~

~~12.72.030 Amendment of 2021 IPMC Section 102 (Applicability).~~

~~Section 102 of the 2021 IPMC is amended as follows:~~

102.1-102.7 {IPMC text not modified}

102.8.1 Conflicts. Where conflicts occur between the provision of this code and the referenced standards, the provisions of this code shall apply. Where conflicts occur between the provisions of this code and California Statutes, the provisions of the latter shall apply.

102.8.2-102.11 {IPMC text not modified}

{Ord. No. 2023-495, § 2, 6-27-2023}

~~12.72.040 Amendment of 2021 IPMC Section 103 (Code Compliance Agency).~~

Section 103 Code Compliance Agency of the 2021 IPMC is amended as follows:

103.1 Creation of agency. The Code Enforcement Division of the Development Services Department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official in charge of the Los Altos Building & Safety Division of the Development Services Department shall be known as the code official in this chapter.

103.2 {IPMC text not modified}

103.3 Deputies. The code official shall have the authority to appoint 1 or more deputies. Such employees shall have the powers as delegated by the code official.

{Ord. No. 2023-495, § 2, 6-27-2023}

~~12.72.050 Amendment of 2021 IPMC Section 105 (Duties and Powers of the Code Official).~~

Section 105 of the 2021 IPMC is amended as follows:

105.1-105.2 {IPMC text not modified}

105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by the code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent, or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

105.4-105.7.1 {IPMC text not modified}

{Ord. No. 2023-495, § 2, 6-27-2023}

~~12.72.060 Amendment of 2021 IPMC Section 107 (Means of Appeal).~~

Section 107 of the 2021 IPMC is amended as follows:

107.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code may appeal that decision, notice or order by filing an appeal with the city clerk within fourteen (14) calendar days of the date of service of that decision, notice, or order. The appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are

adequately satisfied by other means. The appeal shall identify the real property, state the grounds for the appeal, and state all material facts in support of the appeal.

~~107.2 Notice of hearing. Notice of hearing and the hearing shall be conducted as provided for in Chapter 1.12 of the Los Altos Municipal Code.~~

~~107.3 Court review. Judicial review of the hearing officer's decision shall be commenced in accordance with Cal. Code of Civil Procedure § 1094.6 no later than ninety (90) calendar days after the decision is signed. Cal. Code of Civil Procedure § 1094.6 is hereby adopted for purposes of this Title. Review shall be in accordance with Cal. Code of Civil Procedure § 1094.5.~~

~~{Ord. No. 2023-495, § 2, 6-27-2023}~~

~~12.72.070 Amendment of 2021 IPMC Section 109 (Violations).~~

~~Section 109 of the 2021 IPMC is amended as follows:~~

~~109.1 Unlawful acts. It is hereby declared to be unlawful and a public nuisance for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any premises, building, structure or building service equipment, or cause or permit the same to be done in violation of this code or this division.~~

~~109.2 Notice of violation. The code official shall serve a notice of violation in accordance with Section 111.4.~~

~~109.3 Prosecution of violation. Any person failing to comply with a notice of violation served in accordance with Section 111.4 shall be deemed guilty of a misdemeanor but may be charged with an infraction at the discretion of the city attorney, or civil infraction enforceable under Chapter 1.20 of the Los Altos Municipal Code as determined by the city and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate administrative, civil, or criminal proceeding to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of this code or of the order or direction made pursuant thereto.~~

~~109.4 Violation Penalties. Each day during any portion of which any violation of this ordinance is committed or continued by such person shall constitute a separate offense and shall be punishable as provided in this code and Title 1 of the Los Altos Municipal Code.~~

~~109.5 Abatement of violation. The city may abate a violation of this code pursuant to the abatement process set forth in the Los Altos Municipal Code.~~

~~{Ord. No. 2023-495, § 2, 6-27-2023}~~

~~12.72.080 Amendment of 2021 IPMC Section 110 (Stop Work Order).~~

~~Section 110 of the 2021 IPMC is amended as follows:~~

~~110.1 ~ 110.3 {IPMC text not modified}~~

~~110.4 Failure to comply. Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for civil penalties pursuant to the Los Altos Municipal Code Chapter 1.20.~~

~~{Ord. No. 2023-495, § 2, 6-27-2023}~~

~~Chapter 12.74 PENALTY FOR EXPIRED PERMITS¹⁶~~

~~12.74.010 Application.~~

~~This chapter shall apply to all residential, non-residential, and commercial, construction and demolition, including, but not limited to, all additions, alterations, modifications, repairs, and improvements, that require a building permit or demolition permit.~~

~~(Ord. No. 2023-498, § 1(App. A), 9-12-2023)~~

~~12.74.020 Timely renewal of expired permits.~~

~~In the event a permit expires under Chapter 12 of the Los Altos Municipal Code for suspension or abandonment of work, the property owner shall seek renewal of the permit within thirty (30) days following its expiration.~~

~~(Ord. No. 2023-498, § 1(App. A), 9-12-2023)~~

~~12.74.030 Penalty for expired permits.~~

~~A property owner shall be subject to the following penalties for violation of Section 12.74.020:~~

Time for Permit Expiration	Penalty
0 to 30 days	\$0.00
31st day through 60th day	\$200.00 per day
61st day through 120th day	\$400.00 per day
121st day and every day thereafter	\$800.00 per day

~~A. For purposes of this section, if a renewed permit expires and the property owner has not advanced a project to the next level of required inspection, the calculation of penalties shall relate back to the date of the previous permit expiration.~~

~~B. The building official may reduce or waive a penalty accrued under this chapter upon finding that the property owner acted in good faith and either: (1) the delay was attributable to circumstances beyond the property owner's control; or (2) imposition of the full accrued penalty would harm the public interest, provided, however, that and reduction or waiver of more than ten thousand dollars (\$10,000.00) must be approved by the development services director.~~

~~(Ord. No. 2023-498, § 1(App. A), 9-12-2023)~~

¹⁶Ord. No. 2023-498, § 1(App. A), adopted Sept. 12, 2023, set out provisions designated as Ch. 12.72, §§ 12.72.010—12.72.050, insofar as a Ch. 12.72 exists, and at the editor's discretion, these provisions have been codified as Ch. 12.74.

~~12.74.040 Appeal of assessed penalty.~~

~~A property owner may request a hearing to contest a citation issued under this chapter in accordance with Title 1 of the Los Altos Municipal Code.~~

~~(Ord. No. 2023-498, § 1(App. A), 9-12-2023)~~

~~12.74.050 Public nuisance declared.~~

~~Any violation of this chapter shall constitute a public nuisance and, in addition to being subject to any other remedies allowed by law, may be abated as provided in Chapter 11.10 of the Los Altos Municipal Code.~~

~~(Ord. No. 2023-498, § 1(App. A), 9-12-2023)~~

ORDINANCE NO. 2025-__

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ADDING
TITLE 12 FOR BUILDINGS AND CONSTRUCTION TO THE LOS ALTOS
MUNICIPAL CODE INCLUDING CHAPTERS 12.04, 12.06, 12.08, 12.10, 12.12, 12.14,
12.16, 12.18, 12.20, 12.22, 12.24, 12.26, 12.28, 12.30, 12.32, 12.34, 12.36, 12.38, AND 12.40
TO ADOPT BY REFERENCE WITH LOCAL AMENDMENTS THE FOLLOWING:**

**2025 CALIFORNIA ADMINISTRATIVE CODE, PUBLISHED BY THE
INTERNATIONAL CODE COUNCIL, CHAPTER 12.04;**

**2025 CALIFORNIA BUILDING CODE, PUBLISHED BY THE INTERNATIONAL
CODE COUNCIL, CHAPTER 12.06;**

**2025 CALIFORNIA RESIDENTIAL CODE, PUBLISHED BY THE INTERNATIONAL
CODE COUNCIL, CHAPTER 12.08;**

**2025 CALIFORNIA ELECTRICAL CODE, PUBLISHED BY THE NATIONAL FIRE
PROTECTION AGENCY, CHAPTER 12.10;**

**2025 CALIFORNIA MECHANICAL CODE, PUBLISHED BY THE INTERNATIONAL
ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, CHAPTER 12.12;**

**2025 CALIFORNIA PLUMBING CODE, PUBLISHED BY THE INTERNATIONAL
ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, CHAPTER 12.14;**

**2025 CALIFORNIA ENERGY CODE, PUBLISHED BY THE INTERNATIONAL CODE
COUNCIL, CHAPTER 12.16;**

**2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, PUBLISHED BY THE
INTERNATIONAL CODE COUNCIL, CHAPTER 12.18;**

**2025 CALIFORNIA HISTORICAL BUILDING CODE, PUBLISHED BY THE
INTERNATIONAL CODE COUNCIL, CHAPTER 12.20;**

**2025 CALIFORNIA FIRE CODE, PUBLISHED BY THE INTERNATIONAL CODE
COUNCIL, CHAPTER 12.22;**

**2025 CALIFORNIA FIRE CODE, PUBLISHED BY THE INTERNATIONAL CODE
COUNCIL, CHAPTER 12.24;**

**2025 CALIFORNIA GREEN BUILDING STANDARDS CODE PUBLISHED BY THE
INTERNATIONAL CODE COUNCIL, CHAPTER 12.26;**

**2025 CALIFORNIA REFERENCED STANDARDS CODE, PUBLISHED BY THE
INTERNATIONAL CODE COUNCIL, CHAPTER 12.28;**

CHAPTER 12.30 (PENALTY FOR EXPIRED PERMITS);

**2024 INTERNATIONAL PROPERTY MAINTENANCE CODE PUBLISHED BY THE
INTERNATIONAL CODE COUNCIL, CHAPTER 12.32 (PROPERTY MAINTENANCE
CODE);**

**1998 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS,
CHAPTER 12.34 (ABATEMENT OF DANGEROUS BUILDINGS);**

**1998 UNIFORM HOUSING CODE PUBLISHED BY THE INTERNATIONAL
CONFERENCE OF BUILDING OFFICIALS, CHAPTER 12.36 (HOUSING);**

CHAPTER 12.38 (UNDERGROUNDING UTILITIES);

AND CHAPTER 12.40 (FLOODPLAIN MANAGEMENT);

**TOGETHER WITH CERTAIN ADMENDMENTS, ADDITIONS, INSERTIONS,
DELETIONS AND CHANGES THERETO.**

WHEREAS, the City Council is empowered pursuant to Article XI, Section 7 of the California Constitution to make and enforce within the City all local, police, sanitary, and other ordinances, and regulations not in conflict with general laws; and

WHEREAS, The California Building Standards Commission has published the California Building Standards Code, 2025 edition, as provided in the California Code of Regulations, Title 24, and these State mandated regulations go into effect January 1, 2026; and

WHEREAS, pursuant to California Government Code Section 50022.1 et seq., the City of Los Altos may adopt by reference the California Building Standards Code, 2025 Edition, as provided in Title 24 of the California Code of Regulations, and the 2024 International Property Maintenance Code; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the 2025 California Building Standards Code; and

WHEREAS, the 2025 California Energy Code is Part 6 of the 2025 California Building Standards Code which implements minimum energy efficiency standards in buildings through mandatory requirements, prescriptive standards, and performance standards; and

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5 provide that the City of Los Altos may make changes or modifications to the building standards contained in the 2025 California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, human activities that release greenhouse gases into the atmosphere contribute to the increase of the worldwide average temperature, drought conditions, and duration of fire seasons; and

WHEREAS, according to the California Department of Forestry and Fire Protection, nine of the ten largest wildfires in California history have occurred since 2017, destroying nearly 10,000 structures and burning of more than 4.5 million acres; and

WHEREAS, the City of Los Altos is situated along areas with a wildland-urban interface and as a result is extremely vulnerable to wildfires and firestorm; and

WHEREAS, these amendments are reasonably necessary because of health and safety concerns as the City of Los Altos residents suffer from asthma and other health conditions associated with poor indoor and outdoor air quality exacerbated by the combustion of methane gas; and

WHEREAS, removing gas appliances from indoor environments reduces the risk of asthma associated with gas appliances, and removing combustible gas from structures aids in fire hardening and removes a known hazard during firefighting efforts; and

WHEREAS, on or about September 20, 2016, the State of California enacted Senate Bill (SB) 32, which added Health and Safety Code Section 38566 to require greenhouse gas emissions to be reduced to 40 percent below 1990 levels by no later than December 31, 2030; and

WHEREAS, consistent with federal law stated in the Energy Policy and Conservation Act, the standards contained within this ordinance permit mixed fuel residential construction; and

WHEREAS, consistent with AB130, the standards contained within this ordinance permit mixed fuel residential construction consistent with federal law while also incentivizing all-electric construction; and

WHEREAS, consistent with AB130, the standards imposed by this ordinance incentivize electric equipment through the cost-effective installation of electric appliances while preserving energy-equivalent pathways for mixed-fuel residential appliances; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments meet the following conditions to demonstrate local amendments are necessary: the changes are necessary to align local building codes with General Plan and Climate Action Plan goals while permitting mixed-fuel residential construction and incentivizing electric construction, and the changes are necessary to implement the standards contained in this ordinance; and

WHEREAS, the City of Los Altos adopted a General Plan on November, 12, 2002; and later adopted an updated Housing Element on January 24, 2023; and

WHEREAS, Policy 7.3 of the City of Los Altos' General Plan specifies that the City will continue to implement the 2022 Climate Action and Adaptation Plan to encourage reducing greenhouse gas emissions; and

WHEREAS, the City of Los Altos has adopted a Climate Action Plan that identifies actions that the City may take to reduce greenhouse gas emissions, including reducing emissions from buildings such as Focus Area 2: Energy, Strategy 2: Facilitate Building Decarbonization by reducing or eliminating methane gas use in and businesses by 2035, Goal 2.3: Reduce or eliminate methane gas use in existing buildings by increasing fuel switching, Action 2.2A: require all-electric new buildings and major retrofits in which the City adopt Reach Codes that go beyond Title 24 standard during every code cycle; and

WHEREAS, buildings constitute a significant source of greenhouse gas emissions in the City of Los Altos of approximately 42%, and taking reasonable regulatory actions to reduce greenhouse gas emissions from buildings is an important component of the City's strategy to reduce greenhouse gas emissions; and

WHEREAS, in alignment with the Climate Action and Adaptation Plan, the local amendments to the 2025 California Energy Code establish requirements which will reduce demands for local energy resources, reduce regional pollution, and promote a lower contribution to greenhouse gas emissions; and

WHEREAS, Public Resources Code Section 25402.1(h)2 and Section 10-106 of the 2025 California Administrative Code establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards, provided that a determination that the standards are cost effective is adopted at a public meeting and subsequently filed with the California Energy Commission, and the California Energy Commission finds that the standards will require buildings to be designed to consume less energy than permitted by the 2025 California Energy Code; and

WHEREAS, staff has reviewed the cost-effectiveness studies prepared by the California Statewide Codes and Standards Reach Code Program and finds them sufficient to show that the local two-way AC modifications will comply with the requirements of Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code; and

WHEREAS, based on these studies, the City Council finds that the local two-way AC modifications are cost-effective and will require buildings to be designed to consume no more energy than permitted by the California Energy Code; and

WHEREAS, scientific evidence has established that methane gas combustion, procurement and transportation produce significant greenhouse gas emissions that contribute to global warming and climate change; and

WHEREAS, using electric appliances in buildings fueled by less greenhouse gas intensive electricity is linked to significantly lower greenhouse gas emissions; and

WHEREAS, the most cost-effective time to improve the energy efficiency of existing buildings is during alterations and additions, allowing for electrical infrastructure that is installed alongside other relevant improvements; and

WHEREAS, the local amendments support the City of Los Altos compliance with Bay Area Air District's amendments to Rule 9-4 and Rule 9-6, which limit the sale of nitrous oxide emitting water and space heating appliances; and

WHEREAS, because of the City of Los Altos' unique local climatic, geological and topographic conditions, the City of Los Altos finds and determines that amendment and additions to the code are reasonably necessary; and

WHEREAS, that, pursuant to the Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code, the City Council of Los Altos finds and determines the following: (1) The locally adopted energy efficiency standards contained in this ordinance are cost-effective, and (2) the efficiency standards in this ordinance will require buildings to be designed to consume less energy compared to the 2025 California Energy Code; and

WHEREAS, adoption of these updated versions of the California Code of Regulations, with local amendments set forth in this ordinance, are necessary to enhance and safeguard public health, safety, general welfare and to provide safety to firefighters and emergency responders during emergency operations as required by the City's unique climatic, geological and topographical conditions; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments meet the following conditions to demonstrate local amendments are necessary: the changes are substantially equivalent to 2022 code amendment changes, and the changes are necessary to implement the standards contained in this ordinance; and

WHEREAS, the Development Services Department recommend that changes and modifications be made to the codes and advise that certain said changes and modifications to the California Building Codes, 2025 Edition, are reasonably necessary due to local conditions in the City of Los Altos and further advise that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the codes or are reasonably necessary to safeguard life and property within the City of Los Altos; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 36933; and

WHEREAS, the City Council held a duly noticed public hearing on **DATE TO BE INSERTED**, and **DATE TO BE INSERTED**; and

WHEREAS, the amendments were processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the Ordinance amendments set forth below have been reviewed and considered by the City Council in accordance with the provisions of the California Environmental Quality Act of 1970, as amended (“CEQA”), and the guidelines promulgated thereunder and, further, said Council finds that it can be seen with certainty that there is no possibility that said amendments may have a significant effect on the environment and said amendments are therefore exempt from the requirements of the CEQA pursuant to the provisions of Section 15061(b)(3) and 15308 of Division 6 of Title 14 of the California Code of Regulations.

NOW THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1.

The recitals set forth above are true and correct and are incorporated into this ordinance by reference as if fully set forth herein.

SECTION 2.

Findings. The City Council hereby finds that the amendments to the 2025 California Building Codes are reasonably necessary because of local climatic, geological, or topographic conditions, and adopts the following findings provided to support the modifications to the 2025 California Building Codes:

1. Climatic Conditions.

- a.** Santa Clara County and the City of Los Altos annually experience extended periods of high temperatures with little or no precipitation. Additionally, the region experiences storm events which include high to severe winds, which vary annually. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and decreased humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County and City. Obstacles generated by a strong wind, such as fallen trees, streetlights and utility poles greatly impact the response time to reach an incident scene. This necessitates the need for an increased

level of fire protection. This added protection will supplement normal fire department responses and provide immediate protection for life and safety during fire occurrences.

- b. The climate alternates between extended periods of drought and potential for brief flooding conditions. Flood conditions may affect the Santa Clara County Fire Department's ability to respond to fire or emergency conditions. Floods also disrupt utility services to buildings and facilities within the County and City. This necessitates the need for additional fire protection features.
- c. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. Due to storage capacities and consumption, and a limited amount of rainfall, particularly during extended periods of drought, future water allocation is not fully dependable. This necessitates the need for additional fire protection features.
- d. Dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing, including fuels such as wood shingles, or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin.
- e. The City is located with the Bay Area Air District, which is considered a non-attainment air basin, which exceeds the allowable levels for air pollutants, the added measures which will reduce further greenhouse gas emissions and will supplement baseline measures while further implementing the City's greenhouse gas emissions reduction strategy effectively reducing additional air pollutants.

2. Topographical Conditions.

- a. Traffic and circulation congestion is artificially created, due to obstructive topographical conditions, which are common throughout portions of Los Altos.
- b. Topographical conditions combine to create a situation that places fire department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

SECTION 3.

- 1. In accordance with Health and Safety Code Sections 17958, 17958.5, and 17958.7, the City Council finds that the two-way AC and electric-readiness changes to building standards affecting residential units in the 2025 California Energy Code are necessary to implement the City's local code amendment adding a two-way AC and electric-readiness requirement, and that the local code amendment:
 - a. Is adopted to align with the City's General Plan adopted on November 12, 2002; and
 - b. Permits mixed-fuel residential construction consistent with federal law; and
 - c. Incentivizes all-electric construction, as part of the City's adopted greenhouse gas emissions reduction strategy in its 2022 Climate Action and Adaptation Plan

In accordance with Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code (Cal. Code Regs. Title 24, Part 1), the City Council finds that the City's two-way AC reach code modifications to the energy standards in the 2025 California Energy Code are cost-effective, and that the modifications will require the diminution of energy consumption levels permitted by the Energy Code.

2. The standards imposed by this Ordinance are substantially equivalent to changes or modifications that were previously passed by City Council on November 29, 2022 and were in effect as of September 30, 2025 and will have no material change in regulatory effect.

SECTION 4. ADD TITLE 12 BUILDINGS AND CONSTRUCTION TO THE LOS ALTOS MUNICIPAL CODE. Title 12 of the Los Altos Municipal Code is hereby added as set forth in Appendix 1, Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 6, Appendix 7, Appendix 8, Appendix 9, Appendix 10, Appendix 11, Appendix 12, Appendix 13, Appendix 14, Appendix 15, Appendix 16, Appendix 17, Appendix 18, and Appendix 19 to this Ordinance, underline indicating addition. Title 12, and associated Appendices shall be adopted and codified in numerical order.

SECTION 5. CONSTITUTIONALITY; AMBIGUITIES. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof. Any ambiguities in the Los Altos Municipal Code created by this Ordinance shall be resolved by the Development Services Director, in their reasonable discretion, after consulting the City Attorney.

SECTION 6. PUBLICATION. This Ordinance shall be published as provided in Government Code Section 36933.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective upon the commencement of the thirty-first day following the adoption hereof or January 1, 2026 whichever occurs last.

I HEREBY CERTIFY that the foregoing Ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on **DATE TO BE INSERTED**, and was thereafter, at a regular meeting held on **DATE TO BE INSERTED**, passed, and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Pete Dailey, MAYOR

Attest:

Melissa Thurman, MMC, CITY CLERK

APPENDIX 1

APPENDIX 2

APPENDIX 3

APPENDIX 4

APPENDIX 5

APPENDIX 6

APPENDIX 7

APPENDIX 8

APPENDIX 9

APPENDIX 10

APPENDIX 11

APPENDIX 12

APPENDIX 13

APPENDIX 14

APPENDIX 15

APPENDIX 16

APPENDIX 17

APPENDIX 18

APPENDIX 19

Chapter 12.04 – Administrative Code

Section 12.04.010 Adoption of the California Administrative Code.

The 2025 California Administrative Code, contained in the California Code of Regulations, Title 24, Part 1, published by the International Code Council, hereinafter called “Administrative Code”, is adopted as the rules, regulations, and standards within the City of Los Altos as to all matters therein except as hereinafter modified or amended. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

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Chapter 12.06 – Building Code

Section 12.06.010 Adoption of the California Building Code.

Section 12.06.020 Amendments.

Section 12.06.030 Correction of Violations.

Section 12.06.040 Fee Refunds.

Section 12.06.010 Adoption of the California Building Code.

The 2025 California Building Code (2 volumes), contained in the California Code of Regulations, Title 24, Part 2, which incorporates and amends the International Building Code 2024 Edition, published by the California Building Standards Commission and the International Code Council, with the amendments and certain appendices as set forth in Section 12.06.020, is hereby adopted by reference as if fully set forth here. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Section 12.06.020 Amendments.

The 2025 California Building Code referred to in Section 12.06.010 is adopted, together with Chapter 1 of the 2025 California Building Code, with the following amendments and certain Appendix Chapters as follows:

Chapter 1, Division II, Section 105.2 Building: #1, is deleted and replaced to read as follows, based upon the express finding of necessity set forth in Section 6.B.1 of this Ordinance.

A. Work exempt from building permits.

Building permits shall not be required for freestanding unenclosed play structures. Enclosed accessory structures used as playhouses, tool and storage sheds and similar uses that are less than 120 square feet constructed without electrical, plumbing, or mechanical features do not require building permits, but do require zoning approval to comply with local zoning regulations.

Chapter 1, Division II, Section 110.3.4 is deleted and replaced to read as follows, based upon the express findings of necessity set forth in Section 6.B.2 of this Ordinance.

B. Frame Inspection.

Framing inspection shall be made after the following components are completed: Roof deck and/or sheathing has been inspected and approved; complete finish roofing materials are installed; the building exterior envelope has all windows and doors installed; all framing, fire-blocking, bracing, pipes, chimneys and vents to be concealed are complete; and all sub-trades including, but not limited to, building, electrical, plumbing and mechanical are roughed in and under required tests.

C. Only the following Appendix Chapters from the Building Code are adopted:

- 1. Appendix I, Patio Covers.**
- 2. Appendix J, Grading.**

Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

- 1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:**
 - a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.**
 - b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.**
 - c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:**
 - i. Noncombustible construction.**
 - ii. Maximum 5,000 square feet in building area.**
 - iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.**

- iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.
 - d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.
2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

Exception: Detached Accessory Dwelling Unit, provided that all of the following are met:

- a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.**
 - b. The existing primary residence does not have automatic fire sprinklers.**
 - c. The accessory detached dwelling unit does not exceed 1,200 square feet in size.**
 - d. The unit is on the same lot as the primary residence.**
 - e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2025 California Fire Code.**
- 3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.**
- 4. An approved automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages).**
- 5. An approved automatic sprinkler system shall be provided throughout all new and existing basements.**

6. An approved automatic sprinkler system shall be provided throughout existing buildings and structures when alterations or additions are made that create conditions described in Sections 903.2.1 through 903.2.18
7. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety¹ or increased fire risk², shall require the installation of an approved fire automatic fire sprinkler system.

¹ Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

² Fire Risks – Shall include, but not limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

8. The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance.
 - a. Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.
 - b. No waiver shall be granted from compliance with fire sprinklers.

Section 903.2.11.7 is amended to read as follows:

903.2.11.7 Chemical Fume Hood Fire Protection. Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled.

2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

Section 907.8 is amended to read as follows:

907.8 Inspection, testing and maintenance. The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be documented using NFPA 72 record of inspection and testing forms.

Section 12.06.030 Correction of Violations.

The issuance or granting of a permit or approval of plans under this Title shall not prevent the administrative authority from thereafter requiring the correction of errors in such plans and specifications, or from preventing construction operations being carried on thereunder when in violation of this Code or of any other law, or from revoking any certificate of approval when issued in error.

- A. The 2025 California Building Code referred to in Section 12.06.010 is adopted, together with Chapter 1 of the 2025 California Building Code, with the following amendments and certain Appendix Chapters as follows:

Chapter 1, Division II, Section 105.5 is deleted and replaced to read as follows, as an administrative clarification, and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5 This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Los Altos.

Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 Months after the time the work is commenced. The building official is authorized to grant, in writing, one (1) extension of time for periods not more than 180 days each. The building official is authorized to grant no more than two (2) extensions of time. The extension shall be requested in writing and justifiable cause demonstrated.

Before such work can be recommenced, a new permit shall be first obtained, and the fee therefore shall be one-half (1/2) the amount required for a new permit for such

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work provided no changes have been made, or will be made, in the original plans and specifications for such work; and provided, further, that such a suspension or abandonment has not exceeded one year. In order to renew action on a permit after one year expiration, the permittee shall be required to pay original full building permit fees.

For the purpose of this section, failure to progress a project to the next level of required inspection shall be deemed abandonment of the project.

For those projects that are residential only, the Building Official may modify expired permit fees when the owner can demonstrate that the project has received all required inspections, except for the Building Division final. The fee amount of five hundred dollars (\$500) shall be required within ten (10) working days of notice and the project shall achieve a final inspection within 30 days of payment received, otherwise expired permit fees as noted above shall be required.

- B.** Work commencing before permit issuance. Whenever any work for which a permit is required by the California Code of Regulations as adopted in this chapter has been commenced without first obtaining said permit, the building official shall charge a minimum of two (2) times and/or up to four times, for repeat offenders, on all applicable plan review and permit (inspection) fees related to the required permit(s), including, but not limited to, building permits (including, but not limited to electrical, fire, mechanical and plumbing), sign permits and demolition permits. The legal registered owner of said property shall obtain a building permit within 30 days of any violation letter or stop-work notice issued by the City of Los Altos. The payment of the increased fee(s) shall not relieve any person from fully complying with the requirements of this code, other codes adopted by the City, or the requirements of the zoning ordinance. Failure to comply with the provisions of this chapter may also subject the violator to any other penalties, sanctions or remedies provided elsewhere in this code. This provision shall not apply to emergency work when the administration authority determines that such work was urgently necessary and that it was not practical to obtain a permit therefore prior to the commencement of such work. In such cases, a permit shall be obtained as soon as it is practical to do so; and if there is an unreasonable delay (exceeding two working days) in obtaining such permit, a fee as provided in this section shall be charged.

Once building permits are issued pursuant to work commenced without required permits, it is the responsibility of the permit holder to obtain their first required building inspection within 30 days from permit issuance date and shall receive a project final inspection within a one-year period. Any further delays will require

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additional building permit fees charged again in the original amount with an additional 30-day extension. If the project continues without meeting these deadlines, Administration Citation Fees and/or other legal remedies allowed by local, or state law shall be imposed.

Failure to contact the Building Division within five (5) business days of receiving the violation notice shall result in Administration Citation Fees, Chapter 1.30 of the Los Altos Municipal Code.

Section 12.06.040 Fee Refunds.

The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than eighty (80%) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than eighty (80%) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

Chapter 12.08 – Residential Code

Section 12.08.010 Residential Code – Adoption of the California Residential Code.

Section 12.08.020. Amendments.

Section 12.08.030 Correction of Violations.

Section 12.08.040 Fee Refunds.

Section 12.08.010 Adoption of the California Residential Code.

The 2025 California Residential Code, contained in the California Code of Regulations, Title 24, Part 2.5, published by the California Building Standards Commission and the International Code Council, which incorporates and amends the 2024 International Residential Code 2024 Edition, is hereby adopted. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Section 12.08.020 Amendments.

The 2025 California Residential Code referred to in Section 12.08.10 is adopted, together with Chapter 1 of the 2025 California Residential Code, with the following amendments to read as follows:

Chapter 1, Division II, Section 105.2 Building: #1, is deleted and replaced to read as follows, based upon the express finding of necessity set forth in Section 6.B.1 of this Ordinance.

A. Work exempt from building permits.

Building permits shall not be required for freestanding unenclosed play structures. Enclosed accessory structures used as playhouses, tool and storage sheds and similar uses that are less than 120 square feet constructed without electrical, plumbing, or mechanical features do not require building permits, but do require zoning approval to comply with local zoning regulations.

B. Only the following Appendix Chapters from the Building Code are adopted:

Appendix I, Patio Covers.

Chapter 3 Section R301.1.3.2 is deleted and replaced to read as follows, based upon the express finding of necessity set forth in section 9.B.1. of this Ordinance.

R301.1.3.2 Wood frame structures. The building official shall require construction documents to be approved and stamped for structural compliance by a California licensed architect or engineer for all dwellings of wood frame construction more than one story in height located in Seismic Design Category D0, D1, D2, or E.

Chapter 3 Section R309.1 and Section R309.2 are deleted and replaced to read as follows, based upon the express finding of necessity set forth in section 9.B.2. of this Ordinance.

Section R309.1 is amended to read as follows:

R309.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new townhouses and in existing townhouses, when additions are made that increase the building area to more than the allowable Fire-Flow Appendix B, Tables B105.1(1) and B105.1(2) of the 2025 California Fire Code, and/or additions exceeding fifty (50) percent of the existing living area (existing square foot calculations shall not include existing basement) and/or additions exceeding seven hundred and fifty (750) square feet. When automatic fire sprinkler systems are required by this section, all associated attached garages shall be included. Additions over fifty (50) percent and/or seven hundred and fifty (750) square feet as referenced above, shall be treated as a new structure regarding installation of fire sprinkler systems. For the purpose of this section, removal of roof framing with associated exterior walls down to, or below the subfloor/slab shall be included in the above calculations. Therefore, the following shall apply:

The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions undertaken over a three-year period. The permit issuance dates of past additions where these regulations were in effect shall be used for determining compliance.

Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.

No waiver shall be granted from compliance with fire sprinklers.

Section R309.2 is amended to read as follows:

R309.2 One and two-family dwellings automatic fire sprinklers systems. An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings and in existing dwellings, when additions are made that increase the building area to more than the allowable Fire-Flow Appendix Tables B105.1(1) and B105.1(2) of the 2025 California Fire Code, and/or additions exceeding fifty (50) percent of the existing living area (existing square foot calculations shall not include existing basement) and/or additions exceeding seven hundred and fifty (750) square feet. When automatic fire sprinkler systems are required by this section, all associated garages shall be included. Additions over fifty (50) percent and/or seven hundred and (750) square feet as referenced above, shall be treated as a new structure regarding installation of fire sprinkler systems. For the purpose of this section, removal of roof framing with associated exterior walls down to, or below the subfloor/slab shall be included in the above calculations. Therefore, the following shall apply:

The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions undertaken over a three-year period and/or two California Building Standards Code Cycles. The permit issuance date of past additions where these regulations were in effect shall be used for determining compliance.

- a. Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.
- b. No waiver shall be granted from compliance with fire sprinklers.

Exceptions:

1. Detached Accessory Dwelling Unit, provided that all of the following are met:

- 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
- 1.2. The existing primary residence does not have automatic fire sprinklers.

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1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.

1.4. The unit is on the same lot as the primary residence.

1.5. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2025 California Fire Code.

Amend Section R330.7 to read as follows:

R330.7 Fire detection. Rooms and areas within dwelling units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R310. A heat detector, listed and interconnected to the smoke alarms, shall be installed in locations within dwelling units and attached garages where smoke alarms cannot be installed based on their listing.

ESS installed in Group R-3 and townhomes shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314.
2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units, and attached garages where smoke alarms cannot be installed based on their listing.

Exceptions:

1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.
2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

Chapter 6 Section R602.10.4.3.1 and Table R602.10.3 (3) footnote “i” are new sections added to read as follows, based upon the express finding of necessity set forth in section 9.B.3. of this Ordinance

Add a new subsection R602.10.4.3.1 to read as follows:

R602.10.4.3.1 Limits on methods GB and PCP. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In

Seismic Design Categories D0, D1, and D2, the use of Method PCP is limited to accessory structures.

Add a new footnote “i” to the end of CRC Table R602.10.3(3), after the eight footnotes (a) – (h) currently shown, to read:

- i. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted, and the use of Method PCP is limited to accessory structures.

Section 12.08.030 Correction of Violations.

The issuance or granting of a permit or approval of plans under this Title shall not prevent the Administrative Authority from thereafter requiring the correction of errors in such plans and specifications, or from preventing construction operations being carried on thereunder when in violation of this Code or of any other law, or from revoking any certificate of approval when issued in error.

- A. The 2025 California Residential Code referred to in Section 12.08.010 is adopted, together with Chapter 1 of the 2025 California Residential Code, with the following amendments and certain Appendix Chapters as follows:

Chapter 1, Division II, Section 105.5 is deleted and replaced to read as follows, as an administrative clarification, and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5 This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Los Altos.

Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each.

Before such work can be recommenced, a new permit shall be first obtained, and the fee therefore shall be one-half (1/2) the amount required for a new permit for such work provided no changes have been made, or will be made, in the original plans and specifications for such work; and provided, further, that such a suspension or abandonment has not exceeded one year. In order to renew action on a permit after

one year expiration, the permittee shall be required to pay original full building permit fees.

For the purpose of this section, failure to progress a project to the next level of required inspection shall be deemed abandonment of the project.

For those projects that are residential only, the Building Official may modify expired permit fees when the owner can demonstrate that the project has received all required inspections, except for the Building Division final. The fee amount of five hundred dollars (\$500) shall be required within 10 working days of notice and the project shall achieve a final inspection within 30 days of payment received, otherwise expired permit fees as noted above shall be required.

- B.** Work commencing before permit issuance. Whenever any work for which a permit is required by the California Code of Regulations as adopted in this chapter has been commenced without first obtaining said permit, the building official shall charge a minimum of two times and/or up to four times, for repeat offenders, on all applicable plan review and permit (inspection) fees related to the required permit(s), including, but not limited to, building permits (including, but not limited to electrical, fire, mechanical and plumbing), sign permits and demolition permits. The legal registered owner of said property shall obtain a building permit within 30 days of any violation letter or stop-work notice issued by the City of Los Altos. The payment of the increased fee(s) shall not relieve any person from fully complying with the requirements of this code, other codes adopted by the city, or the requirements of the zoning ordinance. Failure to comply with the provisions of this chapter may also subject the violator to any other penalties, sanctions or remedies provided elsewhere in this code. This provision shall not apply to emergency work when the administration authority determines that such work was urgently necessary and that it was not practical to obtain a permit therefore prior to the commencement of such work. In such cases, a permit shall be obtained as soon as it is practical to do so; and if there is an unreasonable delay (exceeding two working days) in obtaining such permit, a fee as provided in this section shall be charged.

Once building permits are issued pursuant to work commenced without required permits; it is the responsibility of the permit holder to obtain their first required building inspection within 30 days from permit issuance date and shall receive a project final inspection within a one-year period. Any further delays will require additional building permit fees charged again in the original amount with an

additional 30-day extension. If the project continues past this deadline to obtain a required building inspection, Administration Citation Fees and/or other legal remedies allowed by local, or state law shall be imposed.

Failure to contact the Building Division within five business days of receiving the violation notice may result in Administration Citation Fees, Chapter 1.30 of the Los Altos Municipal Code.

Section 12.08.040 Fee Refunds.

The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than eighty (80%) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than eighty (80%) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

Chapter 12.10 – Electrical Code

Section 12.10.010 Adoption of the California Electrical Code.

The 2025 California Electrical Code, contained in the 2025 California Code of Regulations, Title 24, Part 3, incorporates and amends the National Electrical Code 2023 Edition, published by the National Fire Protection Association, is hereby adopted. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Chapter 12.12 Mechanical Codes

Section 12.12.010 Adoption of the California Mechanical Code.

The 2025 California Mechanical Code, contained in the 2025 California Code of Regulations, Title 24, Part 4, which incorporates and amends the Uniform Mechanical Code 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Chapter 12.14 Plumbing Code

Section 12.14.010 Plumbing Code – Adoption of the California Plumbing Code.

Section 12.14.020 Amendments.

Section 12.14.010 Plumbing Code – Adoption of the California Plumbing Code.

The 2025 California Plumbing Code, contained in California Code of Regulations, Title 24, Part 5, which incorporates and amends the Uniform Plumbing Code 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, with amendments and certain appendices set forth in Section 12.12.020 is hereby adopted. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Section 12.14.020 Amendments.

The 2025 California Plumbing Code referred to in Section 12.12.010 is adopted with the following amendments and certain Appendix Chapters as follows:

- A. Section 710.1 is deleted and replaced to read as follows, based upon the finding of express necessity set forth in Section 8.B.1 of this Ordinance.
- B. Drainage of Fixtures Located Below the Next Upstream Manhole or Below the Main Sewer Level.

710.1 Backflow Protection All new, replaced, or repaired building sewers, both public and private, requiring sewer connections to the City main sewer system shall be protected from backflow of sewage by installing an accessible approved type of backwater and atmospheric relief valve. Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating, “backwater valve downstream”. Building sewers shall have an atmospheric relief valve installed upstream of the backwater valve outside the building in close proximity to the foundation.

Exception: Sewer repairs where there is no existing cleanout located at or near the building foundation, may have these atmospheric relief devices placed near the repair upstream of the newly installed backwater valve.

- C. Chapter 12 Section 1211.8 is amended to read as follows, based upon express finding of necessity set forth in section 8.B.2 of this Ordinance.

1211.8 Earthquake-Actuated Gas Shutoff Valves Earthquake-actuated gas shutoff valves designed to automatically shut off the gas at the location of the valve in the event

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of a seismic disturbance and certified by the State Architect as conforming to California Code of Regulations, Title 24, Part 12, Chapter 12-16-1, shall be installed in all new buildings, and when reinstalling meters at the same location, and when relocating gas utility meters. Said gas shutoff valves shall be at or near the meter supplying gas to individual buildings.

D. Only the following Appendix Chapters from the Plumbing Code are adopted:

- 1. Appendix A, Recommended Rules for Sizing the Water Supply System.**
- 2. Appendix B, Explanatory Notes on Combination Waste and Vent Systems.**
- 3. Appendix D, Sizing Storm Water Drainage Systems.**
- 4. Appendix H, Private Sewage Disposal Systems.**
- 5. Appendix I, Installation Standard for Pex Tubing Systems for Hot and –Cold-Water Distribution.**

Chapter 12.16 – Energy Code

12.16.010 Adoption of the California Energy Code.

There is hereby adopted by reference as if fully set forth herein, the 2025 California Energy Code, contained in the California Code of Regulations, Title 24, Part 6, published by the International Code Council, and each and all of its regulations and provisions. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

12.16.020 Amendments

City of Los Altos local amendments to the 2025 California Energy Code. Upon adoption of this Code in the event that there is any conflict between local amendments and the 2025 California Energy Code the most restrictive shall prevail.

A. Amend Section 100.0 is to add a new section (i) as follows:

- i. Single Family Building Remodel Energy Reach Code - Purpose and Intent. In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the electric readiness measures specified in Sections 150.0(w) shall be required for certain single family additions and alterations.**

B. Amend Section 100.1(b) by adding the following definitions:

LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 40-ampere minimum branch circuit and a receptacle.

LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 20-ampere minimum branch circuit and a receptacle.

C. Amend Section 150.0 to add a new section (w) as follows:

(w) Electric Readiness for Remodels, Alterations and Additions

- 1. Electric range. Where branch circuits or receptacles are added or altered in a kitchen and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:**

- A. A 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor branch circuit rated at 50 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single**

pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future Use”.

- B.** A pathway for a future 240 volt 50 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future electric range installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.
- 2.** Electric dryer. Where a branch circuit is added or altered within 3 feet of a gas or propane clothes dryer and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
- A.** A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor branch circuit rated at 30 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future Use”; or,
 - B.** A pathway for a future 240 volt 30 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future heat pump dryer installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.
- 3.** Heat pump water heater.
- A.** If wall framing is removed or replaced within 3 feet of a gas or propane water heating appliance, space suitable for the future installation of a heat pump water heater (HPWH) shall be provided. The space shall be at least 2.5 feet by 2.5 feet wide and 7 feet tall and shall include a condensate drain that is no more than 2 inches higher than the base of an installed water heater and allows natural draining without pump assistance or installed piping or tubing within 3 feet of the water heater location to a condensate drain or exterior location. If pump assistance is needed, a receptacle on a 120 volt, minimum 15 amp branch circuit for a condensate pump must be available within 3 feet of the water heater location.

- B.** Where branch circuits are altered or added within 3 feet of an existing gas or propane water heater or within 10 feet of the designated future location of a heat pump water heater as required under Section 150.0(w)3A, and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:

 - i.** A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit rated at 30 amps minimum, within 3 feet from the water heater and accessible to the water heater with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future 240V Use”; or
 - ii.** A pathway for a future 240 volt 30 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as “For Future 240V use”. The pathway shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.
- 4.** Outdoor gas appliances. Where a gas line is added or extended to any pool water heater, spa water heater, sauna, fireplace, outdoor cooking appliance, or outdoor heating system, install infrastructure and reserve physical space to accommodate future installation of an electric equivalent of that system that serves the same function, as certified by a registered design professional or licensed electrical contractor.

 - A.** Install conduit designed to serve a future electric appliance(s) with the same function, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions, in accordance with manufacturer requirements and the California Electrical Code. In lieu of or in addition to conduit, electrically isolated branch circuit wiring may be installed; and
 - B.** Label both ends of the unused conduit or conductors “For Future Electrical Appliance”; and

- C. Reserve circuit breakers in the electrical panel(s) for each branch circuit, appropriately labeled; and
- D. Designate physical space for future electric appliances, including equipment footprint, on the construction drawings. The footprint necessary for future electric appliances may overlap with the location of currently designed combustion equipment.

Exception to Section 150.0(w)4: Generator systems used for emergency power generation.

- 5. Electrical Power Upgrades. Increases in the electrical power infrastructure capacity serving a building shall only be permitted when all the following are documented and submitted to the building official:
 - A. Calculations in accordance with California Electrical Code Article 220.83 determining future loads will exceed the capacity of the current electrical power infrastructure.
 - B. Where data is available, calculations in accordance with California Electrical Code Article 220.87 determining that future loads exceed the capacity of the current electrical service infrastructure.
 - C. Calculations for item (A) and item (B) above shall include at least one of the following:
 - i. At least one power management or circuit controlling device, serving electric-only appliances such as:
 - a. Water heater(s)
 - b. Clothes dryer(s)
 - c. Range(s)
 - d. Level 2 EV Charging Receptacle or
 - e. Low Power Level 2 EV Charging Receptacle
 - ii. At least one of the following electric-only appliances operating on 120V:
 - a. Water heater(s)
 - b. Clothes dryers(s)
 - c. Range(s)
 - iii. Circuit control between whole home load and Level 2 EV Charging Receptacle or Low Power Level 2 EV Charging Receptacle

Exception 1 to Section 150.0(w)5: The upgrade is solely the result of a project proposing electrical improvements supporting loads related to devices and uses not regulated by 150.0(w).

Exception 1 to Section 150.0(w): The project is solely related to a repair as defined by Title 24 Part 2 Section 202.

Exception 2 to Section 150.0(w): If an electrical permit is not otherwise required for the project other than compliance with this section.

Exception 3 to Section 150.0(w): Where upgrades to the existing electrical panel or utility service are not proposed, electrical panel capacity shall not be required to exceed the existing utility electrical service to the building to meet compliance with this section. Capacity and overcurrent protection spaces shall be reserved to the extent allowable under the existing electrical panel capacity using the methodology in Section 150(w)5. Tandem overcurrent protection devices shall be used to the extent permissible under the California Electrical Code.

Exception 4 to Section 150.0(w): A Covered Single-Family Project that consists solely of medically necessary improvements or solely of seismic safety improvements

Exception 5 to Section 150.0(w): Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with Section 17000 of the Health and Safety Code).

Exception 6 to Section 150.0(w): Emergency Housing pursuant to Appendix P of the California Building Code.

Exception 7 to Section 150.0(w): Creation of a new accessory dwelling unit or junior accessory dwelling unit that is within the existing space of a single-family dwelling or accessory structure and includes an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress. Or, if the project would not otherwise be a Covered Single-Family Project were it not for the inclusion of an accessory dwelling unit or junior accessory dwelling unit that meets the criteria above.

D. Amend Section 150.2(b)1C to read:

C. Entirely new or complete replacement space-conditioning systems installed as part of an alteration, shall include all the system heating or cooling equipment, including but not limited to: condensing unit cooling or heating coil, and air handler for split systems; or complete replacement of a packaged unit; plus entirely new or replacement duct system (Section 150.2(b)1Diia).

Entirely new or complete replacement space-conditioning systems shall meet the requirements of Sections 150.0(h), 150.0(i), 150.0(j)1, 150.0(j)2, 150.0(m)1 through 150.0(m)10; 150.0(m)12; 150.0(m)13, 150.1(c)7, 150.2(b)1G, and TABLE 150.2-A. Additionally, where an entirely new or complete replacement space conditioning system includes a new or replacement air-cooled air conditioner in Climate Zones 1 through 14 and 16, it shall meet the applicable requirements of Section 150.2(b)1Fiv. Where an entirely new or complete replacement space conditioning system includes a new or replacement heat pump, it shall meet the applicable requirements of Section 150.2(b)1Fv.

E. Amend Section 150.2(b)1F to read:

F. Altered space-conditioning system - mechanical cooling. Alterations which install new or replacement air-cooled air conditioners shall meet the applicable requirements of subsections i and iv. Alterations which install new or replacement heat pumps shall meet the applicable requirements of subsections i, ii, iii, and v. All other alterations to refrigerant containing components such as the compressor, condensing coil, evaporator coil, refrigerant metering device, or refrigerant piping, shall meet the applicable requirements of subsections i, ii, and iii.

- i. All thermostats associated with the system shall be replaced with setback thermostats meeting the requirements of Section 110.2(c).
- ii. Air-cooled air conditioners in Climate Zones 2 and 8 through 15 and air-source heat pumps in all climate zones, including but not limited to ducted split systems, ducted package systems, small duct high velocity air systems, and minisplit systems, shall comply with Subsections a and b, unless the system is of a type that cannot be verified using the specified procedures. Systems that cannot comply with the requirements of 150.2(b)1Fii shall comply with Section 150.2(b)1Fiii.

Exception to Section 150.2(b)1Fii: Entirely new or complete replacement packaged systems for which the manufacturer has verified correct system refrigerant charge prior to shipment from the factory are not required to have refrigerant charge confirmed through field verification and diagnostic testing. The installer of these packaged systems shall certify on the Certificate of Installation that the packaged system was pre-charged at the factory and has not been altered in a

way that would affect the charge. Ducted systems shall comply with minimum system airflow rate requirement in Section 150.2(b)1Fiia, provided that the system is of a type that can be verified using the procedure specified in RA3.3 or an approved alternative in RA1.

- a. Minimum system airflow rate shall comply with the applicable Subsection I or II below as confirmed through field verification and diagnostic testing in accordance with the procedures specified in Reference Residential Appendix Section RA3.3 or an approved alternative procedure as specified in Section RA1.
 - I. Small duct high velocity systems shall demonstrate a minimum system airflow rate greater than or equal to 250 cfm per ton of nominal cooling capacity; or
 - II. All other air-cooled air conditioner or air-source heat pump systems shall demonstrate a minimum system airflow rate greater than or equal to 300 cfm per ton of nominal cooling capacity; and

Exception 1 to Section 150.2(b)1Fiia: Systems unable to comply with the minimum airflow rate requirement shall demonstrate compliance using the procedures in Section RA3.3.3.1.5; and the system's thermostat shall conform to the specifications in Section 110.12.

Exception 2 to Section 150.2(b)1Fiia: Entirely new or complete replacement space conditioning systems, as specified by Section 150.2(b)1C, without zoning dampers may comply with the minimum airflow rate by meeting the applicable requirements in Tables-150.0-B or 150.0-C as confirmed by field verification and diagnostic testing in accordance with the procedures in Reference Residential Appendix Section RA3.1.4.4 and RA3.1.4.5. The design clean-filter pressure drop requirements of Section 150.0(m)12C for the system air filter device(s) shall conform to the requirements given in Tables150.0-B and 150.0-C.

- b. The installer shall charge the system according to manufacturer's specifications. Refrigerant charge shall be verified according to one of the following options, as applicable.

- I. The installer and rater shall perform the standard charge verification procedure as specified in Reference Residential Appendix Section RA3.2.2, or an approved alternative procedure as specified in Section RA1; or
- II. The installer shall perform the weigh-in charging procedure as specified by Reference Residential Appendix Section RA3.2.3.1 provided the system is of a type that can be verified using the RA3.2.2 standard charge verification procedure and RA3.3 airflow rate verification procedure or approved alternatives in RA1. The ECC-Rater shall verify the charge using RA3.2.2 and RA3.3 or approved alternatives in RA1.

Exception 1 to Section 150.2(b)1Fiib: When the outdoor temperature is less than 55° F and the installer utilizes the weigh-in charging procedure in Reference Residential Appendix Section RA3.2.3.1 to demonstrate compliance, the installer may elect to utilize the verification procedure in Reference Residential Appendix Section RA3.2.3.2. If the verification procedure in Section RA3.2.3.2 is used for compliance, the system's thermostat shall conform to the specifications in Section 110.12. Ducted systems shall comply with the minimum system airflow rate requirements in Section 150.2(b)1Fiia.

- iii. Air-cooled air conditioners in Climate Zones 2 and 8 through 15 and air-source heat pumps in all climate zones, including but not limited to ducted split systems, ducted package systems, small duct high velocity, and minisplit systems, which are of a type that cannot comply with the requirements of 150.2(b)1Fiib shall comply with subsections a and b, as applicable.
 - a. The installer shall confirm the refrigerant charge using the weigh-in charging procedure specified in Reference Residential Appendix Section RA3.2.3.1, as verified by an ECC-Rater according to the procedures specified in Reference Residential Appendix RA3.2.3.2; and
 - b. Systems that utilize forced air ducts shall comply with the minimum system airflow rate requirement in Section 150.2(b)1Fiia provided the system is of a type that can be verified using the procedures in Section RA3.3 or an approved alternative procedure in Section RA1.

Exception to Section 150.2(b)1Fiii: Entirely new or complete replacement packaged systems for which the manufacturer has verified correct system refrigerant charge prior to shipment from the factory are not required to have refrigerant charge confirmed through field verification and diagnostic testing. The installer of these packaged systems shall certify on the Certificate of Installation that the packaged system was pre-charged at the factory and has not been altered in a way that would affect the charge. Ducted systems shall comply with minimum system airflow rate requirement in Section 150.2(b)1Fiiib, provided that the system is of a type that can be verified using the procedure specified in Section RA3.3 or an approved alternative in Section RA1.

- iv. New or replacement air-cooled air conditioners in Climate Zones 1 through 14 and 16 shall meet the requirements of Section 150.2(b)1Fiva or 150.2(b)1Fivb.
 - a. Systems with existing duct distribution systems shall meet the following requirements:
 - I. In all climate zones, meet the airflow and fan efficacy requirements of Section 150.0(m)13B, 150.0(m)13C, or 150.0(m)13D.
Exception 1 to Section 150.2(b)1Fiva: Single zone central forced air systems and zonally controlled central forced air systems may demonstrate compliance with an airflow greater than or equal to 300 CFM per ton of nominal cooling capacity.
 - II. In all climate zones, meet the refrigerant charge verification requirements of Section 150.2(b)1Fii; and
 - III. In all climate zones, vented attics shall have insulation installed to achieve a U-factor of 0.020 or insulation installed at the ceiling level shall result in an insulated thermal resistance of R-49 or greater for the insulation alone; luminaires not rated for insulation contact must be replaced or retrofitted with a fireproof cover that allows for insulation to be installed directly over the cover; and

Exception 1 to Section 150.2(b)1FivaIII: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section 150.2(b)1FivaIII: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section 150.2(b)1FivaIII: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section 150.2(b)1FivaIII: Where the accessible space in the attic is not large enough to accommodate the required R-value, the entire accessible space shall be filled with insulation provided such installation does not violate Section 806.3 of Title 24, Part 2.5.

Exception 5 to Section 150.2(b)1FivaIII: Where the attic space above the altered dwelling unit is shared with other dwelling units and the requirements of Section 150.2(b)1FivaIII are not triggered for the other dwelling units.

IV. In all climate zones, air seal all accessible areas of the ceiling plane between the attic and the conditioned space in accordance with Section 110.7.

Exception 1 to Section 150.2(b)1FivaIV: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section 150.2(b)1FivaIV: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section 150.2(b)1FivaIV: Dwelling units with atmospherically vented space heating or water heating combustion appliances located inside the pressure boundary of the dwelling unit.

b. Systems with entirely new or complete replacement duct systems shall meet the following:

- I. R-8 duct insulation shall be installed for all new ducts located in unconditioned space; and
- II. In all climate zones, meet the airflow requirements of Section 150.0(m)13B, 150.0(m)13C, or 150.0(m)13D and demonstrate an air-handling unit fan efficacy of less than or equal to 0.35 W/CFM.
- III. In all climate zones, meet the refrigerant charge verification requirements of Section 150.2(b)1Fii;

Exception 1 to Section 150.2(b)1Fiv: Where the capacity of the existing main electrical service panel is insufficient to supply the electrical capacity of a heat pump and where the existing main electrical service panel is sufficient to supply a new or replacement air conditioner, as calculated according to the requirements of California Electrical Code Article 220.83 or Article 220.87, systems shall comply with the applicable requirements of Sections 150.2(b)1Fi, 150.2(b)1Fii, and 150.2(b)1Fiii. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting both the heat pump and proposed air conditioner.

Exception 2 to Section 150.2(b)1Fiv: Where the required capacity of a heat pump to meet the system selection requirements of Section 150.0(h)5 is greater than or equal to 12,000 Btu/h more than the greater of the required capacity of an air conditioner to meet the design cooling load OR the capacity of the existing air conditioner, systems shall comply with the applicable requirements of Sections

150.2(b)1Fi, 150.2(b)1Fii, and 150.2(b)1Fiii. Documentation of heating and cooling load calculations in accordance with 150.0(h) must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

v. In all climate zones, heat pumps with supplementary heat, including, but not limited to, electric resistance heaters or gas furnace supplementary heating, shall comply with Section 150.0(h)7 and shall lock out supplementary heating above an outdoor air temperature of no greater than 35°F.

F. Amend Section 150.2(b)2 to read:

Performance approach. The energy budget for alterations is expressed in terms of Long-term System Cost (LSC), and the altered component(s) and any newly installed equipment serving the alteration shall meet the applicable requirements of Subsections A, B, and C below.

- A. The altered components shall meet the applicable requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (l), Sections 150.0(m)1 through 150.0(m)10, and Sections 150.0(p) through (q). Entirely new or complete replacement mechanical ventilation systems as these terms are used in Section 150.2(b)1L, shall comply with the requirements in Section 150.2(b)1L. Altered mechanical ventilation systems shall comply with the requirements of Section 150.2(b)1M. Entirely new or complete replacement space-conditioning systems, and entirely new or complete replacement duct systems, as these terms are used in Sections 150.2(b)1C and 150.2(b)1Diia, shall comply with the requirements of Sections 150.0(m)12 and 150.0(m)13. New or replacement air-cooled air conditioners in Climate Zones 1 through 14 and 16 shall meet the applicable requirements of Section 150.2(b)1Fiv.
- B. The standard design for an altered component shall be the higher efficiency of existing conditions or the requirements stated in Table 150.2-G. For components not being altered, the standard design shall be based on the existing conditions. When the third party verification option is specified as a requirement, all components proposed for alteration for which the additional credit is taken, must be verified by a certified ECC-rater.

Table 150.2-G is hereby amended to read:

Table 150.2-G Standard Design for an Altered Component

<u>Altered Component</u>	<u>Standard Design Without Third Party Verification of Existing Conditions Shall be Based On</u>	<u>Standard Design With Third Party Verification of Existing Conditions Shall be Based On</u>
<u>Ceiling Insulation, Wall Insulation, and Raised-floor Insulation</u>	The requirements of Sections 150.0(a), (c), and (d). The requirements of Section 150.2(b)1J for altered ceilings and for entirely new or complete replacement duct systems where the air handler and ducts are located within a vented attic. The requirements of Section 150.2(b)1Fiv for alterations which include new or replacement air-cooled air conditioners.	The existing insulation R-value
<u>Fenestration</u>	The requirements of Section 150.1(c)3A.	The existing fenestration U-factor and SHGC values as verified.
<u>Window Film</u>	The requirements of Section 150.1(c)3A.	The existing fenestration in the alteration shall be based on TABLE 110.6-A and TABLE 110.6-B.
<u>Doors</u>	The U-factor of 0.20. The door area shall be the door area of the existing building.	If the proposed U-factor is < 0.20, the standard design shall be based on the existing U-factor value as verified. Otherwise, the standard design shall be based on the U-factor of 0.20. The door area shall be

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		<u>the door area of the existing building.</u>
<u>Space-Heating and Space-Cooling Equipment</u>	<u>Table 150.1-A for equipment efficiency requirements; Section 150.2(b)1C for entirely new or complete replacement systems; Section 150.2(b)1F for refrigerant charge verification, airflow, and fan efficacy requirements. Section 150.2(b)1Fiv for new or replacement air-cooled air conditioners</u>	<u>The existing efficiency levels.</u>
<u>Air Distribution System – Duct Sealing</u>	<u>The requirements of Sections 150.2(b)1D and 150.2(b)1E</u>	<u>The requirements of Sections 150.2(b)1D and 150.2(b)1E</u>
<u>Air Distribution System – Duct Insulation</u>	<u>The requirements of Sections 150.2(b)1D, and for new or replacement air-cooled air conditioners, Section 150.2(b)1Fiv.</u>	<u>The existing efficiency levels.</u>
<u>Water Heating Systems</u>	<u>The requirements of Section 150.2(b)1Hii</u>	<u>The existing efficiency level.</u>
<u>Roofing Products</u>	<u>The requirements of Section 150.2(b)1I.</u>	<u>The requirements of Section 150.2(b)1I</u>
<u>All Other Measures</u>	<u>The proposed efficiency levels.</u>	<u>The existing efficiency levels.</u>

C. The proposed design shall be based on the actual values of the altered components.

Chapter 12.18 – Wildland – Urban Interface

Section 12.18.010 Adoption of the 2025 California Wildland Urban Interface

The 2025 California Wildland Urban Interface, contained in the 2025 California Code of Regulations, Title 24, Part 7, which incorporates and amends the International Wildland-Urban Interface, 2024 Edition, published by the International Code Council, is hereby adopted. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Chapter 12.20 – Historical Building Code

12.20.010 - Adoption of the California Historical Building Code.

There is hereby adopted by reference as if fully set forth herein, the 2025 California Historical Building Code, contained in the California Code of Regulations, Title 24, Part 8, published by the International Code Council, is hereby adopted. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Chapter 12.22 – Fire Code

Section 12.22.010 Adoption of the California Fire Code

Section 12.22.015 Findings.

Section 12.22.020 Establishment and duties of the fire prevention division. Section 12.22.030 Definitions.

Section 12.22.080 Fire Code Amendments.

Section 12.22.010 Adoption of the 2025 California Fire Code

There is hereby adopted by the City, for the purpose of prescribing regulation governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2025 California Fire Code, contained in the 2025 California Code of Regulations, Title 24, Part 9, which incorporates and amends the International Fire Code 2024 Edition, published by the International Code Council, including Appendix Chapters B, C, D and O, save and except such portions as are hereinafter deleted, modified or amended by this chapter. One copy has been filed for use and examination by the public in the office of the Building Official. Said codes are adopted and incorporated as fully as if set out at length herein, and from the date on which the ordinance codified in this chapter shall take effect.

Section 12.22.015 Findings.

The City Council of the City of Los Altos hereby expressly finds that amendments to the California Fire Code adopted by this chapter and commencing with Section 12.22.080 are reasonably necessary for the protection of the public health, safety, and welfare, due to the local climatic, geologic, or topographical conditions specified as follows:

The City of Los Altos experiences low humidity, high winds and warm temperatures during the summer months creating conditions which are particularly conducive to the ignition and spread of grass, brush, and structure fires. Additionally, the City of Los Altos is geographically situated adjacent to active earthquake faults capable of producing substantial seismic events. Since the City of Los Altos is divided by creeks, an expressway and other substantial traffic corridors, the occurrence of a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more bridges collapse or be substantially damaged. In addition, fire suppression capabilities would be severely limited should the water system be extensively damaged during the seismic event. Therefore, mitigation measures are necessary such as: automatic fire suppression systems, communications systems, access to buildings, seismic protection, safety controls for hazardous materials and other safeguards in order to minimize the risks to citizens, firefighters and property due to the severity of the fire threat and potential response delays.

The below table provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the City of Los Altos' amendments to the 2025 Edition of the California Fire Code as

reasonably necessary because of local climatic, geologic, or topographic conditions.

Admin = This amendment is necessary for administrative clarification and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Los Altos.

I = This amendment is reasonably necessary because of climatic conditions.

II = This amendment is reasonably necessary because of topographical conditions.

III = This amendment is reasonably necessary because of geological conditions.

<u>Code Section</u>	<u>California Fire Code Local Amendmen</u>	<u>Findings</u>
<u>105.5.9</u>	<u>Permit Amounts for Compressed Gases</u>	<u>Admin</u>
<u>105.5.22</u>	<u>Permit Amounts for Hazmat</u>	<u>Admin</u>
<u>105.5.60</u>	<u>Institutions</u>	<u>Admin</u>
<u>105.5.61</u>	<u>Residential Care Facility</u>	<u>Admin</u>
<u>105.6.4</u>	<u>Cryogenic fluids</u>	<u>I, II, & III</u>
<u>109.5</u>	<u>Final Inspection</u>	<u>Admin</u>
<u>113.4</u>	<u>Violation penalties</u>	<u>Admin</u>
<u>Chapter 2</u>	<u>Definitions</u>	<u>Admin</u>
<u>503.1</u>	<u>Where required</u>	<u>Admin</u>
<u>503.1.1</u>	<u>Buildings and facilities</u>	<u>Admin</u>
<u>503.2.1</u>	<u>Dimensions</u>	<u>Admin</u>
<u>503.2.4</u>	<u>Turning Radius</u>	<u>Admin</u>
<u>503.2.7</u>	<u>Grade</u>	<u>Admin</u>
<u>503.5</u>	<u>Required Gates or Barricades</u>	<u>Admin</u>
<u>503.6</u>	<u>Security Gates</u>	<u>Admin</u>
<u>504.5</u>	<u>Access control devices</u>	<u>II & III</u>
<u>505.1</u>	<u>Address identification</u>	<u>Admin</u>
<u>510.1</u>	<u>Emergency responder communication coverage in new buildings</u>	<u>Admin</u>
<u>510.1.1</u>	<u>Obstruction by new buildings</u>	<u>Admin</u>
<u>510.3</u>	<u>Permit required</u>	<u>Admin</u>
<u>510.4</u>	<u>Technical requirements</u>	<u>Admin</u>
<u>510.4.1.1</u>	<u>Minimum signal strength into the building</u>	<u>Admin</u>
<u>510.4.1.2</u>	<u>Minimum signal strength out of the building</u>	<u>Admin</u>
<u>510.5</u>	<u>Installation requirement</u>	<u>Admin</u>
<u>510.5.1</u>	<u>Approval prior to installation</u>	<u>Admin</u>
<u>510.5.3</u>	<u>Acceptance test procedure</u>	<u>Admin</u>

<u>703.3</u>	<u>Fire-resistant penetrations and joints</u>	<u>Admin</u>
<u>901.6.2</u>	<u>Integrated testing</u>	<u>Admin</u>
<u>901.6.2.1</u>	<u>High-rise buildings</u>	<u>Admin</u>
<u>901.6.3</u>	<u>Records</u>	<u>Admin</u>
<u>903.2</u>	<u>Where required</u>	<u>II & III</u>
<u>903.2.11.7</u>	<u>Chemical Fume Hood Fire Protection</u>	<u>II & III</u>
<u>907.8</u>	<u>Inspection, Testing, & Maintenance</u>	<u>Admin</u>
<u>909.22.1</u>	<u>Schedule</u>	<u>Admin</u>
<u>1202.1</u>	<u>Definitions</u>	<u>Admin</u>
<u>1207.1.7</u>	<u>Large-scale fire test</u>	<u>Admin</u>
<u>1207.2.2.1</u>	<u>Ongoing inspection and testing</u>	<u>Admin</u>
<u>1207.5.2</u>	<u>Maximum allowable quantities</u>	<u>Admin</u>
<u>1207.5.5</u>	<u>Fire suppression systems</u>	<u>III</u>
<u>1207.11.3</u>	<u>Location</u>	<u>Admin</u>
<u>1207.11.6</u>	<u>Fire detection</u>	<u>III</u>
<u>3303.5</u>	<u>Fire watch</u>	<u>Admin</u>
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<u>6004.1.1.1</u>	<u>Group A, E, I or U occupancies</u>	<u>Admin</u>
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<u>6004.1.1.3</u>	<u>Offices, retail sales and classrooms</u>	<u>Admin</u>
<u>6004.2</u>	<u>Indoor storage and use</u>	<u>Admin</u>
<u>6004.2.1</u>	<u>Applicability</u>	<u>Admin</u>
<u>6004.2.1.4</u>	<u>Quantities exceeding the minimum threshold</u>	<u>Admin</u>
<u>6004.4</u>	<u>General indoor requirements</u>	<u>Admin</u>
<u>6004.4.1</u>	<u>Cylinder and tank location</u>	<u>Admin</u>
<u>6004.4.2</u>	<u>Ventilated areas</u>	<u>Admin</u>
<u>6004.4.3</u>	<u>Piping and controls</u>	<u>Admin</u>
<u>6004.4.4</u>	<u>Gas rooms</u>	<u>Admin</u>
<u>6004.4.5</u>	<u>Treatment systems</u>	<u>Admin</u>
<u>6004.4.5.1</u>	<u>Design</u>	<u>Admin</u>
<u>6004.4.5.2</u>	<u>Performance</u>	<u>Admin</u>
<u>6004.4.5.3</u>	<u>Sizing</u>	<u>Admin</u>
<u>6004.4.5.4</u>	<u>Stationary tanks</u>	<u>Admin</u>
<u>6004.4.5.5</u>	<u>Portable tanks and cylinders</u>	<u>Admin</u>
<u>6004.4.6</u>	<u>Emergency power</u>	<u>Admin</u>
<u>6004.4.6.1</u>	<u>Fail-safe systems</u>	<u>Admin</u>
<u>6004.4.7</u>	<u>Automatic fire detection system</u>	<u>Admin</u>
<u>6004.4.8</u>	<u>Gas detection system</u>	<u>Admin</u>
<u>6004.4.8.1</u>	<u>Alarms</u>	<u>Admin</u>
<u>6004.4.8.2</u>	<u>Shut off of gas supply</u>	<u>Admin</u>
<u>6104.2</u>	<u>Maximum capacity within established</u>	<u>Admin</u>

	<u>limits</u>	
<u>6405.3.1</u>	<u>Silane distribution systems automatic shutdown</u>	<u>Admin</u>

Section 12.22.020 Establishment and duties of the fire prevention division.

- The California Fire Code shall be enforced by the Santa Clara County Fire Department which shall be operated under the supervision of the Chief of the Fire Department.
- The City fire marshal shall be the chief of the fire prevention division and shall be appointed by the Chief of the Fire Department.
- The Chief of the Fire Department may assign members of the fire department as deputy fire marshals as shall be necessary.

Section 12.22.080 Fire Code Amendments

The 2022 California Fire Code referred to in Section 12.24.010 is adopted with the following amendments and certain Appendix Chapters as follows:

Chapter 1 SCOPE AND ADMINISTRATION

Section 105 PERMITS

Table 105.5.9 is amended to read:

TABLE 105.5.9
PERMIT AMOUNTS FOR COMPRESSED GASES

<u>TYPE OF GAS</u>	<u>AMOUNT</u> <u>(cubic feet at NTP)</u>
<u>Carbon dioxide used in carbon dioxide enrichment systems</u>	<u>875 (100lb)</u>
<u>Carbon dioxide used in insulated liquid carbon dioxide beverage dispensing applications</u>	<u>875 (100 lb)</u>
<u>Corrosive</u>	<u>200</u>
<u>Flammable (except cryogenic fluids and liquefied petroleum gases)</u>	<u>200</u>
<u>Highly toxic</u>	<u>Any Amount</u>
<u>Moderately toxic</u>	<u>Any Amount</u>
<u>Other Health Hazard Materials</u>	<u>Any Amount</u>
<u>Inert and simple asphyxiant</u>	<u>6,000</u>
<u>Oxidizing (including oxygen)</u>	<u>504</u>
<u>Pyrophoric</u>	<u>Any Amount</u>
<u>Toxic</u>	<u>Any Amount</u>

Table 105.5.22 is amended to read:

TABLE 105.5.22
PERMIT AMOUNTS FOR HAZARDOUS MATERIALS

<u>TYPE OF MATERIAL</u>	<u>AMOUNT</u>
<u>Combustible liquids</u>	<u>See Section 105.5.18</u>
<u>Corrosive materials</u>	
<u>Gases</u>	<u>See Section 105.5.9</u>
<u>Liquids</u>	<u>55 gallons</u>
<u>Solids</u>	<u>500 pounds</u>
<u>Explosive materials</u>	<u>See Section 105.5.16</u>
<u>Flammable materials</u>	
<u>Gases</u>	<u>See Section 105.5.9</u>
<u>Liquids</u>	<u>See Section 105.5.18</u>
<u>Solids</u>	<u>100 pounds</u>
<u>Highly toxic materials</u>	
<u>Gases</u>	<u>See Section 105.5.9</u>
<u>Liquids</u>	<u>Any Amount</u>
<u>Solids</u>	<u>Any Amount</u>
<u>Moderately toxic materials</u>	
<u>Gases</u>	<u>See Section 105.5.9</u>
<u>Other health hazard materials</u>	
<u>Gases</u>	<u>See Section 105.5.9</u>
<u>Liquids</u>	<u>55 gallons</u>
<u>Solids</u>	<u>500 pounds</u>
<u>Oxidizing materials</u>	
<u>Gases</u>	<u>See Section 105.5.9</u>
<u>Liquids</u>	
<u>Class 4</u>	<u>Any Amount</u>
<u>Class 3</u>	<u>1 gallon^a</u>
<u>Class 2</u>	<u>10 gallons</u>
<u>Class 1</u>	<u>55 gallons</u>
<u>Solids</u>	
<u>Class 4</u>	<u>Any Amount</u>
<u>Class 3</u>	<u>10 pounds^b</u>
<u>Class 2</u>	<u>100 pounds</u>
<u>Class 1</u>	<u>500 pounds</u>
<u>Organic peroxides</u>	
<u>Liquids</u>	
<u>Class I</u>	<u>Any Amount</u>
<u>Class II</u>	<u>Any Amount</u>
<u>Class III</u>	<u>1 gallon</u>
<u>Class IV</u>	<u>2 gallons</u>
<u>Class V</u>	<u>No Permit Required</u>
<u>Solids</u>	
<u>Class I</u>	<u>Any Amount</u>

<u>Class II</u>	<u>Any Amount</u>
<u>Class III</u>	<u>10 pounds</u>
<u>Class IV</u>	<u>20 pounds</u>
<u>Class V</u>	<u>No Permit Required</u>
<u>Pyrophoric materials</u>	
<u>Gases</u>	<u>Any Amount</u>
<u>Liquids</u>	<u>Any Amount</u>
<u>Solids</u>	<u>Any Amount</u>
<u>Toxic materials</u>	
<u>Gases</u>	<u>See Section 105.5.9</u>
<u>Liquids</u>	<u>10 gallons</u>
<u>Solids</u>	<u>100 pounds</u>
<u>Unstable (reactive) materials</u>	
<u>Liquids</u>	
<u>Class 4</u>	<u>Any Amount</u>
<u>Class 3</u>	<u>Any Amount</u>
<u>Class 2</u>	<u>5 gallons</u>
<u>Class 1</u>	<u>10 gallons</u>
<u>Solids</u>	
<u>Class 4</u>	<u>Any Amount</u>
<u>Class 3</u>	<u>Any Amount</u>
<u>Class 2</u>	<u>50 pounds</u>
<u>Class 1</u>	<u>100 pounds</u>
<u>Water-reactive materials</u>	
<u>Liquids</u>	
<u>Class 3</u>	<u>Any Amount</u>
<u>Class 2</u>	<u>5 gallons</u>
<u>Class 1</u>	<u>55 gallons</u>
<u>Solids</u>	
<u>Class 3</u>	<u>Any Amount</u>
<u>Class 2</u>	<u>50 pounds</u>
<u>Class 1</u>	<u>500 pounds</u>

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.

- a. 22 gallons when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 22 gallons or less.
- b. 220 pounds when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 220 pounds or less.

Section 105.5.60 is added to read:

105.56.60 Institutions. An operational permit is required to operate any health facility as defined in Section 1250 of the California Health and Safety Code, with an occupant load of more than six (6) persons, or to operate any jail or facility where personal liberties of the occupants are restrained. See California Code of Regulations Title 24 Part 2.

Section 105.5.61 is added to read:

105.56.61 Residential care facility. An operational permit is required to operate any residential care or service facility, as described in the California Building Code, accommodating more than six (6) persons.

Section 105.6.4 is amended to read:

105.6.4 Cryogenic fluids. A construction permit is required for installation of or alteration to cryogenic fluid storage systems where the system capacity exceeds the amounts listed in Table 105.5.11. Maintenance performed in accordance with this code is not considered to be an alteration and does not require a construction permit.

Section 109 INSPECTIONS

Section 109.5 is added to read as follows:

Section 109.5 Final Inspection.

No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and access ways to the Building Division.

Section 113 VIOLATIONS

Section 113.4 is amended to read as follows:

Section 113.4 Violation penalties.

Violation penalties shall be in accordance with Title 1, Chapter 1.30 of the City of Los Altos Municipal Code.

Chapter 2 DEFINITIONS

Chapter 2 of the 2025 California Fire Code and 2024 International Fire Code is amended to include the following definitions:

CORROSIVE LIQUID. Corrosive liquid is:

- 1) any liquid which, when in contact with living tissue, will cause destruction or irreversible alteration of such tissue by chemical action; or
- 2) any liquid having a pH of 2 or less or 12.5 or more; or
- 3) any liquid classified as corrosive by the U.S. Department of Transportation; or any material exhibiting the characteristics of corrosivity in accordance with Title 22, California Code of Regulations §66261.22.

HEALTH HAZARD – OTHER. A hazardous material which affects target organs of the body, including but not limited to, those materials which produce liver damage, kidney damage, damage to the nervous system, act on the blood to decrease hemoglobin function, deprive the body tissue of oxygen or affect reproductive capabilities, including mutations (chromosomal damage), sensitizers or teratogens (effect on fetuses).

LARGE-SCALE FIRE TESTING. Testing a representative energy storage system that induces a significant fire into the device under test and evaluates whether the fire will spread to adjacent energy storage system units, surrounding equipment, or through an adjacent fire-resistance-rated barrier.

MODERATELY TOXIC GAS. A chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 5000 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

WORKSTATION. A defined space or an independent principal piece of equipment using flammable or unstable (Class 3 or 4 as ranked by NFPA 704) hazardous materials where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, detection devices, electrical devices and other processing and scientific equipment.

HEALTH HAZARD – OTHER. A hazardous material which affects target organs of the body, including but not limited to, those materials which produce liver damage, kidney damage, damage to the nervous system, act on the blood to decrease hemoglobin function, deprive the body tissue of oxygen or affect reproductive capabilities, including mutations (chromosomal damage), sensitizers or teratogens (effect on fetuses).

SPILL CONTROL. That level of containment that is external to and separate from the primary containment and is capable of safely and securely containing the contents of the largest container and prevents the materials from spreading to other parts of the room.

SECONDARY CONTAINMENT. Secondary containment is that level of containment that is external to and separate from primary containment and is capable of safely and securely containing the material, without discharge, for a period of time reasonably necessary to ensure detection and remedy of the primary containment failure.

Chapter 5 FIRE SERVICE FEATURES

Section 503 FIRE APPARATUS ACCESS ROADS

Section 503.1 Where required.

Section 503.1.1 Buildings and facilities. Section

503.2.1 Dimensions.

Section 503.2.4 Turning Radius Section

503.2.7 Grade

Section 503.5 Required Gates or Barricades Section

503.6 Security Gates

Section 503.1 is amended to read as follows:

Section 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and in accordance with the fire department's access standards.

Section 503.1.1 is amended to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements for this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. In other than R-3 or U occupancies, when the building is equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 the dimension may be increased to a maximum of 300 feet when approved by the fire code official.
2. When there are not more than two Group R-3 or accessory Group U occupancies, the dimension may be increased to a maximum of 200 feet.
3. When apparatus roads cannot be installed because of topography, waterways, nonnegotiable grades or other similar conditions, an approved alternative means of fire protection shall be provided.

Section 503.2.1 is amended to read as follows:

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) for engines, and 26 feet (7925 mm) for aerial fire apparatus exclusive of shoulders, except for approved gates or barricades in accordance with Sections 503.5.1 and 503.6. The unobstructed vertical clearance shall be a minimum of 13 feet 6 inches (4115 mm), or as determined by the fire code official.

Exception: When there are not more than two Group R, Division 3, or Group U parcels, the access road width may be modified by the fire code official.

Section 503.2.4 is amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official a minimum of 30 feet (9144 mm) inside, and a minimum of 50 feet (15240 mm) outside.

Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15-percent, unless approved by the fire code official.

Section 503.5 is amended to read as follows:

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other accessways, not including the public streets, alleys, or highways. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings. 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.

Section 503.6 is amended to read as follows:

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. The security gates and the emergency operation shall be maintained operational at all times. 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. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings.

Section 504 ACCESS TO BUILDINGS AND ROOFS

Section 504.5 is added to read as follows:

Section 504.5 Access control devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All electrically powered access control devices shall be provided with an approved means for deactivation or unlocking from a single location or otherwise approved by the fire code official.

Access control devices shall also comply with Chapter 10 Means of Egress.

Section 505 PREMISES IDENTIFICATION

Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with

approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (153 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The following is a guideline for adequate address number dimensions:

- a. The number posted up to 49 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a half (½) inch stroke.
- b. The number posted from 50 to 100 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a one (1) inch stroke.
- c. The number posted over 100 to 199 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (10) inches high with a one and a half (1½) inch stroke.
- d. The number posted over 200 to 299 feet from the public street shall be of one solid color which is contrasting to the background and be at least eighteen (18) inches high with a two (2) inch stroke.
- e. The number posted over 300 to 400 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten twenty-four (24) inches high with a two and a half (2½) inch stroke.

Section 510 EMERGENCY RESPONDER COMMUNICATION COVERAGE

Section 510.1 is amended to read as follows:

510.1 Emergency responder communications enhancement systems in new buildings.

Approved in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided within all ~~new~~ buildings meeting any one of the following conditions:

1. There are more than 3 stories above grade plane (as defined by the California Building Code Section 202);
2. The total building area is 30,000 square feet or more;
3. The total basement area is 5,000 square feet or more;
4. Where required by the fire code official and radio coverage signal strength levels are not consistent with the minimum levels set forth in Section 510.4.1

Exceptions:

1. Where approved by the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved communications coverage system.
2. Where it is determined by the fire code official that the communications coverage system is not needed.
3. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder communications coverage system.
4. Buildings and areas of buildings that have minimum radio coverage signal strength levels of the Silicon Valley Regional Interoperability Authority (SVRIA) P25 Phase 2 700 MHz Digital Trunked Radio System within the building in accordance with Section 510.4.1 without the use of an indoor radio coverage system.

The radio coverage system shall be installed and maintained in accordance with Sections 510.4 through 510.6.4 of this code and with the applicable provisions of NFPA 1225, Standard for Emergency Services Communications.

In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the fire code official and the frequency license holder(s). This section shall not require improvement of the existing public safety communications systems. Section 510.1.1 is amended to read as follows:

Section 510.1.1 is added to read as follows:

510.1.1 Obstruction by new buildings. No obstruction of the public safety system backhaul shall be allowed without an approved mitigating plan.

Section 510.3.1 is amended to read as follows:

510.3.1 Permit required. A construction permit for the installation of or modification to in-building emergency responder communications enhancement systems and related equipment is required as specified in Section 105.6.5. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. A frequency change made to an existing system is considered to be new construction and will require a construction permit.

Section 510.4 is amended to read as follows:

510.4 Technical requirements. Equipment required to provide in-building, two-way emergency responder communication coverage shall be listed in accordance with UL 2524 and the current Emergency Responders Communications Enhancement Systems Standard

Details & Specification enforced by the Santa Clara County Fire Department. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

Section 510.4.2 is amended to read:

510.4.2 System design. The in-building emergency responder communications enhancement system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1225, and the current Emergency Responder Communications Enhancement Systems Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5 is amended to read as follows:

510.5 Installation requirement. The installation of the emergency responder radio coverage system shall be in accordance with NFPA 1225 and the current Emergency Responder Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5.2 is amended to read as follows:

510.5.2 Approval prior to installation. Communications enhancement systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the fire code official and the agency FCC license holder or systems administrator.

Section 510.5.4 is amended to read as follows:

510.5.4 Acceptance test procedure. Where an in-building emergency responder communications enhancement system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent. Final system acceptance will require ERRCS power level and DAQ testing with agency FCC license holder, systems administrators, or designee.

Chapter 7 FIRE AND SMOKE PROTECTION FEATURES

Section 703 PENETRATIONS

Section 703.3 is added to read as follows:

703.3 Fire-resistant penetrations and joints. In high-rise buildings, in buildings assigned to Risk Category III or IV, or in fire areas containing Group R occupancies with an occupant load greater than 100, and other occupancies as determined necessary special inspections for through-penetrations, membrane penetration firestops, fire resistant joint systems and perimeter fire containment systems that are tested and listed in accordance with CBC Sections 714.4.1.2, 714.5.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.

Chapter 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Section 901 GENERAL

Section 901.6.2 is amended as follows:

901.6.2 Integrated testing. Where two or more fire protection or life safety systems are interconnected, the intended response of subordinate fire protection and life safety systems shall be verified when required testing of the initiating system is conducted. In addition, integrated testing shall be performed in accordance with Sections 901.6.2.1 and 901.6.2.2.

901.6.2.1 High-rise buildings. For high-rise buildings, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

901.6.2.2 Smoke control systems. Where a fire alarm system is integrated with a smoke control system as outlined in Section 909, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

Section 901.6.3 is amended to read as follows:

901.6.3 Records Information. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained on the premises for a minimum of five years. See 907.7 & 907.8 for fire alarm system inspection, testing and maintenance documentation requirements.

Section 903.2 Where required.

Section 903.2.18 Group U private garages and carports accessory to Group R-3 occupancies.

Section 903.2 is amended to read as follows:

Section 903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:
 - a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.
 - b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.
 - c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:
 - i. Noncombustible construction.
 - ii. Maximum 5,000 square feet in building area.
 - iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.
 - iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls
 - d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.

complying with California Building Code 706.

2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

Exception: Detached Accessory Dwelling Unit, provided that all of the following are met:

- a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
 - b. The existing primary residence does not have automatic fire sprinklers.
 - c. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
 - d. The unit is on the same lot as the primary residence.
 - e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.
3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.
 4. An approved automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas).
 5. An approved automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%.
 6. An approved automatic sprinkler system shall be provided throughout existing buildings and structures when alterations or additions are made that create conditions described in Sections 903.2.1 through 903.2.18.
 7. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety¹ or increased fire risk², shall require the installation of an approved fire automatic fire sprinkler system.

¹ Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

² Fire Risks – Shall include, but not limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

8. The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance.
 - a. Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.
 - b. No waiver shall be granted from compliance with fire sprinklers.

Section 903.2.11.7 is added as follows:

903.2.11.7 Chemical Fume Hood Fire Protection. Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled.
2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

Section 907.8 is amended as follows:

907.8 Inspection, testing and maintenance. The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. *Records of inspection, testing and maintenance shall be maintained* documented using NFPA 72 record of inspection and testing forms.

Section 909 SMOKE CONTROL SYSTEMS

Section 909.22.1 Schedule

Section 909.22.1 is amended to read as follows:

909.20.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing shall occur at least annually.

Chapter 12 ENERGY SYSTEMS SECTION

1202 DEFINITIONS

Section 1202.1 is amended as follows:

1202.1 Definitions. The following terms are defined in Chapter 2:

BATTERY SYSTEM, STATIONARY STORAGE. BATTERY TYPES.

CAPACITOR ENERGY STORAGE SYSTEM. CRITICAL CIRCUIT.

EMERGENCY POWER SYSTEM.

ENERGY STORAGE MANAGEMENT SYSTEMS. ENERGY STORAGE SYSTEM (ESS).

ENERGY STORAGE SYSTEM, ELECTROCHEMICAL.

ENERGY STORAGE SYSTEM, MOBILE.

ENERGY STORAGE SYSTEM, WALK-IN UNIT. ENERGY STORAGE SYSTEM CABINET.

ENERGY STORAGE SYSTEM COMMISSIONING. ENERGY

STORAGE SYSTEM DECOMMISSIONING. FUEL CELL

POWER SYSTEM, STATIONARY.

LARGE-SCALE FIRE TESTING

PORTABLE GENERATOR.

STANDBY POWER SYSTEM.

SECTION 1207 ELECTRICAL ENERGY STORAGE SYSTEMS (ESS)

Section 1207.1.7 is amended as follows:

1207.1.7 Large-scale fire test. Where required elsewhere in Section 1207, large-scale fire testing shall be conducted in accordance with NFPA 855 as amended, and UL 9540A. The testing shall be conducted or witnessed and reported by an approved testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration equal to the fire-resistance rating of the room separation specified in Section 1207.7.4. The test

report shall be provided to the fire code official for review and approval in accordance with Section 104.2.2.

Section 1207.2.2.1 is amended as follows:

1207.2.2.1 Ongoing inspection and testing. Systems that monitor and protect the ESS installation shall be inspected and tested in accordance with the manufacturer's instructions and the operation and maintenance manual. Inspection and testing records shall be maintained in the operation and maintenance manual and made available to the fire code official upon request.

Section 1207.5.2 is amended as follows:

1207.5.2 Maximum allowable quantities. Fire areas within rooms, areas and walk-in units containing electrochemical ESS shall not exceed the maximum allowable quantities in Table 1207.5. The allowable number of fire areas, maximum allowable quantity, and fire-resistance rating of fire-barriers shall comply with Table 1207.5.1.

Exceptions:

1. Where approved by the fire code official, rooms, areas and walk-in units containing electrochemical ESS that exceed the amounts in Table 1207.5 shall be permitted based on a hazardous mitigation analysis in accordance with Section 1207.1.6 and large-scale fire testing complying with Section 1207.1.7.
2. Lead-acid and nickel-cadmium battery systems installed in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.
3. Dedicated-use buildings in compliance with Section 1207.7.1.

<u>TABLE 1207.5.1</u>				
<u>DESIGN AND NUMBER OF ESS FIRE AREAS</u>				
<u>STORY</u>		<u>PERCENTAGE</u> <u>OF MAXIMUM ALLOWABLE</u> <u>QUANTITY PER FIRE AREA</u>	<u>NUMBER</u> <u>OF FIRE</u> <u>AREAS PER</u> <u>STORY</u>	<u>FIRE-RESISTANCE</u> <u>RATING FOR FIRE</u> <u>BARRIERS I HOURS</u>
<u>Above grade</u> <u>plan</u>	<u>Higher than 9</u>	<u>25</u>	<u>1</u>	<u>3</u>
	<u>7-9</u>	<u>50</u>	<u>2</u>	<u>2</u>
	<u>6</u>	<u>50</u>	<u>2</u>	<u>2</u>
	<u>5</u>	<u>50</u>	<u>2</u>	<u>2</u>
	<u>4</u>	<u>75</u>	<u>4</u>	<u>2</u>
	<u>3</u>	<u>100</u>	<u>6</u>	<u>2</u>
	<u>2</u>	<u>100</u>	<u>6</u>	<u>2</u>
	<u>1</u>	<u>100</u>	<u>6</u>	<u>2</u>
<u>Below grade</u>		<u>100</u>	<u>4</u>	<u>3</u>

<u>plan</u>	<u>2</u> Lower than 2	<u>50</u> Not Allowed	<u>2</u> Not Allowed	<u>3</u> Not Allowed
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Section 1207.5.5 is amended as follows:

1207.5.5 Fire suppression systems. Rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed in accordance with one of the following:

1. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) with a maximum stored energy capacity of 50 kWh, as described in Section 1207.5.1, shall be designed with a minimum density of 0.3 gpm/ft² (1.14 L/min) based over the area of the room or 2,500 square-foot (232 m²) design area, whichever is larger, unless a lower density is approved based on large-scale fire testing in accordance with Section 1207.1.7.
2. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) exceeding 50 kWh shall use a density based on large-scale fire testing complying with Section 1207.1.7.
3. The following alternative automatic fire-extinguishing systems designed and installed in accordance with Section 904, provided that the installation is approved by the fire code official based on large-scale fire testing complying with Section 1207.1.7:
 - 3.1. NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.
 - 3.2. NFPA 15, Standard for Water Spray Fixed Systems for Fire Protection.
 - 3.3. NFPA 750, Standard on Water Mist Fire Protection Systems.
 - 3.4. NFPA 2001, Standard on Clean Agent Fire-Extinguishing Systems.
 - 3.5. NFPA 2010, Standard for Fixed Aerosol Fire-Extinguishing Systems.

Exception:

1. Fire suppression systems for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that operate at less than 50 VAC and 60 VDC shall be provided where required by NFPA 76.
2. Lead-acid and nickel-cadmium systems that are used for DC power for control of substations and control or safe shutdown of generating stations under the exclusive control of the electric utility, and located outdoors or in building spaces used exclusively for such installations, shall not be required to have a fire suppression system installed.
3. Lead-acid battery systems in uninterruptable power supplies listed and labeled in accordance with UL 1778, utilized for standby power applications, which is limited to not more than 10 percent of the floor area on the floor on which the

ESS is located, shall not be required to have a fire suppression system.
(Material based on NFPA 855 2023 Ed.)

Section 1207.11.3 is amended as follows:

1207.11.3 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space and sleeping units in accordance with Section R302.6.
3. Outdoors or on the exterior side of the exterior walls not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit and not below or above any emergency escape and rescue openings.
4. Enclosed utility closets, basements, storage, or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of

unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard.

ESS shall not be installed in sleeping rooms, closets, spaces opening directly into sleeping rooms or in habitable spaces of dwelling units.

Section 1207.11.6 is amended as follows:

1207.11.6 Fire detection. ESS installed in Group R-3 and R-4 occupancies shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section 907.2.11.
2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units, and attached garages where smoke alarms cannot be installed based on their listing.

Exceptions:

1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.
2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

Chapter 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION Section

3305 PRECAUTIONS AGAINST FIRE

Section 3303.5 is amended to read as follows:

3305.5 Fire watch. Where required by the fire code official or the site safety plan established in accordance with Section 3303.1, a fire watch shall be provided for building demolition and for building construction. Fire watch is not intended to facilitate occupancy during ongoing construction in a new building.

Section 3303.7 is added to read as follows:

Section 3303.7 Fire Walls.

When firewalls are required in combustible construction, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather protected at the location of the wall(s).

Section 3307 FIRE DEPARTMENT SITE ACCESS AND WATER SUPPLY

Section 3307.1.2 is amended to read:

3307.1.2 Stairways Required. Each level above the first story in multi-story buildings that require two exit stairways shall be provided with at least two usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

Exception: For multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

Section 3307.1.4 is added to read:

3307.1.4 Required Means of Egress. All buildings under construction shall have at least one unobstructed means of egress. All means of egress shall be identified in the written site safety plan as required by Section 3303.1.

Add Section 3307.6 to read:

3307.6 Fire Department Access Roadways: All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving surface of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus and have a minimum 13ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Fire Code Official, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted subbase and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95% and sealed. The perimeter edges of the

roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so, determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

SECTION 3313 COMPLETION BEFORE OCCUPANCY.

Section 3313.1 is added to read:

Section 3313.1 Completion Before Occupancy. In buildings where an automatic sprinkler system is required by this code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved.

In new buildings of combustible construction where, automatic fire sprinkler systems are required to be installed, the system shall be placed in service as soon as possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior audible waterflow alarm shall be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the fire department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

CHAPTER 41 TEMPORARY HEATING AND COOKING OPERATIONS

SECTION 4103 PORTABLE FUEL-FIRE HEATING APPLIANCES

Section 4103.1 is amended to read:

4103.1 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited in occupancies in Groups A, B, E, I, R-1, R-2, R2.1, R2.2, R-3, R3.1 and R-4 and ambulatory care facilities.

Exceptions:

1. Portable unvented fuel-fired heaters listed and labeled in accordance with UL 647 are permitted to be used in one and two-family dwellings, where operated and maintained in accordance with the manufacturer's instructions.

2. Portable outdoor gas-fired heating appliances in accordance with Section 4103.1.2.

Section 4103.1.2.1.1 is amended to read:

4103.1.2.1.1 Prohibited locations. The storage or use of portable outdoor gas-fired heating appliances is prohibited in any of the following locations:

1. Inside of any occupancy where connected to the fuel gas container.
2. Inside of tents, canopies and membrane structures.
3. On exterior balconies, and rooftops.

SECTION 4106 IMMERSION HEATERS

Section 4106.1 is added to read:

4106.1 Immersion Heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

Chapter 50. HAZARDOUS MATERIALS-GENERAL PROVISIONS

Chapter 50 of the 2025 California Fire Code and 2024 International Fire Code are amended as follows:

Section 5001 GENERAL

Section 5001.2.2.2 is amended as follows:

5001.2.2.2 Health Hazards The material categories listed in this section are classified as health hazards. A material with a primary classification as a health hazard can also pose a physical hazard.

1. Highly toxic and toxic materials.
2. Corrosive materials.
3. Moderately toxic gas.
4. Health hazards - Other.

Section 5002 DEFINITIONS

Amend Section 5002.1 to read:

5002.1 Definitions. The following terms are defined in Chapter 2:

BOILING POINT.

CEILING LIMIT.

CHEMICAL. CHEMICAL

NAME. CLOSED
CONTAINER.
CONTAINER. CONTROL
AREA.
CORROSIVE LIQUIDS
CYLINDER.
DAY BOX.
DEFLAGRATION. DESIGN
PRESSURE. DETACHED
BUILDING. DISPENSING.
EXCESS FLOW CONTROL.
EXHAUSTED ENCLOSURE.
EXPLOSION.
FLAMMABLE VAPORS OR FUMES. GAS
CABINET.
GAS ROOM.
HANDLING.
HAZARDOUS MATERIALS.
HEALTH HAZARD.
HEALTH HAZARD – OTHER. IMMEDIATELY
DANGEROUS TO LIFE AND HEALTH (IDLH).
INCOMPATIBLE MATERIALS.
LIQUID.
LOWER EXPLOSIVE LIMIT (LEL). LOWER
FLAMMABLE LIMIT (LFL).
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA. MODERATELY
TOXIC GAS.
NORMAL TEMPERATURE AND PRESSURE (NTP).
OUTDOOR CONTROL AREA.
PERMISSIBLE EXPOSURE LIMIT (PEL).
PESTICIDE.
PHYSICAL HAZARD.
PRESSURE VESSEL.
SAFETY CAN.
SAFETY DATA SHEET (SDS).
SECONDARY CONTAINMENT.
SEGREGATED.
SOLID.
SPILL CONTROL.
STORAGE, HAZARDOUS MATERIALS.
SYSTEM.
TANK, ATMOSPHERIC.
TANK, PORTABLE.
TANK, STATIONARY.
TANK VEHICLE.
UNAUTHORIZED DISCHARGE.
USE (MATERIAL).

VAPOR PRESSURE.

Section 5003 GENERAL REQUIREMENTS

Section 5003.1.3.1 is added as follows:

5003.1.3.1 Toxic, Highly Toxic, Moderately Toxic Gases and Similarly Used or Handled Materials. The storage, use and handling of toxic, highly toxic, and moderately toxic gases in amounts exceeding Table 6004.2.1.4 shall be in accordance with this chapter and Chapter 60. Any toxic, highly toxic, or moderately toxic material that is used or handled as a gas or vapor shall be in accordance with the requirements for toxic, highly toxic, or moderately toxic gases.

Section 5003.1.5 is added as follows:

5003.1.5 Health Hazards - Other. The storage, use and handling of materials classified as other health hazards including carcinogens, irritants and sensitizers in amounts exceeding 810 cubic feet for gases, 55 gallons for liquids and 5,000 pounds for solids shall be in accordance with Section 5003.

Section 5003.1.6 is added as follows:

5003.1.6 Additional Spill Control and Secondary Containment Requirements. In addition to the requirements set forth in Section 5004.2. An approved containment system is required for any quantity of hazardous materials that are liquids or solids at normal temperature, and pressure (NTP) where a spill is determined to be a plausible event and where such an event would endanger people, property, or the environment. The approved containment system may be required to include a combination of spill control and secondary containment meeting the design and construction requirements set forth in Section 5004.2.

Section 5003.2.2.1 is amended as follows:

5003.2.2.1 Design and Construction. Piping, tubing, valves, fittings, and related components used for hazardous materials shall be in accordance with the following:

1. Piping, tubing, valves, fittings, and related components shall be designed and fabricated from materials that are compatible with the material to be contained and shall be of adequate strength and durability to withstand the pressure, structural and seismic stress, and exposure to which they are subject.
2. Piping and tubing shall be identified in accordance with ASME A13.1 and the Santa Clara County Fire Chiefs Marking Requirements and Guidelines for Hazardous Materials and Hazardous Waste to indicate the material conveyed.
3. Manual valves or automatic remotely activated fail-safe emergency shutoff valves shall be installed on supply piping and tubing and provided with ready access at the following locations:
 1. The point of use.
 2. The tank, cylinder, or bulk source.

4. Manual emergency shutoff valves and controls for remotely activated emergency shutoff valves shall be clearly visible, provided with ready access and identified in an approved manner.
5. Backflow prevention or check valves shall be provided where the backflow of hazardous materials could create a hazardous condition or cause the unauthorized discharge of hazardous materials.
6. Where gases or liquids having a hazard ranking of:
Health hazard Class 3 or 4
Flammability Class 4
Reactivity Class 4
in accordance with NFPA 704 are carried in pressurized piping above 15 pounds per square inch gauge (psig)(103 Kpa), an approved means of leak detection, emergency shutoff or excess flow control shall be provided. Where the piping originates from within a hazardous material storage room or area, the excess flow control shall be located within the storage room or area. Where the piping originates from a bulk source, the excess flow control shall be located as close to the bulk source as practical.
Exceptions:
 1. Piping for inlet connections designed to prevent backflow.
 2. Piping for pressure relief devices.
7. Secondary containment or equivalent protection from spills or leaks shall be provided for piping for liquid hazardous materials and for highly toxic and toxic corrosive gases above threshold quantities listed in Table 6004.2.1.4. Secondary containment includes but is not limited to double-walled piping.
Exceptions:
 1. Secondary containment is not required for toxic corrosive gases if the piping is constructed of inert materials.
 2. Piping under sub-atmospheric conditions if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.
8. Expansion chambers shall be provided between valves whenever the regulated gas may be subjected to thermal expansion. Chambers shall be sized to provide protection for piping and instrumentation and to accommodate the expansion of regulated materials.

Section 5003.2.2.2 is amended as follows:

5003.2.2.2 Additional Regulation for Supply Piping for Health Hazard Materials. Supply piping and tubing for gases and liquids having a health hazard ranking of 3 or 4 shall be in accordance with ASME B31.3 and the following:

1. Piping and tubing utilized for the transmission of highly toxic, toxic, or highly volatile corrosive liquids and gases shall have welded, or brazed connections throughout except for connections within an exhausted enclosure if the material is a gas, or an approved method of drainage or containment is provided for connections if the material is a liquid.

2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire- resistance-rated construction or in concealed spaces in areas not classified as Group H Occupancies.
3. All primary piping for toxic, highly toxic, and moderately toxic gases shall pass a helium leak test of 1x10⁻⁹ cubic centimeters/second where practical, or shall pass testing in accordance with an approved, nationally recognized standard. Tests shall be conducted by a qualified "third party" not involved with the construction of the piping and control systems.

Exception: Piping and tubing within the space defined by the walls of corridors and the floor or roof above or in concealed spaces above other occupancies where installed in accordance with Section 415.11.7.4 of the *California Building Code* for Group H-5 occupancies.

Section 5003.5.2 is added as follows:

5003.5.2 Ventilation Ducting. Ducts venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

Section 5003.5.3 is added as follows:

5003.5.3 "H" Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

Section 5003.10.4 is amended as follows:

5003.10.4 Elevators utilized to transport hazardous materials.

5003.10.4.1 When transporting hazardous materials, elevators shall have no other passengers other than the individual(s) handling the chemical transport cart.

5003.10.4.1.1 When transporting cryogenic or liquefied compressed gases, there shall be no occupants in the elevator.

5003.10.4.2 Hazardous materials liquid containers shall have a maximum capacity of 20 liters (5.28 gal).

5003.10.4.3 Toxic, moderately toxic, and highly toxic gases shall be limited to a container of a maximum water capacity of 1 pound.

5003.10.4.4 When transporting cryogenic or liquefied compressed gases, means shall be provided to prevent the elevator from being summoned to other floors.

Section 5004 STORAGE

Section 5004.2.1 is amended as follows:

5004.2.1 Spill Control for Hazardous Material Liquids. Rooms, buildings, or areas used for storage of hazardous material liquids shall be provided with spill control to prevent the flow of liquids to adjoining areas. Floors in indoor locations and similar surfaces in outdoor locations shall be constructed to contain a spill from the largest single vessel by one of the following methods:

1. Liquid-tight sloped or recessed floors in indoor locations or similar areas in outdoor locations.
2. Liquid-tight floors in indoor and outdoor locations or similar areas provided with liquid-tight raised or recessed sills or dikes.
3. Sumps and collection systems
4. Other approved engineered systems.

Except for surfacing, the floors, sills, dikes, sumps, and collection systems shall be constructed of noncombustible material, and the liquid-tight seal shall be compatible with the material stored. When liquid-tight sills or dikes are provided, they are not required at perimeter openings having an open-grate trench across the opening that connects to an approved collection system.

Section 5004.2.2.2 is amended as follows:

5004.2.2.2 Incompatible Materials. Incompatible materials shall be separated from each other in independent secondary containment systems.

Chapter 54 CORROSIVE MATERIALS

Chapter 54 of the 2025 California Fire Code is adopted with the following amendments:

Section 5402 DEFINITION

Section 5402.1 is amended as follows:

5402.1 Definition. The following term is defined in Chapter 2:

CORROSIVE.

CORROSIVE LIQUIDS.

Chapter 56 EXPLOSIVES AND FIRWORKS

Section 5601 GENERAL

Section 5601.1.3 is amended to read as follows:

Section 5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California State Fire Marshal, are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.
2. The use of fireworks for fireworks displays pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

Chapter 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS

Section 5704 STORAGE

Section 5704.2.7.5.8 is amended to read as follows and the exception in the Section

is deleted:

Section 5704.2.7.5.8 Overfill Prevention.

An approved means or method in accordance with Section 5704.2.9.7.5. shall be provided to prevent the overfill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Sections 5706.4 or 5706.7 shall have overfill protection in accordance with API 2350.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfilling of Class IIIB liquid storage tanks connected to fuel-burning equipment inside buildings.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

Section 5704.2.7.5.9 is added to read as follows:

Section 5704.2.7.5.9 Automatic and/or Remote Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with overfill protection, approved by the fire code official, that sends an alarm signal to a constantly attended location and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Section 5704.2.9.6.1 is amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. The storage of Class I and

II liquids in above-ground tanks outside of building is prohibited in all locations of the City of Los Altos which are residential or congested commercial areas as determined by the fire code official.

Section 5706.2.4.4 is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks is prohibited in all locations of the City of Los Altos which are residential or congested commercial areas as determined by the fire code official.

Chapter 58 FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS.

Section 5806.2 is amended to read as follows:

5806.2 Limitations. The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in all location of the City of Los Altos which are residential or congested commercial areas as determined by the fire code official.

Chapter 60 HIGHLY TOXIC AND TOXIC MATERIALS

Chapter 60 of the 2025 California Fire Code and 2024 International Code is amended as follows:

Section 6001 GENERAL

Section 6001.1 is amended as follows:

6001.1 Scope. The storage and use of highly toxic, toxic, and/or moderately toxic materials shall comply with this chapter. Compressed gases shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.
2. Conditions involving pesticides or agricultural products as follows:
 - 2.1 Application and release of pesticide, agricultural products and materials intended for use in weed abatement, erosion control, soil amendment or similar applications when applied in accordance with the manufacturer's instruction and label directions.
 - 2.2 Transportation of pesticides in compliance with the Federal Hazardous Materials Transportation Act and regulations thereunder.
 - 2.3 Storage in dwellings or private garages of pesticides registered by the US Environmental Protection Agency to be utilized in and around the home, garden, pool, spa, and patio.

SECTION 6002 – DEFINITIONS

Section 6002.1 is amended to read:

6002.1 Definitions.

The following terms are defined in Chapter 2:

CONTAINMENT SYSTEM.

CONTAINMENT VESSEL.

EXCESS FLOW VALVE.

HIGHLY TOXIC.

MODERATELY TOXIC GAS.

OZONE-GAS GENERATOR.

PHYSIOLOGICAL WARNING THRESHOLD.

REDUCED FLOW VALVE.

TOXIC.

SECTION 6004 HIGHLY TOXIC AND TOXIC COMPRESSED GASES

Section 6004 HIGHLY TOXIC, MODERATELY TOXIC, AND TOXIC COMPRESSED GASES

Section 6004.1 is amended as follows:

6004.1 General. The storage and use of highly toxic, toxic, and moderately toxic compressed gases shall comply with this section.

6004.1.1 Special limitations for indoor storage and use by occupancy. The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases in certain occupancies shall be subject to the limitations contained in Sections 6004.1.1.1 through 6004.1.1.3.

6004.1.1.1 Group A, E, I or U occupancies. Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used within Group A, E, I or U occupancies.

Exception: Cylinders not exceeding 20 cubic feet (0.566 m³) at normal temperature and pressure (NTP) are allowed within gas cabinets or fume hoods.

6004.1.1.2 Group R occupancies. Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used in Group R occupancies.

6004.1.1.3 Offices, retail sales and classrooms. Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used in offices, retail sales or classroom portions of

Group B, F, M or S occupancies.

Exception: In classrooms of Group B occupancies, cylinders with a capacity not exceeding 20 cubic feet (0.566 m3) at NTP are allowed in gas cabinets or fume hoods.

Section 6004.2 is amended as follows:

6004.2 Indoor storage and use. The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.3.

Section 6004.2.1 is amended as follows:

6004.2.1 Applicability. The applicability of regulations governing the indoor storage and use of highly toxic, ~~and~~ toxic, and moderately toxic compressed gases shall be as set forth in Sections 6004.2.1.1 through 6004.2.1.4.

Section 6004.2.1.4 is added as follows:

6004.2.1.4 Quantities exceeding the minimum threshold quantities but not exceeding the maximum allowable quantities per control area. The indoor storage or use of highly toxic, toxic, and moderately toxic gases in amounts exceeding the minimum threshold quantities per control area set forth in Table 6004.2.1.4 but not exceeding maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.4

Add Table 6004.2.1.4 as follows:

<u>Minimum Threshold Quantities for Highly Toxic, Toxic and Moderately Tox Gases for Indoor Storage and Use</u>	
<u>Highly Toxic</u>	<u>20</u>
<u>Toxic</u>	<u>405 cubic feet</u>
<u>Moderately Toxic</u>	<u>405 cubic feet</u>

Section 6004.4 is added as follows:

6004.4. General indoor requirements. The general requirements applicable to the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.4 through 6004.4.8.2

6004.4.1 Cylinder and tank location. Cylinders shall be located within gas cabinets, exhausted enclosures, or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.

Exceptions:

1. Where a gas detection system is provided in accordance with 6004.4.8

6004.4.2. Ventilated areas. The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.

6004.4.3. Piping and controls. In addition to the requirements of Section 5003.2.2, piping and controls on stationary tanks, portable tanks, and cylinders shall comply with the following requirements:

1. Stationary tanks, portable tanks, and cylinders in use shall be provided with a means of excess flow control on all tank and cylinder inlet or outlet connections.

Exceptions:

1. Inlet connections designed to prevent backflow.
2. Pressure relief devices.

6004.4.4 Gas rooms. Gas rooms shall comply with Section 5003.8.4 and both of the following requirements:

1. The exhaust ventilation from gas rooms shall be directed to an exhaust system.
2. Gas rooms shall be equipped with an approved automatic sprinkler system. Alternative fire- extinguishing systems shall not be used.

6004.4.5 Treatment systems. The exhaust ventilation from gas cabinets, exhausted enclosures, and gas rooms, required in Section 6004.4.1 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 6004.2.2.7.1 through 6004.2.2.7.5 and Chapter 5 of the California Mechanical Code.

Exceptions:

1. Highly toxic, toxic, and moderately toxic gases—storage. A treatment system is not required for cylinders, containers, and tanks in storage where all the following controls are provided:
 - 1.1 Valve outlets are equipped with gas- tight outlet plugs or caps.
 - 1.2 Hand wheel-operated valves have handles secured to prevent movement.
 - 1.3 Approved containment vessels or containment systems are provided in accordance with Section 6004.2.2.3.
2. Highly toxic, toxic, and moderately toxic gases —use. Treatment systems are not required for highly toxic, toxic, and moderately toxic gases supplied by stationary tanks, portable tanks, or cylinders where a gas detection system complying with Section 6004.4.8 and listed or approved

automatic-closing fail- safe valves are provided. The gas detection system shall have a sensing interval not exceeding 5 minutes. Automatic-closing fail- safe valves shall be located immediately adjacent to cylinder valves and shall close when gas is detected at the permissible exposure limit (PEL) by a gas sensor monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure, or gas room.

6004.4.5.1. Design. Treatment systems shall be capable of diluting, adsorbing, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.

6004.4.5.2. Performance. Treatment systems shall be designed to reduce the maximum allowable discharge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere. Where more than one gas is emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.

6004.4.5.3. Sizing. Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.

6004.4.5.4 Stationary tanks. Stationary tanks shall be labeled with the maximum rate of release for the compressed gas contained based on valves or fittings that are inserted directly into the tank. Where multiple valves or fittings are provided, the maximum flow rate of release for valves or fittings with the highest flow rate shall be indicated. Where liquefied compressed gases are in contact with valves or fittings, the liquid flow rate shall be utilized for computation purposes. Flow rates indicated on the label shall be converted to cubic feet per minute (cfm/min) (m³/s) of gas at normal temperature and pressure (NTP).

6004.4.5.5 Portable tanks and cylinders. The maximum flow rate of release for portable tanks and cylinders shall be calculated based on the total release from the cylinder or tank within the time specified in Table 6004.2.2.7.5. Where portable tanks or cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier. Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer

to indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.

6004.4.6. Emergency power. Emergency power shall be provided for the following systems in accordance with Section 604:

1. Exhaust ventilation system.
2. Treatment system.
3. Gas detection system.
4. Smoke detection system.

6004.4.6.1. Fail-safe systems. Emergency power shall not be required for mechanical exhaust ventilation and treatment systems where approved fail-safe systems are installed and designed to stop gas flow.

6004.4.7. Automatic fire detection system. An approved automatic fire detection system shall be installed in rooms or areas where highly toxic, toxic, and moderately toxic compressed gases are stored or used. Activation of the detection system shall sound a local alarm. The fire detection system shall comply with Section 907.

6004.4.8. Gas detection system. A gas detection system complying with Section 916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided.

Exceptions:

1. A gas detection system is not required for toxic and moderately toxic gases when the physiological warning threshold level for the gas is at a level below the accepted PEL for the gas.
2. A gas detection system is not required for highly toxic, toxic, and moderately toxic gases where cylinders, portable tanks, and all non-continuously welded connects are within a gas cabinet or exhausted enclosures.

6004.4.8.1. Alarms. The gas detection system shall initiate a local alarm and transmit a signal to an approved location.

6004.4.8.2. Shut off of gas supply. The gas detection system shall automatically close the shut off valve at the source on gas supply piping and tubing related to the system being monitored for whichever gas is detected.

Exception: Automatic shutdown is not required for highly toxic, toxic, and moderately toxic compressed gas systems where all the following controls are provided:

1. Constantly attended/supervised.
2. Provided with emergency shutoff valves that have ready access.

Chapter 61 LIQUEFIED PETROLEUM GASES

Section 6104.2 is amended to read as follows:

6104.2 Maximum capacity within established limits. The storage of liquefied petroleum gas is restricted in all locations of the City of Los Altos that are residential or congested commercial areas as determined by the fire code official.

Exception: LPG may be used for industrial operations or when natural gas would not provide a viable substitute for LPG. Portable containers for temporary heating and/or cooking uses may be permitted if stored and handled in accordance with this code. Facilities in commercial areas for refueling portable or mobile LPG containers may be approved by the fire code official on a case-by-case basis.

Chapter 64 PYROPHORIC MATERIALS

Chapter 64 of the 2025 California Fire Code and 2024 International Code is amended as follows:

Section 6405 USE

Section 6405.3.1 is added to read:

6405.3.1 Silane distribution systems automatic shutdown. Silane distribution systems shall automatically shut down at the source upon activation of the gas detection system at levels above the alarm level and/or failure of the ventilation system for the silane distribution system.

Appendix B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

Appendix B of the 2025 California Fire Code and 2024 International Code is amended as follows:

Section B105 FIRE=FLOW REQUIRED FOR BUILDINGS

Section B105.2 is amended as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

Exceptions: [SFM] Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety roadside rest areas (SRRA), public restrooms.
3. Truck inspection facilities (TIF), CHP office space and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.

The maximum fire flow reduction for all commercial buildings greater than 30,000 square feet and residential podium buildings shall not exceed 25 percent of the fire flow specified in Table B105.1(2). The maximum fire flow reduction for all other buildings shall not exceed 50 percent of the fire flow specified in Table B105.1(2).

Appendix C FIRE HYDRANT LOCATIONS AND DISTRIBUTION

Appendix C of the 2025 California Fire Code and 2024 International Code is amended as follows:

Section C102 NUMBER OF FIRE HYDRANTS

Section C102.1 is amended to read:

C102.1 Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1, utilizing the base fire flow without fire sprinkler reduction.

Appendix D FIRE APPARATUS ACCESS ROADS

Appendix D of the 2025 California Fire Code and 2024 International Code is amended as follows:

Section D103 MINIMUM SPECIFICATION

Section D103.1 is deleted:

Section D103.2 is amended as follows:

D103.2 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15-percent, unless approved by the fire code official.

Section D103.3 is amended as follows:

D103.3 Turning radius. The required turning radius of a fire apparatus access roads shall be a minimum of 30 feet inside, and a minimum of 50 feet outside.

Section D103.4 is amended as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads and/or driveways in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with the Santa Clara County Fire Department apparatus access and turnaround standards.

Section D103.6 is amended as follows:

D103.6 Signs. Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code and the Santa Clara County Fire Department A-6 Standard. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

Chapter 12.24 – California Existing Building Code

12.24.010 - Adoption of the California Existing Building Code.

There is hereby adopted by reference as if fully set forth herein, the 2025 California Existing Building Code, contained in the California Code of Regulations, Title 24, Part 10, published by the International Code Council, and each and all of its regulations and provisions. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Chapter 12.26 – Green Building Standards Code

Section 12.26.010 Adoption of the California Green Building Standards Code

Section 12.26.020 Amendments, Additions or Deletions

Section 12.26.010 Adoption of the California Green Building Standards Code

There is hereby adopted by reference as if fully set forth herein, the 2025 California Green Building Standards Code, contained in the California Code of Regulations, Title 24, Part 11, published by the International Code Council, and each and all of its regulations and provisions.

Section 12.26.020 Amendments, Additions or Deletions

The 2025 California Green Building Standards Code referred to in Section 12.26.010 is adopted, together with Chapters 1 Administration, 4 Residential Mandatory Measures, and 5 Nonresidential Mandatory Measures, of the 2025 California Green Building Standards Code, with the following amendments as follows:

Chapter 1 Section 102.4 Scope and Mandatory Compliance is hereby added to read as follows:

Section 102.4 Scope and Mandatory Compliance

- A. This code contains both mandatory and voluntary green building measures. Mandatory and voluntary measures are identified in the appropriate chapters contained in this code. Compliance measures and methods shall be by one of the following measures approved by the Building Official.

The means by which compliance measures are achieved shall be mandatory measures with appendix sections voluntarily applied, building division mandatory check list, whole house Build it Green GreenPoint check list, LEED, other recognized point systems, Title 24 Part 6 Energy Efficiency Standards, or equivalent approved methods. Green Building Compliance measures in addition to checklists shall be incorporated into the project drawings approved by the Building Official prior to building permit submittal.

Prior to issuance of a building permit, the owner or responsible Registered Design Professional acting as the owner's agent shall employ and/or retain a

Qualified Green Building Professional to the satisfaction of the Building Official, and prior to final inspection shall submit verification that the project is in compliance with this ordinance.

Chapter 12.28 – California Referenced Standards Code

12.42.010 - Adoption of the California Referenced Standards Code.

There is hereby adopted by reference as if fully set forth herein, the 2022 California Referenced Standards Code, contained in the 2025 edition of the California Code of Regulations, Title 24, Part 12, published by the International Code Council, and each and all of its regulations and provisions. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Chapter 12.30 Penalty for Expired Permits

12.30.010 Application.

This chapter shall apply to all residential, non-residential, commercial, construction and demolition, including, but not limited to, all additions, alterations, modifications, repairs, and improvements, that require a building permit or demolition permit.

12.30.020 Timely renewal of expired permits.

In the event a permit expires under Chapter 12 of the Los Altos Municipal Code for suspension or abandonment of work, the property owner shall seek renewal of the permit within thirty (30) days following its expiration.

12.30.030 Penalty for expired permits.

A property owner shall be subject to the following penalties for violation of Section 12.30.020:

<u>Time for Permit Expiration</u>	<u>Penalty</u>
<u>0 to 30 days</u>	<u>\$0.00</u>
<u>31st day through 60th day</u>	<u>\$200.00 per day</u>
<u>61st day through 120th day</u>	<u>\$400.00 per day</u>
<u>121st day and every day thereafter</u>	<u>\$800.00 per day</u>

- A. For purposes of this section, if a renewed permit expires and the property owner has not advanced a project to the next level of required inspection, the calculation of penalties shall relate back to the date of the previous permit expiration.
- B. The building official may reduce or waive a penalty accrued under this chapter upon finding that the property owner acted in good faith and either: (1) the delay was attributable to circumstances beyond the property owner's control; or (2) imposition of the full accrued penalty would harm the public interest, provided, however, that and reduction or waiver of more than ten thousand dollars (\$10,000.00) must be approved by the development services director.

12.30.040 Appeal of assessed penalty.

A property owner may request a hearing to contest a citation issued under this chapter in accordance with Title 1 of the Los Altos Municipal Code.

12.30.050 Public nuisance declared.

APPENDIX 14

Any violation of this chapter shall constitute a public nuisance and, in addition to being subject to any other remedies allowed by law, may be abated as provided in Chapter 11.10 of the Los Altos Municipal Code.

Chapter 12.32 – Property Maintenance Code

12.32.010 Title.

This chapter shall be known and may be cited as the "Los Altos Property Maintenance Code" or "LAPMC" and will be referred to in this chapter as "this code."

12.32.020 Adoption of the 2024 International Property Maintenance with Amendments.

The 2024 Edition of the International Property Maintenance Code as published by the International Code Council is adopted as the property maintenance code of the city of Los Altos, California, as if fully set out in this chapter, and is amended as provided in this chapter. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

12.32.030 Amendment of 2024 IPMC Section 102 (Applicability).

Section 102 of the 2024 IPMC is amended as follows:

102.1-102.7 {IPMC text not modified}

102.8.1 Conflicts. Where conflicts occur between the provision of this code and the referenced standards, the provisions of this code shall apply. Where conflicts occur between the provisions of this code and California Statutes, the provisions of the latter shall apply.

102.8.2-102.11 {IPMC text not modified}

12.32.040 Amendment of 2024 IPMC Section 103 (Code Compliance Agency).

Section 103 Code Compliance Agency of the 2024 IPMC is amended as follows:

103.1 Creation of agency. The Code Enforcement Division of the Development Services Department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official in charge of the Los Altos Building & Safety Division of the Development Services Department shall be known as the code official in this chapter.

103.2 {IPMC text not modified}

103.3 Deputies. The code official shall have the authority to appoint 1 or more deputies. Such employees shall have the powers as delegated by the code official.

12.32.050 Amendment of 2024 IPMC Section 105 (Duties and Powers of the Code Official).

Section 105 of the 2024 IPMC is amended as follows:

105.1-105.2 {IPMC text not modified}

105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by the code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent, or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

105.4-105.7.1 {IPMC text not modified}

12.32.060 Amendment of 2024 IPMC Section 107 (Means of Appeal).

Section 107 of the 2024 IPMC is amended as follows:

107.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code may appeal that decision, notice or order by filing an appeal with the city clerk within fourteen (14) calendar days of the date of service of that decision, notice, or order. The appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. The appeal shall identify the real property, state the grounds for the appeal, and state all material facts in support of the appeal.

107.2 Notice of hearing. Notice of hearing and the hearing shall be conducted as provided for in Chapter 1.12 of the Los Altos Municipal Code.

107.3 Court review. Judicial review of the hearing officer's decision shall be commenced in accordance with Cal. Code of Civil Procedure § 1094.6 no later than ninety (90) calendar days after the decision is signed. Cal. Code of Civil Procedure § 1094.6 is hereby adopted for purposes of this Title. Review shall be in accordance with Cal. Code of Civil Procedure § 1094.5.

12.32.070 Amendment of 2024 IPMC Section 109 (Violations).

Section 109 of the 2024 IPMC is amended as follows:

109.1 Unlawful acts. It is hereby declared to be unlawful and a public nuisance for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any premises, building, structure or building service equipment, or cause or permit the same to be done in violation of this code or this division.

109.2 Notice of violation. The code official shall serve a notice of violation in accordance with Section 111.4.

109.3 Prosecution of violation. Any person failing to comply with a notice of violation served in accordance with Section 111.4 shall be deemed guilty of a misdemeanor but may be charged with an infraction at the discretion of the city attorney, or civil infraction enforceable under Chapter 1.20 of the Los Altos Municipal Code as determined by the city and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate administrative, civil, or criminal proceeding to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of this code or of the order or direction made pursuant thereto.

109.4 Violation Penalties. Each day during any portion of which any violation of this ordinance is committed or continued by such person shall constitute a separate offense and shall be punishable as provided in this code and Title 1 of the Los Altos Municipal Code.

109.5 Abatement of violation. The city may abate a violation of this code pursuant to the abatement process set forth in the Los Altos Municipal Code.

12.32.080 Amendment of 2024 IPMC Section 110 (Stop Work Order).

Section 110 of the 2024 IPMC is amended as follows:

110.1 - 110.3 {IPMC text not modified}

110.4 Failure to comply. Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for civil penalties pursuant to the Los Altos Municipal Code Chapter 1.20.

Chapter 12.34 – Abatement of Dangerous Buildings

12.34.010 - Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

The 1998 edition of the California Code of Regulations, incorporating the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Chapter 12.36 – Housing Code

12.36.010 – Adoption of the Uniform Housing Code.

The 1998 edition of the California Building Standards Code, incorporating the Uniform Housing Code, 1997 edition, published by the International Conference of Building Officials, is hereby adopted. One (1) copy of said code is on file for use and examination by the public in the Development Services Department of the City of Los Altos.

Chapter 12.38 – Undergrounding Utilities

Section 12.38.010 Purpose.

Section 12.38.020 Undergrounding utilities.

Section 12.38.010 Purpose.

The purpose of this chapter is to improve and maintain the visual quality and public and private views in the city, as well as to protect and enhance the health and quality of life of its citizens, by reducing hazards along with the visual blight created by overhead utilities.

Section 12.38.020 Undergrounding utilities.

It is the intent of the city to ensure that all new utility services and relocated existing utility services are placed underground, including additions exceeding fifty (50) percent of floor area and/or seven hundred and fifty (750) square feet or more, excluding basements and any non-habitable floor areas. For the purpose of this section, removal of roof framing with associated exterior walls down to, or below the subfloor/slab shall be included in the above calculations. Therefore, the following shall apply:

- a. In areas served by existing overhead facilities, all new service drops shall be installed underground from the most convenient existing pole.
- b. Relocations and extensions of existing overhead facilities shall be prohibited; provided, however, relocation of existing poles shall be permitted in some instances pursuant to Section 13.20.160 of this municipal code.
- c. Residential properties that are served by utilities located in rear yards on standard lots with frontage on only one public right-of-way shall not be required to underground existing overhead services.
- d. The obligation to provide compliance with these underground utility regulations may not be evaded by performing a series of small additions undertaken over a three-year period and/or two code cycles. The original addition permit issuance date where these regulations were in effect shall be used for compliance.
 - i. Any submittal for building permits which exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas and any non-habitable floor areas i.e., garages) during the three-year period shall comply with undergrounding of utility regulations.
 - ii. No exception or waiver shall be granted from compliance with undergrounding utilities.

- e. The Building Official may only grant exceptions to these requirements in cases where access across adjacent property is necessary but is not legally or practically available.
 - i. To demonstrate an exception the property owner shall provide a plan showing the required utility design, communication with adjacent property owners indicating the lack of access allowed, and a letter from the utility company which indicates that no alternative configuration for undergrounding of utilities is possible.
- f. Completion of Work. Undergrounding utilities shall be completed prior to Building Final Inspection, and issuance of Certificate of Occupancy. No exception or waiver shall be granted which allows for a property owner to evade compliance with this requirement.

Chapter 12.40 – Floodplain Management

Article 1. General Provisions

12.40.010 Title.

These regulations, in combination with the flood provisions of California Code of Regulations Title 24, the California Building Standards Code (hereinafter "building codes," consisting of the Part 2 (building), Part 2.5 (residential), Part 10 (existing building), and related codes), shall be known as the Floodplain Management Regulations of the City of Los Altos (hereinafter "these regulations").

12.40.020 Statutory authority.

Legislature of the State of California has, in Government Code Sections 65302, 65560, and 65800, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

12.40.030 Scope.

The provisions of these regulations, in combination with the flood provisions of the building codes, shall apply to all proposed development entirely or partially in flood hazard areas established in Section 12.40.110 of these regulations.

The purposes and objectives of these regulations and the flood load and flood resistant construction requirements of the building codes are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:

- A. Minimize unnecessary disruption of commerce, access and public service during times of flooding.
- B. Require the use of appropriate construction practices in order to prevent or minimize future flood damage.
- C. Manage the alteration of natural floodplains, stream channels and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain.
- D. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential.
- E. Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
- F. Contribute to improved construction techniques in the floodplain.

- G. Minimize damage to public and private facilities and utilities.
- H. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
- I. Minimize the need for rescue and relief efforts associated with flooding.
- J. Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
- K. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
- L. Meet the requirements of the National Flood Insurance Program for community participation as set forth in Title 44 Code of Federal Regulations, Section 59.22.

12.40.050 Coordination with California Building Standards Code.

Pursuant to the requirement established in State statute that the City of Los Altos administer and enforce the California Building Standards Code, the city council of the City of Los Altos hereby acknowledges that the building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas. Therefore, these Regulations are intended to be administered and enforced in conjunction with the building codes.

12.40.060 Warning.

The degree of flood protection required by these regulations and the building codes is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these Regulations and the building codes does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these Regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with these regulations.

12.40.070 Disclaimer of liability.

These regulations shall not create liability on the part of the City of Los Altos, the city council, any officer or employee thereof, the State of California, or the Federal Emergency Management Agency, for any flood damage that results from reliance on these regulations or any administrative decision lawfully made hereunder. The floodplain administrator and

any employee charged with the enforcement of these regulations, while acting for the community in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by a legal representative of the community until the final termination of the proceedings. The floodplain administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of these regulations.

12.40.080 Other laws.

The provisions of these regulations shall not be deemed to nullify any provisions of local, state or federal law.

12.40.090 Abrogation and greater restrictions.

These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal, abrogate or impair any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes, nor any existing easements, covenants, or deed restrictions. In the event of an overlap or conflict between these regulations and any other ordinance, code, regulation, easement, covenant, or deed restriction, the more restrictive shall govern.

Article 2. Applicability

12.40.100 General applicability.

These regulations, in conjunction with the building codes, provide minimum requirements for development located in flood hazard areas, including the subdivision of land; filling, grading and other site improvements; installation of utilities; installation, placement and replacement of manufactured homes; placement of recreational vehicles; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; certain building work exempt from permit under the building codes; and flood control projects.

12.40.110 Establishment of flood hazard areas.

The flood insurance study for the City of Los Altos, Santa Clara County, California and Incorporated Areas dated January 1980, and all subsequent amendments and revisions, and

the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of these Regulations and serve as the basis for establishing flood hazard areas. Where the building code establishes flood hazard areas, such areas are established by this section. Additional maps and studies, when specifically adopted, supplement the FIS and FIRMs to establish additional flood hazard areas. Maps and studies that establish flood hazard areas are on file at the Community Development Department, One North San Antonio Road, Los Altos, CA 94022.

12.40.120 Interpretation.

In the interpretation and application of these regulations, all provisions shall be:

- A. Considered as minimum requirements.
- B. Liberally construed in favor of the governing body.
- C. Deemed neither to limit nor repeal any other powers granted under state statutes.

Article 3. Duties and Powers of The Floodplain Administrator

12.40.130 Designation.

The Development Services Director, or his or her designee, is designated the floodplain administrator. The floodplain administrator shall have the authority to delegate performance of certain duties to other employees.

12.40.140 General authority.

The floodplain administrator is authorized and directed to administer and enforce these regulations. the floodplain administrator shall have the authority to render interpretations of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Article 7 of these regulations. The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a qualified California (CA) Licensed Land Surveyor or Civil Engineer when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with these regulations.

12.40.150 Coordination.

The floodplain administrator shall coordinate with and provide comments to the building official to administer and enforce the flood provisions of the building code and to ensure

compliance with the applicable provisions of these regulations. The floodplain administrator and the building official have the authority to establish written procedures for reviewing applications and conducting inspections for buildings and for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 12.40.170 of these regulations.

12.40.160 Duties.

The floodplain administrator, in coordination with other pertinent offices of the community, shall:

- A. Review all permit applications and plans to determine whether proposed development is located in flood hazard areas.
- B. Review all applications and plans for development in flood hazard areas for compliance with these regulations.
- C. Review, in coordination with the building official, required design certifications and documentation of elevations specified by the building code to determine that such certifications and documentations are complete.
- D. Review applications and plans for modification of any existing development in flood hazard areas for compliance with these regulations.
- E. Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.
- F. Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
- G. Determine whether additional flood hazard data shall be obtained from other sources or developed by the applicant.
- H. Complete the appropriate section of the Department of Housing and Community Development Floodplain Ordinance Compliance Certification for Manufactured Home/Mobile home Installations when submitted by applicants.
- I. Review requests submitted to the building official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the building code, to determine whether such requests require consideration as a variance pursuant to Article 7 of these regulations.
- J. Coordinate with the building official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
- K. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary

to maintain the flood insurance rate maps when the analyses indicate changes in base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within six months of such data becoming available.

- L. Require applicants who propose alteration of a watercourse to notify adjacent communities and the NFIP State Coordinating Agency, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).
- M. Inspect development in accordance with Article 6 of these regulations and inspect flood hazard areas to determine when development is undertaken without issuance of permits.
- N. Prepare comments and recommendations for consideration when applicants seek variances for development other than buildings in accordance with Article 7 of these regulations.
- O. Cite violations in accordance with Article 8 of these regulations.
- P. Notify FEMA when the corporate boundaries of the City of Los Altos have been modified and provide a map and legal description of the changes in the corporate boundaries.

12.40.170 Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, shall:

- A. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
- B. Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, when applicable, to the market value of the building or structure.
- C. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage.
- D. Notify the applicant when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code is required and notify the

applicant when it is determined that work does not constitute substantial improvement or repair of substantial damage.

12.40.180 Department records.

In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the floodplain administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood provisions of the building codes, including flood insurance studies and flood insurance rate maps; documents from FEMA that amend or revise FIRMs; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the building codes and these regulations; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant provisions of the building codes.

Article 4. Permits for Floodplain Development

12.40.190 Permits required.

Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit for floodplain development. No permit shall be issued until compliance with the requirements of these regulations and all other applicable codes and regulations has been satisfied. No building permit shall be issued based on conditional letters of map revision issued by FEMA. Depending on the nature and extent of proposed development that includes a building or structure, the floodplain administrator may determine a permit for floodplain development is required in addition to a building permit.

12.40.200 Application for permit.

The applicant shall file an application in writing on a form furnished by the floodplain administrator. The information provided shall:

- A.** Identify and describe the development to be covered by the permit.
- B.** Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitely locate the site.

- C. Indicate the use and occupancy for which the proposed development is intended.
- D. Be accompanied by a site plan and construction documents as specified in Article 5 of these regulations, including grading, excavation and filling plans and other information deemed appropriate by the floodplain administrator.
- E. State the valuation of the proposed work.
- F. Be signed by the applicant or the applicant's authorized agent.
- G. Include such other data and information required by the floodplain administrator to demonstrate compliance with these Regulations.

12.40.210 Validity of permit.

The issuance of a permit for floodplain development under these regulations or the building codes shall not be construed to be a permit for, or approval of, any violation of these regulations, the building code, or any other ordinance of the community. The issuance of a permit for floodplain development based on submitted documents and information shall not prevent the floodplain administrator from requiring the correction of errors and omissions. The floodplain administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations.

12.40.220 Other permits required.

The applicant shall obtain all other required state and federal permits prior to initiating work authorized by these regulations and shall provide documentation of such permits to the floodplain administrator. Such permits include but are not limited to the California State Water Resources Control Board for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.

12.40.230 Expiration.

A permit for floodplain development shall become invalid when the proposed development is not commenced within one hundred eighty (180) days after its issuance, or when the work authorized is suspended or abandoned for a period of one hundred eighty (180) days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The floodplain administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred eighty (180) days each unless FEMA has issued notification of revision to the flood insurance rate study and flood insurance rate maps that alter the flood hazard area or floodway boundaries, flood zones, or base flood elevations, in which case the permit is invalid.

12.40.240 Suspension or revocation.

The floodplain administrator is authorized to suspend or revoke a permit for floodplain development issued under these regulations wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of these regulations or any ordinance or code of this community.

12.40.250 Appeals of decisions.

When it is alleged there is an error in any decision or determination made by the floodplain administrator in the interpretation or enforcement of these regulations, such decision or determination may be appealed to the city manager by filing a written appeal setting forth the reasons of the appeal.

Article 5. Site Plans and Construction Documents

12.40.260 Information for development in flood hazard areas.

The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:

- A. Delineation of flood hazard areas; floodway boundaries and flood zone(s); base flood elevation(s); ground elevations; proposed filling, grading, and excavation; and drainage patterns and facilities when necessary for review of the proposed development.
- B. Where base flood elevations or floodway data are not included on the FIRM or in the flood insurance study, they shall be established in accordance with Section 12.40.270 or Section 12.40.280 of these regulations.
- C. Where the parcel on which the proposed development will take place will have more than fifty (50) lots or is larger than five acres and base flood elevations are not included on the FIRM or in the flood insurance study, such elevations shall be established in accordance with Section 12.40.270.B of these regulations.
- D. Location of the proposed activity and proposed structures; locations of water supply, sanitary sewer, and other utilities; and locations of existing buildings and structures.
- E. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- F. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
- G. Existing and proposed alignment of any proposed alteration of a watercourse.

12.40.270 Information in flood hazard areas without base flood elevations (approximate Zone A).

Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the floodplain administrator is authorized to:

- A. Require the applicant to include base flood elevation data prepared by a qualified CA Licensed Civil Engineer in accordance with currently accepted engineering practices. Such analyses shall be performed and sealed by a qualified CA Licensed Civil Engineer. Studies, analyses and computations shall be submitted in sufficient detail to allow review and approval by the floodplain administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.
- B. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.
- C. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the floodplain administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - 1. Require the applicant to include base flood elevation data in accordance with Section 12.40.270.A of these regulations; or
 - 2. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.
- D. Where the base flood elevation data are to be used to support a request for a letter of map change from FEMA, advise the applicant that the analyses shall be prepared by a qualified CA Licensed Civil Engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

12.40.280 Additional analyses and certifications.

As applicable to the location and nature of the proposed development activity, and in addition to the requirements of these Regulations, the applicant shall have the following analyses signed and sealed by a qualified CA Licensed Civil Engineer for submission with the site plan and construction documents:

- A.** For development activities proposed to be located in a floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 12.40.290 of these regulations and shall submit the conditional letter of map revision, when issued by FEMA, with the site plan and construction documents.
- B.** For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the flood insurance study or on the FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
- C.** For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices that demonstrates the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section 12.40.290 of these regulations. The applicant shall notify the chief executive officer of adjacent communities and the California Department of Water Resources. The floodplain administrator shall maintain a copy of the notification in the permit records and shall submit a copy to FEMA.

12.40.290 Submission of additional data.

When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a qualified CA Licensed Civil Engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant. Provided FEMA issues a conditional letter of map revision, construction of proposed flood control projects and land preparation for development are permitted, including clearing, excavation, grading, and

filling. Permits for construction of buildings shall not be issued until the applicant satisfies the FEMA requirements for issuance of a letter of map revision.

Article 6. Inspections

12.40.300 Inspections, in general.

Development for which a permit for floodplain development is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.

12.40.310 Inspections of development other than buildings and structures.

The floodplain administrator shall make or cause to be made, inspections of all development other than buildings and structures that is authorized by issuance of a permit for floodplain development under these regulations. The floodplain administrator shall inspect flood hazard areas from time to time to determine when development is undertaken without issuance of a permit.

12.40.320 Inspections of manufactured homes installations.

The floodplain administrator shall make or cause to be made, inspections of installation and replacement of manufactured homes in flood hazard areas authorized by issuance of a permit for floodplain development under these regulations. Upon installation of a manufactured home and receipt of the elevation certification required in Section 12.40.580 of these regulations the floodplain administrator shall inspect the installation or have the installation inspected.

12.40.330 Buildings and structures.

The building official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit, in accordance with the building code:

- A. Lowest floor elevation. Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in the building code shall be prepared by a CA Licensed Land Surveyor or Civil Engineer and submitted to the building official.
- B. Final inspection. Prior to the final inspection, certification of the elevation required in the building code shall be prepared by a CA Licensed Land Surveyor or Civil Engineer and submitted to the building official.

Article 7. Variances

12.40.340 Nature of variances.

The considerations and conditions for variances set forth in this article are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be issued for a parcel of property with physical characteristics so unusual that complying with the requirements of these regulations would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners. The issuance of a variance is for floodplain management purposes only. Federal flood insurance premium rates are determined by the National Flood Insurance Program according to actuarial risk and will not be modified by the granting of a variance.

It is the duty of the City of Los Altos to promote public health, safety and welfare and minimize losses from flooding. This duty is so compelling and the implications of property damage and the cost of insuring a structure built below flood level are so serious that variances from the elevation or other requirements in the building codes should be quite rare. The long term goal of preventing and reducing flood loss and damage, and minimizing recovery costs, inconvenience, danger, and suffering, can only be met when variances are strictly limited. Therefore, the variance requirements in these regulations are detailed and contain multiple provisions that must be met before a variance can be properly issued. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

12.40.350 Variances; general.

The city manager shall hear and decide requests for variances from the strict application of these regulations.

12.40.360 Limitations on authority.

The city manager shall base its determination on technical justifications submitted by applicants, the considerations and conditions set forth in this article, the comments and recommendations of the floodplain administrator and building official, as applicable, and has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations and the building code.

12.40.370 Records.

The floodplain administrator shall maintain a permanent record of all variance actions, including justification for issuance.

12.40.380 Historic structures.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic structure upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure. When the proposed work precludes the structure's continued designation as a historic building, a variance shall not be granted and the structure and any repair, improvement, and rehabilitation shall be subject to the requirements of the building code.

12.40.390 Restrictions in floodways.

A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analyses required in Section 12.40.280.A of these regulations.

12.40.400 Functionally dependent uses.

A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the criteria in Section 1612 of the building code (CCR Title 24 Part 2) or Section R322 of the residential code (CCR Title 24 Part 2.5) are met, as applicable, and the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damages during the base flood and create no additional threats to public safety.

12.40.410 Considerations for issuance of variances.

In reviewing applications for variances, all technical evaluations, all relevant factors, all other requirements of these Regulations and the building code, as applicable, and the following shall be considered:

- A. The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
- B. The danger to life and property due to flooding or erosion damage.
- C. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
- D. The importance of the services provided by the proposed development to the community.

- E. The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
- F. The compatibility of the proposed development with existing and anticipated development.
- G. The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
- H. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- I. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, if applicable, expected at the site.
- J. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

12.40.420 Conditions for issuance of variances.

Variances shall only be issued upon:

- A. Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
- B. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
- C. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or future property owners, or conflict with existing local laws or ordinances.
- D. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- E. When the request is to allow construction of the lowest floor of a new building or substantial improvement of a building below the base flood elevation, notification to the applicant in writing over the signature of the floodplain administrator specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that issuance of a variance to construct below the elevation required in the building code will result in increased premium rates for federal flood insurance up to amounts as high as twenty-five dollars (\$25.00) for one hundred

dollars (\$100.00) of insurance coverage, and that such construction below the required elevation increases risks to life and property.

- F.** Written agreement signed by the recipient of a variance to allow construction of the lowest floor below the required elevation to record the variance in the Office of the Santa Clara County Recorder in a manner so that it appears in the chain of title of the property.

Article 8. Violations

12.40.430 Violations.

Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of the elevation of the lowest floor, other required design certifications, or other evidence of compliance required by these regulations or the building code, is presumed to be a violation until such time as required documentation is submitted. Violation of the requirements shall constitute a misdemeanor.

12.40.440 Authority.

The floodplain administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the building codes, but is regulated by these regulations and that is determined to be a violation.

12.40.450 Unlawful continuance.

Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Article 9. Definitions

12.40.460 General.

The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Where terms are not defined in these regulations and are defined in the building code (CCR Title 24 Part 2) and used in the residential code (CCR Title 24 Part 2.5), such terms shall have the meanings ascribed to them in those codes. Where terms are not defined in these Regulations or the building code, such terms shall have ordinarily accepted meanings such as the context implies.

12.40.470 Definitions.

"Accessory structure" means a structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

"Agricultural structure" means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

"Alteration of a watercourse" means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

"ASCE 24" means the standard Flood Resistant Design and Construction, referenced by the building code, developed and published by the American Society of Civil Engineers, Reston, VA. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the building code.

"Base flood" means the flood having a one-percent chance of being equaled or exceeded in any given year. [Also defined in CCR Title 24 Part 2.]

"Base flood elevation" means the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). [Also defined in CCR Title 24 Part 2.]

"Basement" means, for the purpose of floodplain management, the portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in CCR Title 24 Part 2.]

"Building code" means California Code of Regulations Title 24, the California Building Standards Code, the family of building codes specifically adopted by the State of California and composed of:

- 1) Part 2, applicable to buildings and structures other than dwellings within the scope of this part.

- 2) Part 2.5, applicable to one- and two-family dwellings and townhouses not more than three stories, and accessory structures.
- 3) Part 10, applicable to existing buildings (as defined in that code).
- 4) Other specified codes.

"Design flood" means the flood associated with the greater of the following two areas: [Also defined in CCR Title 24 Part 2.]

- 1) Area with a flood plain subject to a one-percent or greater chance of flooding in any year.
- 2) Area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

"Design flood elevation" means the elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to two feet (610 mm). [Also defined in CCR Title 24 Part 2.]

"Development" means any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations, flood control projects, and other land-disturbing activities.

"Encroachment" means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

"Exceptional hardship" means, for the purpose of variances from these regulations or the building code, the exceptional difficulty that would result from a failure to grant a requested variance. Mere economic or financial hardship is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors do not, as a rule, qualify as exceptional hardships. All of these circumstances can be resolved through other means without granting variances, even when the alternatives are more expensive or require the property owner to build elsewhere or put the parcel to a different use than originally intended.

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities,

the construction of streets, and either final site grading or the pouring of concrete pads) was completed before July 24, 1980.

"Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood or flooding" means a general and temporary condition of partial or complete inundation of normally dry land from:

- 1) The overflow of inland or tidal waters.
- 2) The unusual and rapid accumulation or runoff of surface waters from any source.
- 3) Mudslides (i.e., mudflows) which are proximately caused by flooding.

"Flood control project" means a dam or barrier design and constructed to keep water away from or out of a specified area, including but not limited to levees, floodwalls, and channelization.

"Flood damage-resistant materials" means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in CCR Title 24 Part 2.]

"Flood hazard area" means the greater of the following two areas: [Also defined in CCR Title 24 Part 2.]

- 1) The area within a floodplain subject to a one-percent or greater chance of flooding in any year.
- 2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

"Flood insurance rate map (FIRM)" means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the special flood hazard areas and the risk premium zones applicable to the community. [Also defined in CCR Title 24 Part 2.]

"Flood insurance study" means the official report provided by the Federal Emergency Management Agency containing the flood insurance rate map (FIRM), the flood boundary and floodway map (FBFM), the water surface elevation of the base flood and supporting technical data. [Also defined in CCR Title 24 Part 2.]

"Floodplain administrator" means the Development Services Director or his or her designee, to leave in administer and enforce the floodplain management regulations.

"Floodway" means the channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Also defined in CCR Title 24 Part 2.]

"Fraud or victimization" means, for the purpose of variances from these regulations or the building code, the intentional use of deceit to deprive another of rights or property, making a victim of the deprived person or the public. As it pertains to buildings granted variances to be constructed below the elevation required by the building code, future owners or tenants of such buildings and the community as a whole may bear the burden of increased risk of damage from floods, increased cost of flood insurance, and increased recovery costs, inconvenience, danger, and suffering.

"Functionally dependent use" means a use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding or ship repair facilities. The term does not include long-term storage, manufacture, sales or service facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

"Historic structure" means any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on the inventory of historic places maintained by the California Office of Historic Preservation; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by the California Office of Historic Preservation.

"Letter of map change (LOMC)" means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

- 1) Letter of map amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A

LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

- 2) Letter of map revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- 3) Letter of map revision based on fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- 4) Conditional letter of map revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

"Light-duty truck" means, as defined in 40 C.F.R. 86.082-2, any motor vehicle rated at eight thousand five hundred (8,500) pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of six thousand (6,000) pounds or less and which has a basic vehicle frontal area of forty-five (45) square feet or less, which is:

- 1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- 2) Designed primarily for transportation of persons and has a capacity of more than twelve (12) persons; or
- 3) Available with special features enabling off-street or off-highway operation and use.

"Lowest floor" means the lowest floor of the lowest enclosed area, including basement, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the building codes. [Also defined in CCR Title 24 Part 2.]

"Manufactured home" means a structure that is transportable in one or more sections, built on a permanent chassis, designed for use as a single-family dwelling with or without a permanent foundation when connected to the required utilities, and constructed to the Manufactured Home Construction and Safety Standards promulgated by the U.S.

Department of Housing and Urban Development. Also see definitions in Health and Safety Code Sections 18000(a)(2) and 18001(a). For the purposes of floodplain management, the term also includes mobile homes and recreational vehicles, park trailers, travel trailers and similar transportable structures that are placed on a site for one hundred eighty (180) consecutive days or longer.

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Market value" means the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by one of the following methods: (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the property appraiser, or (3) a qualified independent appraiser.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed on or after July 24, 1980.

"Nuisance" means that which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

"Permit for floodplain development" means an official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specified development activities that are located in flood hazard areas and that are determined to be compliant with these Regulations.

"Recreational vehicle" means a vehicle that is built on a single chassis, 400 square feet (37.16 m²) or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use when it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security

devices and has no permanently attached additions. Also see definitions in Health and Safety Code section 18010.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special flood hazard area (SFHA)" means the land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE, or V1-30. [Also defined in CCR Title 24 Part 2.]

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. [Also defined in CCR Title 24 Part 2.]

"Substantial improvement" means any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the improvement or repair is started. When the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in CCR Title 24 Part 2.]

- 1) Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- 2) Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

"Utility and miscellaneous Group U" means buildings and structures of an accessory character and miscellaneous structure not classified in any special occupancy, as described in the building code.

"Variance" means a grant of relief from the requirements of these Regulations which permits construction in a manner otherwise prohibited and where specific enforcement would result in exceptional hardship.

"Violation" means a development that is not fully compliant with these regulations or the flood provisions of the building code, as applicable.

"Watercourse" means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

Article 10. Buildings and Structures

12.40.480 Requirements for buildings and structures in flood hazard areas.

Applications for building and structures within the scope of the building code that are proposed in flood hazard areas shall comply with the applicable requirements of the building code and local amendments to the building code specified in Title 12 Buildings and Construction.

12.40.490 Detached garages and accessory storage structures.

Detached garages and accessory storage structures used only for parking or storage (and cannot be attached to any structure used for human habitation or converted to a use for human habitation) are permitted below the base flood elevation provided the garages and accessory storage structures:

- A. Are one story and not larger than four hundred (400) square feet in area when located in special flood hazard areas.
- B. Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.
- C. Have flood openings in accordance with the building code.
- D. Have flood damage-resistant materials used below the base flood elevation.
- E. Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation.

12.40.500 Utility and Miscellaneous Group U.

Utility and miscellaneous Group U includes buildings that are accessory in character and miscellaneous structures not classified in any specific occupancy in the building code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, fences more than six feet (1829 mm) high, grain silos (accessory to a residential occupancy), greenhouses, livestock shelters, private garages, retaining walls, sheds, stables, and towers. In addition to the building code requirements for fire and life safety, the following shall apply to utility and miscellaneous Group U buildings and structures in flood hazard areas:

- A. New construction and substantial improvement of such buildings and structures shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions of the design flood.
- B. New construction and substantial improvement of such buildings and structures, when fully enclosed by walls, shall be elevated such that the lowest floor, including

basement, is elevated to or above the design flood elevation in accordance with ASCE 24 or shall be dry floodproofed in accordance with ASCE 24.

- C. Unless dry floodproofed, fully enclosed areas below the design flood elevation shall be constructed in accordance with ASCE 24 and limited to parking, storage, and building access.
- D. When fully enclosed by walls, flood openings shall be installed in accordance with ASCE 24.
- E. Flood damage-resistant materials shall be used below the design flood elevation.
- F. Mechanical, plumbing and electrical systems, including plumbing fixtures, shall be located or installed in accordance with ASCE 24.

Article 11. Subdivisions

12.40.510 Minimum requirements.

Subdivision proposals in flood hazard areas, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

- A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding.
- B. All public utilities and facilities, such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage in accordance with Section 12.40.540 and Section 12.40.550 of these regulations, as applicable, and appropriate codes.
- C. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from proposed structures.

12.40.520 Subdivision requirements.

In addition to the requirements of Section 302-1 of these regulations, where any portion of proposed subdivisions, including proposals for manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- A. The flood hazard area, including floodways, as appropriate, shall be delineated on preliminary subdivision plats.
- B. Where the subdivision has more than fifty (50) lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 12.40.270.A of these regulations.
- C. When, as part of a proposed subdivision, fill will be placed to support buildings, the fill shall be placed in accordance with the building code and approval of the

subdivision shall require submission of as-built elevations for each filled pad certified by a licensed land surveyor or registered civil engineer.

Article 12. Site Improvements, Utilities and Limitations

12.40.530 Minimum requirements.

All proposed development in flood hazard areas shall be reviewed to determine that:

- A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding.
- B. Where the proposed development has more than fifty (50) lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 12.40.270.A of these regulations.
- C. All public utilities and facilities, such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage.
- D. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from proposed structures.

12.40.540 Sanitary sewer facilities.

All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

12.40.550 Water supply facilities.

All new and replaced water supply facilities shall be designed in accordance with the provisions of Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwaters into the systems.

12.40.560 Development in floodways.

Development, site improvements and land disturbing activity involving fill or regrading shall not be authorized in the floodway unless the floodway encroachment analysis required in Section 12.40.280.A of these regulations demonstrates the proposed work will not result in any increase in the base flood level during occurrence of the base flood discharge.

12.40.570 Limitations on placement of fill.

Subject to the limitations of these Regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures, fill shall comply with the requirements of the building code. The placement of fill intended to change base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs shall be subject to the requirements of Section 12.40.290 of these regulations.

Article 13. Installation of Manufactured Homes

12.40.580 Installation.

All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to the Business and Professions Code and shall comply with the requirements of the Department of Housing and Community Development (HCD) and the requirements of these regulations. In addition to permits pursuant to these regulations, permits from the HCD are required where the HCD is the enforcement agency for installation of manufactured homes. Upon completion of installation and prior to the final inspection by the floodplain administrator, the installer shall submit certification of the elevation of the manufactured home, prepared by a licensed land surveyor or registered civil engineer, to the floodplain administrator.

12.40.590 Foundations.

All new and replacement manufactured homes, including substantial improvement of manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of Section R322.2 of the residential code (CCR Title 24 Part 2.5) and these regulations. Foundations for manufactured homes subject to Section 12.40.620 of these regulations are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

12.40.600 Anchoring.

All new and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring are authorized to include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind loads and seismic loads.

12.40.610 General elevation requirement.

Unless subject to the requirements of Section 12.40.620 of these regulations, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the lowest floor, or bottom of the lowest horizontal member of the lowest floor, as applicable to the flood hazard area, is at or above the base flood elevation.

12.40.620 Elevation requirement for certain existing manufactured home parks and subdivisions.

Manufactured homes that are not subject to Section 12.40.610 of these regulations, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as a result of flooding has occurred, shall be elevated such that either the:

- A. Lowest floor, or bottom of the lowest horizontal structural member, as applicable to the flood hazard area, is at or above the base flood elevation.
- B. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than thirty-six (36) inches in height above grade.

12.40.630 Flood damage-resistant materials.

Materials below elevated manufactured homes shall comply with the flood-damage resistant materials requirements of Section R322 of the residential code (CCR Title 24 Part 2.5).

12.40.640 Enclosures.

Fully enclosed areas below elevated manufactured homes shall comply with the enclosed area requirements of Section R322 of the residential code (CCR Title 24 Part 2.5).

12.40.650 Protection of mechanical equipment and outside appliances.

Mechanical equipment and outside appliances shall be elevated to or above the lowest floor or bottom of the lowest horizontal structural member of the manufactured home, as applicable to the flood hazard area.

Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section 12.40.610 or Section 12.40.620, as applicable, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

Article 14. Recreational Vehicles

12.40.660 Temporary placement.

Recreational vehicles in flood hazard areas, shall be placed on a site for less than one hundred eighty (180) consecutive days or shall be fully licensed and ready for highway use. Ready for highway use means the recreational vehicle is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions, such as rooms, stairs, decks and porches.

12.40.670 Permanent placement.

Recreational vehicles that do not meet the limitations in Section 12.40.660 for temporary placement shall meet the requirements of Article 14 for manufactured homes.

Article 15. Other Development

12.40.680 General requirements for other development.

All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the building code, shall:

- A. Be located and constructed to minimize flood damage.
- B. Meet the limitations of Section 12.40.560 of these regulations when located in a regulated floodway.
- C. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.
- D. Be constructed of flood damage-resistant materials.
- E. Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of the building code for wet locations.

12.40.690 Tanks.

Tanks that serve buildings shall comply with the requirements of the building code. Underground and above-ground tanks that serve other purposes shall be designed, constructed, installed and anchored in accordance with ASCE 24.

12.40.700 Requirements for temporary structures and temporary storage in flood hazard areas.

Temporary structures shall be erected for a period of less than one hundred eighty (180) days and temporary storage of goods and materials shall be permitted for a period of less than one hundred eighty (180) days. Extensions may be granted in accordance with Section 12.40.230 of these regulations. In addition, the following apply:

- A. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.
- B. Temporary stored materials shall not include hazardous materials.
- C. The requirements of Section 12.40.560 of these regulations, when located in floodways.

12.40.710 Fences in floodways.

Fences in floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 12.40.560 of these regulations.

12.40.720 Oil derricks.

Oil derricks located in flood hazard areas shall be designed in conformance with flood loads required by the building code.

12.40.720 Retaining walls, sidewalks and driveways in floodways.

Retaining walls and sidewalks and driveways that involve placement of fill in floodways shall meet the limitations of Section 12.40.560 of these regulations and the requirements for site grading in Chapter 18 of the building code.

12.40.730 Roads and watercourse crossings in floodways.

Roads and watercourse crossings that encroach into floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges,

culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side shall meet the limitations of Section 12.40.560 of these regulations. Alteration of a watercourse that is part of work proposed for a road or watercourse crossing shall meet the requirements of Section 12.640.280.C of these regulations.

12.40.740 Swimming pools.

Above-ground swimming pools, on-ground swimming pools, and in-ground swimming pools that involve placement of fill in floodways shall meet the requirement of Section 12.40.560 of these regulations.

Article 16. Flood Control Projects

12.40.750 Flood control projects; general.

In addition to applicable Federal, State and other local permits, a permit for floodplain development is required for construction of flood control projects. The purpose for the permit is to examine the impact on flood hazard areas, floodways, and base flood elevations shown on the FIRM. Unless otherwise authorized by separate regulations, issuance of this permit does not address the sufficiency of the structural elements of the proposed flood control project. Permits for floodplain development and building permits in areas affected by proposed flood control projects shall not be issued based on conditional letters of map revision issued by FEMA.

12.40.760 Flood control projects; applications.

Applications for permits for flood control projects shall include documentation including but not limited to:

- A. Site plan or document showing the existing topography and the boundaries of the flood hazard areas, floodway boundaries, and base flood elevations shown on the FIRM.
- B. Site plan or document showing the proposed topography and the proposed changes to the boundaries of the flood hazard areas, floodway boundaries, and base flood elevations.
- C. The documentation submitted to FEMA for a conditional letter of map revision (CLOMR) and, if issued, the conditional letter of map revision. Submittal requirements and processing fees shall be the responsibility of the applicant. A CLOMR is required when a proposed flood control project alters a floodway and increases base flood elevations more than greater than 0.00 feet, or alters a watercourse a riverine flood hazard area for which base flood elevations are included

in the flood insurance study or on the FIRM and floodways have not been designated and increases base flood elevations more than 1.0 foot.

Summary of Compliance Requirements

Table 1. Summary of Requirements if Using a Heat Pump

Ducts	State Code Requirements	Additional Local Code Requirements
Existing	• Duct sealing (10% leakage) • Airflow efficiency (300 CFM/ton) • Refrigerant charge verification	• None
New	• Duct sealing (5% leakage) • Airflow efficiency (350 CFM/ton) • Fan efficacy (0.58 W/CFM) • Refrigerant charge verification • Attic insulation (R-49) • Air sealing • R-8 Duct insulation	• None

Table 2. Summary of Requirements if Using a Furnace

Ducts	State Code Requirements	Additional Local Code Requirements
Existing	• Duct sealing (10% leakage) • Airflow efficiency (300 CFM/ton)	• Refrigerant charge verification • Fan efficacy (0.45 watts/CFM) • Attic insulation (R-49) • Air sealing
New	• Duct sealing (5% leakage) • Airflow efficiency (350 CFM/ton) • Fan efficacy (0.45 W/CFM) • Attic Insulation (R-49) • Air sealing • R-8 Duct insulation	• Refrigerant charge verification • Fan efficacy (0.35 watts/CFM)



2025 Cost- Effectiveness Study: Single Family AC to Heat Pump Replacement

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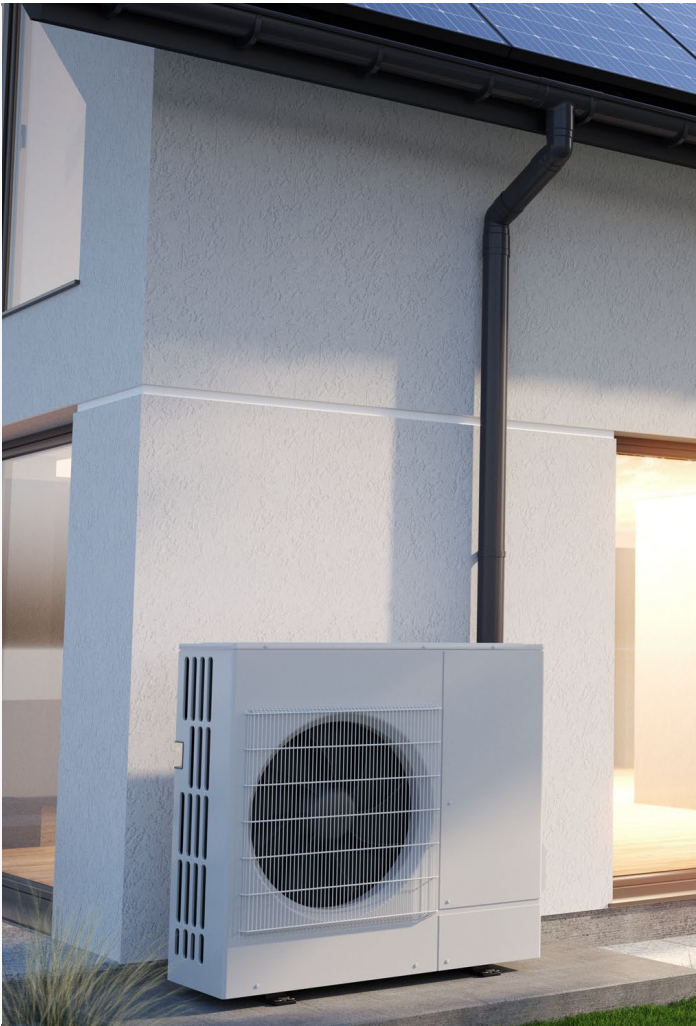


Table 1. Summary of Revisions

Date	Description	Reference (page or section)
6/09/2025	Original Release	N/A

Acronym List

AC – Air conditioner	EER – Energy Efficiency Ratio	SoCalGas – Southern California Gas Company
ACH50 – Air Changes per Hour at 50 pascals pressure differential	EF – Energy Factor	TDV – Time Dependent Valuation
AFUE – Annual Fuel Utilization Efficiency	GHG – Greenhouse Gas	Therm – Unit for quantity of heat that equals 100,000 British thermal units
B/C – Lifecycle Benefit-to-Cost Ratio	HPWH – Heat Pump Water Heater	Title 24 – Title 24, Part 6
BSC – Building Standards Commission	HSPF – Heating Seasonal Performance Factor	TOU – Time-Of-Use
CA IOUs – California Investor-Owned Utilities	HVAC – Heating, Ventilation, and Air Conditioning	UEF – Uniform Energy Factor
CARE – California Alternate Rates for Energy	IOU – Investor Owned Utility	
CASE – Codes and Standards Enhancement	kBtu – kilo-British thermal unit	
CBECC-Res – Computer program developed by the California Energy Commission for demonstrating compliance with the California Residential Building Energy Efficiency Standards	kWh – Kilowatt Hour	
CFM – Cubic Feet per Minute	LCC – Lifecycle Cost	
CO ₂ – Carbon Dioxide	LLAHU – Low Leakage Air Handler Unit	
CPAU – City of Palo Alto Utilities	VLLDCS – Verified Low Leakage Ducts in Conditioned Space	
CPUC – California Public Utilities Commission	NEEA – Northwest Energy Efficiency Alliance	
CZ – California Climate Zone	NEM – Net Energy Metering	
DFHP – Dual Fuel Heat Pump	NPV – Net Present Value	
DHW – Domestic Hot Water	PG&E – Pacific Gas and Electric Company	
DOE – Department of Energy	PV – Photovoltaic	
EDR – Energy Design Rating	SCE – Southern California Edison	
	SDG&E – San Diego Gas and Electric	
	SEER – Seasonal Energy Efficiency Ratio	
	SF – Single Family	
	SMUD – Sacramento Municipal Utility District	

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Executive Summary

The California Codes and Standards (C&S) Reach Codes program, also known as the Local Energy Codes program, provides technical support to local governments considering adopting a local ordinance (reach code) intended to support meeting local and/or statewide energy efficiency and greenhouse gas (GHG) reduction goals. The program facilitates adoption and implementation of the code when requested by local jurisdictions by providing resources such as cost-effectiveness studies, model language, sample findings, and other supporting documentation.

It is important to note that there is a voluntary measure in the 2025 CALGreen for replacing an air conditioner with a heat pump at time of air conditioner replacement, which can be adopted as is. This report seeks to provide options to modify the heat pump measure, and demonstrate the cost-effectiveness of these options.

This analysis used two different metrics to assess the cost-effectiveness of the proposed upgrades for a 1,665 square foot single family home prototype with an attached garage. Both methodologies require estimating and quantifying the incremental costs and energy savings associated with each energy efficiency measure over a 30-year analysis period. On-Bill cost-effectiveness is an occupant-based lifecycle cost (LCC) approach that values energy based upon estimated site energy usage and customer utility bill savings using today's electricity and natural gas utility tariffs. To reflect how natural gas prices fluctuate with seasonal supply and demand, a normalized curve was used to estimate the cost for the remaining months relative to today's rates. Long-term Systemwide Cost (LSC) is the California Energy Commission's metric for determining cost-effectiveness of efficiency measures in the 2025 Energy Code. This metric is intended to capture the long-term projected cost of energy including costs for providing energy during peak periods of demand, carbon emissions, grid transmission and distribution impacts.

Local jurisdictions may adopt ordinances that amend different parts of the California Building Standards Code or may elect to amend other state or municipal codes. The decision regarding which code to amend will determine the specific requirements that must be followed for an ordinance to be legally enforceable. For example, reach codes that amend Part 6 of the California Building Code (the Energy Code) and require energy performance beyond state code minimums must demonstrate the proposed changes are cost-effective and obtain approval from the Energy Commission as well as the Building Standards Commission (BSC). Amendments to Part 11, such as requirements for increased water efficiency or electric vehicle infrastructure only require BSC approval and do not require the Energy Commission approval. Although a cost-effectiveness study is only required to amend Part 6 of the California Building Code, this study provides valuable context for jurisdictions pursuing other ordinance paths to understand the economic impacts of the policy decision. This study documents the estimated costs, benefits, energy impacts and greenhouse gas emission reductions that may result from implementing an ordinance based on the results to help residents, local leadership, and other stakeholders make informed policy decisions.

The following summarizes key results:

1. Heat pumps are significantly more efficient than gas furnaces, requiring less than half the energy to meet the heating load. However, despite this reduction in heating energy use, the cost of heating a home using electricity (heat pump) could be higher than the cost to heat that same home with natural gas (furnace), depending on the electricity tariffs relative to the gas tariffs. Therefore, while a heat pump measure could be deemed as cost-effective over its lifecycle, installing a heat pump could result in a decrease *or* an increase in utility costs in the first years relative to a gas furnace and AC system.
2. The study assumes utility rates escalate over time. Because it is very difficult to predict how the rates will change, the analysis presents two escalation scenarios (modest and high gas escalation) to represent a range of outcomes.
3. The LSC metric most often produces more favorable cost-effectiveness results relative to the results produced using actual utility costs (On-Bill). When the analysis assumes a higher escalation rate for natural gas costs relative to electricity in future years (high gas escalation), the On-Bill results are more favorable in some cases.
 - a. In the oldest (pre-1978) vintage, all three measures (dual fuel heat pump with existing furnace, standard heat pump space heater, and high efficiency heat pump space heater) are cost-effective using the LSC metric in all climate zones. When using the On-Bill metric, the measures remain cost-effective in most climate zones.
 - b. In the newer (1978-1991 and 1992-2010) vintages, the dual fuel heat pump (DFHP Existing Furnace) and the standard efficiency HPSH are cost-effective based on LSC in all cases except for Climate Zone 15 when using both the standard and California Alternate Rates for Energy (CARE) tariff.
4. Using the CARE tariff results in higher cost savings and cost-effectiveness relative to standard rates, with almost all cases yielding first year utility cost savings. The DFHP Existing Furnace is On-Bill cost-effective based on the high gas escalation scenario in all cases in the pre-1978 vintage, and almost all cases in the 1978-1991 and 1992-2010 vintage. It is also On-Bill cost-effective in most climate zones for the modest gas escalation scenario across all vintages. In Climate Zones 5, 8, 9, 10, 14, and 15, cost-effectiveness declines relative to other areas, and in some cases is not cost-effective from an On-Bill perspective. This is the case for both the CARE tariff and the standard rate.
5. The analysis also modeled the cost impact of using a standard time-of-use electricity tariff versus switching to a newer electrification tariff, designed to reduce costs in homes with heat pumps and/or electric vehicles. Older homes tend to be the least efficient and achieve the most savings from improving equipment efficiency. In most of the state, because older homes tend to use more electricity than a similarly sized, newer vintage home, they realize more costs savings under the electrification tariff. Newer homes tend to use less electricity and therefore do not realize the same cost

savings from switching tariffs; they generally perform better under the standard tariff. This trend is different in milder climate zones in SCE territory (excluding CZ 15), where newer homes realize more cost savings. Both the standard and electrification tariffs in SCE territory include a daily allocation of lower-cost baseline electricity and a second, higher-priced tier when the baseline is exceeded. In many newer homes, a higher percentage of overall electricity use is within the baseline allocation, resulting in greater cost savings.

6. Higher efficiency equipment reduces utility costs in all cases and improves cost-effectiveness in many climate zones in the oldest vintage relative to standard efficiency equipment. However, in more efficient newer homes, where cost-effectiveness is generally lower, the savings are insufficient to offset the roughly \$3,000 increase in incremental cost.
7. Given the adopted Bay Area Air Quality Management District (BAAD) Zero NOx rule, and the proposed California Air Resource Board or South Coast Air Quality Management District (SCAQMD) Zero-NOx rules, and gas furnaces are no longer available or less available to be installed in 2030, a sensitivity analysis was performed for the Zero NOx scenario and found that cost-effectiveness declines in many cases except in Climate Zones 8-10, some results improve enough to become cost-effective. The improved cost-effectiveness in Climate Zones 8-10 is due to the higher baseline cost when a HPSH must be installed at year 10 when the furnace must be replaced. However, the overall magnitude of 30-year On-Bill cost-effectiveness is lower because there are only 10 years of utility cost savings. After year 10 the base case and upgrade measures are both heat pumps.

This report documents the key results and conclusions from the Reach Codes Team analysis. A full dataset of all results can be downloaded at <https://localenergycodes.com/content/resources>. Results alongside policy options can also be explored using the Cost-effectiveness Explorer at <https://explorer.localenergycodes.com/>. [Model ordinance language](#) and other resources are posted on the C&S Reach Codes Program website at LocalEnergyCodes.com. Local jurisdictions that are considering adopting an ordinance may contact the program for further technical support at info@localenergycodes.com.

1 Introduction

The California Codes and Standards Reach Codes program, also known as the Local Energy Codes program, provides technical support to local governments considering adopting a local ordinance intended to support meeting local and/or statewide energy efficiency and greenhouse gas (GHG) reduction goals. The program facilitates adoption and implementation of the code when requested by local jurisdictions by providing [resources](#) such as cost-effectiveness studies, model language, sample findings, and other supporting documentation.

Local jurisdictions may adopt ordinances that amend different parts of the California Building Standards Code or may elect to amend other state or municipal codes. The decision regarding which code to amend will determine the specific requirements that must be followed for an ordinance to be legally enforceable. For example, reach codes that amend Part 6 of the California Building Code (the Energy Code) (CEC, 2025) and require energy performance beyond state code minimums must demonstrate the proposed changes are cost-effective and obtain approval from the Energy Commission as well as the Building Standards Commission (BSC). Amendments to Part 11, such as requirements for increased water efficiency or electric vehicle infrastructure only require BSC approval and do not require the Energy Commission approval. Although a cost-effectiveness study is only required to amend Part 6 of the California Building Code, this study provides valuable context for jurisdictions pursuing other ordinance paths to understand the economic impacts of the policy decision. This study documents the estimated costs, benefits, energy impacts and greenhouse gas emission reductions that may result from implementing an ordinance based on the results to help residents, local leadership, and other stakeholders make informed policy decisions.

This report is an update to the [2022 Single Family Retrofit Cost-effectiveness Study](#) (Statewide Reach Codes Team, 2024) focused on an ordinance structure that encourages air conditioner (AC) to heat pump replacement. The methodology, prototype characteristics, and relevant measure packages are retained from the main study referenced above. The study includes updated utility rates, revised costs based on the TECH Clean California¹ incremental cost study data, estimated costs for the AC path, updated and expanded AC path options, and a new cost-effectiveness scenario that considers upcoming proposed zero-NOx emission regulations (SCAQMD, 2025) (California Air Resources Board, 2022) (BAAD, 2025).

Local jurisdictions in California may consider adopting local energy ordinances to achieve energy savings beyond what will be accomplished by enforcing building efficiency requirements that apply statewide.

Local jurisdictions may also adopt ordinances that amend different parts of the California Building Standards Code or may elect to amend other state or municipal codes. The

¹ <https://techcleanca.com/>

decision regarding which code to amend will determine the specific requirements that must be followed for an ordinance to be legally enforceable. Although a cost-effectiveness study is only required to amend Part 6 of the CA Building Code, it is important to understand the economic impacts of any policy decision. This study documents the estimated costs, benefits, energy impacts and greenhouse gas emission reductions that may result from implementing an ordinance based on the results to help local leadership, residents, and other stakeholders make informed policy decisions.

This report was developed in coordination with the California Statewide Investor-Owned Utilities (IOUs) Codes and Standards Program, the California Energy Commission (CEC), key consultants, and engaged cities—collectively known as the Statewide Reach Codes Team. Model ordinance language and other resources are posted on the C&S Reach Codes Program website at LocalEnergyCodes.com. Local jurisdictions that are considering adopting an ordinance may contact the program for further technical support at info@localenergycodes.com.

2 Methodology and Assumptions

This study evaluates a potential reach code that encourages a heat pump or dual fuel system that includes a heat pump combined with a furnace when an air conditioner is replaced or installed new in existing single family homes. The ordinance structure and this analysis is based on the voluntary requirements adopted in 2025 Title 24, Part 11 California Green Building Standards Code (CALGreen), Section A4.204.1.1 for heat pump space conditioning alterations in single family homes (California Energy Commission, 2025). The proposed reach code also defines pathways for air conditioning equipment to be installed combined with additional efficiency measures. The heat pump path requires the heat pump as the primary heat source, with backup heating allowable either provided by electric resistance or natural gas. In cases where the existing furnace remains, the heat pump is installed alongside the existing furnace with integrated controls to allow for the furnace to provide backup heating. In alignment with the 2025 Energy Code requirements the heat pump must be sized to satisfy the heating load at the design heating temperature without the use of backup heat.

All methodology and assumptions are consistent with prior statewide analysis (Statewide Reach Codes Team, 2024) with the following exceptions:

1. Updated utility rates to January 2025
2. Equipment costs based on TECH data where available; the original report was based on Statewide contractor survey costs
3. Cost estimates were obtained for the AC path
4. Expanded AC path options
5. Cost-effectiveness results for the scenario if gas furnaces are no longer available for sale in California in 2030

2.1 Modeling

The Reach Codes Team performed energy simulations using the 2025 research version of the Residential California Building Energy Code Compliance software (CBECC). The 2025 version of CBECC includes updated weather files, metrics, and the weather stations were changed in Climate Zones 4 and 6 from San Jose to Paso Robles and Torrance to Los Angeles International Airport, respectively. Note that at the time of this report, the Energy Commission was working on integrating a new heat pump model into the CBECC-Res software to better reflect the actual energy use of heat pumps. The updated model results in lower heating energy use than is currently estimated. Once the revised software is released, the reach codes team plans to update this analysis.

Three unique building vintages are included: pre-1978, 1978-1991, and 1992-2010. The vintages were defined based on review of historic building code requirements and defining periods with distinguishing features. The proposed measures were modeled to determine the projected site energy (therm and kWh), source energy, GHG emissions, and long-term systemwide cost (LSC) impacts. Annual utility costs were calculated using hourly data

output from CBECC, and updated (as of 1/1/2025) electricity and natural gas tariffs for each of the investor-owned utilities (IOUs) as appropriate for that climate zone.

Site energy results are similar between CBECC-Res 2022 and 2025. The 2025 compliance metrics include assumptions that more appliances will be electric in the future. This is predicted to result in higher natural gas retail rates as a result of gas utilities continuing to maintain safe and reliable infrastructure amidst declining natural gas use.

Equivalent CO₂ emission reductions were calculated based on outputs from the CBECC-Res simulation software. Electricity emissions vary by region and by hour of the year. CBECC-Res applies two distinct hourly profiles, one for Climate Zones 1 through 5 and 11 through 13 and another for Climate Zones 6 through 10 and 14 through 16. Natural gas emissions do not vary hourly. To compare the mixed-fuel and all-electric cases side-by-side, GHG emissions are presented as pounds of CO₂-equivalent (CO₂e) emissions.

The Statewide Reach Codes Team designed the approach and selected measures for evaluation based on the 2019 existing building single family reach code analysis (Statewide Reach Codes Team, 2021) and supporting analysis used in the 2025 Energy Code development cycle as well as from outreach to architects, builders, and engineers.

2.2 Prototype Characteristics

The Energy Commission defines building prototypes which it uses to evaluate the cost-effectiveness of proposed changes to Energy Code requirements. Average home size has steadily increased over time, and the Energy Commission single family new construction prototypes are larger than many existing single family homes across California. For this analysis, a 1,665 square foot prototype was evaluated. Table 2 describes the basic characteristics of the single family prototype. Additions are not evaluated in this analysis as they are already addressed in Section 150.2 of the Energy Code. In the 2025 Energy Code heat pumps are prescriptively required for space and water heating for additions (California Energy Commission, 2023).

Table 2. Residential Prototype Characteristics

Climate Zone	Specification
Existing Conditioned Floor Area	1,665 ft ²
Num. of Stories	1
Num. of Bedrooms	3
Window-to-Floor Area Ratio	13%
Attached Garage	2-car garage

Three building vintages were evaluated to determine sensitivity of existing building performance on cost-effectiveness of upgrades. For example, it is widely recognized that adding attic insulation in an older home with no insulation is cost-effective, however, newer homes will likely have existing attic insulation reducing the cost-effectiveness of an incremental addition of insulation. The building characteristics for each vintage were

determined based on either prescriptive requirements from the building code that were in effect or standard construction practice during that time period. For example, homes built under 2001 Title 24 are subject to prescriptive envelope code requirements very similar to homes built under the 2005 code cycle, which was in effect until January 1, 2010.

Table 3 summarizes the assumptions for each of the three vintages. Additionally, the analysis assumed the following features when modeling the prototype buildings.

- Efficiencies were defined by year of the most recent equipment replacement based on standard equipment lifetimes.
- Individual space conditioning and water heating systems, one per single family building.
- Split-system air conditioner with natural gas furnace.
- Gas cooktop, oven, and clothes dryer.

The methodology applied in the analyses begins with a design that matches the specifications as described in Table 3 for each of the three vintages. Heat pump space conditioning measures were modeled to determine the projected energy performance and utility cost impacts relative to the baseline vintage.

Table 3. Efficiency Characteristics for Three Vintage Cases

Building Component Efficiency Feature	Pre-1978 Vintage	1978-1991 Vintage	1992-2010 Vintage
<i>Envelope</i>			
Exterior Walls	2x4, 16-inch on center wood frame, R-0 ²	2x4 16 inch on center wood frame, R-11	2x4 16 inch on center wood frame, R-13
Foundation Type & Insulation	Uninsulated slab (CZ 2-15) Raised floor, R-0 (CZ 1 & 16)	Uninsulated slab (CZ 2-15) Raised floor, R-0 (CZ 1 & 16)	Uninsulated slab (CZ 2-15) Raised floor, R-19 (CZ 1 & 16)
Ceiling Insulation & Attic Type	Vented attic, R-5 @ ceiling level for CZ 6 & 7, Vented attic, R-11 @ ceiling level (all other CZs)	Vented attic, R-19 @ ceiling level	Vented attic, R-30 @ ceiling level
Roofing Material & Color	Asphalt shingles, dark (0.10 reflectance, 0.85 emittance)	Asphalt shingles, dark (0.10 reflectance, 0.85 emittance)	Asphalt shingles, dark (0.10 reflectance, 0.85 emittance)
Radiant Barrier	No	No	No
Window Type: U-factor/SHGC ³	Metal, single pane: 1.16/0.76	Metal, dual pane: 0.79/0.70	Vinyl, dual pane Low-E: 0.55/0.40
House Infiltration at 50 Pascals	15 ACH50	10 ACH50	7 ACH50
<i>HVAC Equipment</i>			
Heating Efficiency	78 AFUE (assumes 2 replacements)	78 AFUE (assumes 1 replacement)	78 AFUE
Cooling Efficiency	10 SEER (assumes 2 replacements)	10 SEER (assumes 1 replacement)	13 SEER, 11 EER
Duct Location & Details	Attic, R-2.1, 30% leakage at 25 Pa	Attic, R-2.1, 25% leakage at 25 Pa	Attic, R-4.2, 15% leakage at 25 Pa
Whole Building Mechanical Ventilation	None	None	None
<i>Water Heating Equipment</i>			
Water Heater Efficiency	0.575 Energy Factor (assumes 2 replacements)	0.575 Energy Factor (assumes 1 replacement)	0.575 Energy Factor
Water Heater Type	40-gallon gas storage	40-gallon gas storage	40-gallon gas storage
Pipe Insulation	None	None	None
Hot Water Fixtures	Standard, non-low flow	Standard, non-low flow	Standard, non-low flow

² Pre-1978 wall modeled with R-5 cavity insulation to better align wall system performance with monitored field data and not overestimate energy use.

³ Window type selections were made based on conversations with window industry expert, Ken Nittler. If a technology was entering the market during the time period (e.g., Low-E during 1992-2010 or dual-pane during 1978-1991) that technology was included in the analysis. This provides a conservative assumption for overall building performance and additional measures may be cost-effective for buildings with lower performing windows, for example buildings with metal single pane windows in the 1978-1991 vintage

2.3 Cost-Effectiveness Approach

2.3.1 Benefits

This analysis used two different metrics to assess the cost-effectiveness of the proposed upgrades. Both methodologies require estimating and quantifying the incremental costs and energy savings associated with each energy efficiency measure. The main difference between the methodologies is the way they value energy impacts:

- **On-Bill:** Customer-based lifecycle cost approach that values energy based upon estimated site energy usage and customer On-Bill savings using electricity and natural gas utility rate schedules over a 30-year duration, accounting for a three percent discount rate and energy cost inflation per Appendix 6.3.7.
- **Long-term Systemwide Cost (LSC):** Formerly known as Time Dependent Valuation (TDV) energy cost savings, LSC reflects the Energy Commission's current lifecycle cost (LCC) methodology, which is intended to capture the total value or cost of energy use over 30 years. This method accounts for the hourly cost of marginal generation, transmission and distribution, fuel, capacity, losses, and cap-and-trade-based CO₂ emissions (California Energy Commission, 2023). This is the methodology used by the Energy Commission in evaluating cost-effectiveness for measures in the 2025 Energy Code.

Energy simulations were completed using the 2025 research version of the Residential California Building Energy Code Compliance software (CBECC).

2.3.2 Costs

The Reach Codes Team assessed the incremental costs and savings of the packages over the lifecycle of 30-years. Incremental costs represent the equipment, installation, replacement, and maintenance costs of the proposed measure relative to the 2025 Energy Code minimum requirements or standard industry practices.

In February 2024, the TECH Clean California statewide program completed an incremental cost study from cost data collected from 64 contractor participants (Opinion Dynamics, 2024). This report directly uses the TECH costs for all the scenarios for which there was TECH cost data available. These costs were supplemented with measure costs the Reach Codes Team obtained from a contractor survey conducted in the summer of 2023. Additional detail on the contractor cost survey is available in the prior existing building statewide study (Statewide Reach Codes Team, 2024). The following summarizes key assumptions in this costing approach.

- Average statewide costs from the TECH Study were used, no regional specific costs were applied.
- Costs for 3-ton and 4-ton units were scaled for smaller and larger systems based on linear interpolation between the 3-ton and 4-ton costs.

- The TECH study provided cost for a minimum efficiency 60,000 Btu/h gas furnace. However, beginning in 2028, newly installed residential gas furnaces must comply with updated federal efficiency standards requiring a minimum of 95% AFUE⁴. Because the TECH study did not include cost estimates for a 95% AFUE condensing furnace, an adjustment was made using data from the statewide contractor cost survey. For systems requiring larger furnace capacities, cost estimates were derived as follows:
 - **80,000 Btu/h furnaces** (serving systems sized 3 tons): The cost difference between the minimum efficiency and 95% AFUE versions of the 80,000 Btu/h furnace and the cost difference between the minimum efficiency 80,000 Btu/h furnace and the minimum efficiency 60,000 Btu/h furnace, as reported in the contractor survey, was added to the TECH cost for the 60,000 Btu/h unit.
 - **100,000 Btu/h furnaces** (serving systems 4 tons and larger): The same method was applied using the corresponding cost differential for 100,000 Btu/h units.
- At time of replacement for the heat pump, based on heating loads and contractor feedback it is assumed an electric resistance backup coil would be installed with the air handler for Climate Zones 1 and 16. The CBECC-Res software applies back up electric resistance heating for all climate zones whenever it is assumed that the heat pump cannot meet the heating load based on the performance of currently available products (Heinemeier, 2025). The TECH costs did not include this option. The \$819 incremental cost from the statewide study was added in this case.
- At the time of replacement for a furnace when it fails, the statewide study assumed a fan motor replacement. The TECH costs did not include this option. A \$1,200 incremental cost was added to the TECH cost.
- At time of replacement for high efficiency heat pump, the sum of the TECH cost for standard efficiency heat pump and the incremental cost difference from the statewide study for high efficiency and standard efficiency heat pump was applied.

Costs were applied based on the system capacity from heating and cooling load calculations in CBECC-Res as presented in Table 4. Air conditioner nominal capacity was calculated as the CBECC-Res cooling load, rounded up to the nearest half ton. Heat pump nominal capacity was calculated as the maximum of either the CBECC-Res heating or cooling load, rounded up to the nearest half ton. In both cases a minimum capacity of 1.5-ton was applied as this represents the typical smallest available split system heat pump equipment. Load calculations revealed that Climate Zones 2 through 15 were cooling-dominated, whereas Climate Zones 1 and 16 were heating-dominated. In these heating-

⁴ <https://www.energy.gov/articles/doe-finalizes-energy-efficiency-standards-residential-furnaces-save-americans-15-billion#:~:text=These%20furnace%20efficiency%20standards%20were,heat%20for%20the%20living%20space.>

dominated zones, the heat pump was upsized compared to an air conditioner designed solely for cooling to ensure adequate heating performance.

Table 4. System Sizing by Climate Zone

Climate Zone	Air Conditioner Capacity (tons)	Heat Pump Capacity (tons)
1	1.5	3.0
2	3.5	3.5
3	2.5	2.5
4	3.5	3.5
5	3.0	3.0
6	3.0	3.0
7	3.0	3.0
8	4.0	4.0
9	4.0	4.0
10	4.0	4.0
11	4.5	4.5
12	4.0	4.0
13	4.5	4.5
14	4.0	4.0
15	5.0	5.0
16	3.5	4.0

2.3.3 Metrics

Cost-effectiveness is presented using net present value (NPV).

- NPV: The Reach Codes Team uses net savings (NPV benefits minus NPV costs) as the cost-effectiveness metric. If the net savings of a measure or package is positive, it is considered cost effective. Negative net savings represent net costs to the consumer. A measure that has negative energy cost benefits (energy cost increase) can still be cost effective if the costs to implement the measure are even more negative (i.e., construction and maintenance cost savings).

Improving the energy performance of a building often requires an initial investment. In most cases the benefit is represented by annual On-Bill utility or LSC savings, and the cost by incremental first cost and replacement costs. However, some packages result in initial construction cost savings (negative incremental cost), and either energy cost savings (positive benefits), or increased energy costs (negative benefits). In cases where both construction costs and energy-related savings are negative, the construction cost savings are treated as the benefit while the increased energy costs are the cost. In cases where a measure or package is cost-effective immediately (i.e., upfront construction cost savings and lifetime energy cost savings).

2.3.4 Utility Rates

In coordination with the CA IOU rates team (comprised of representatives from Pacific Gas and Electric (PG&E), Southern California Edison (SCE) and San Diego Gas and Electric (SDG&E)) and two Publicly-Owned-Utilities (POUs) (Sacramento Municipal Utility District (SMUD) and City of Palo Alto Utilities (CPAU)), the Reach Codes Team determined appropriate utility rates for each climate zone to calculate utility costs and determine On-Bill cost-effectiveness for the proposed measures and packages. The utility tariffs, summarized in Table 5 and Table 6 with details in Section 6.2.26.2.2, were determined based on the appropriate rate for each. Utility rates were applied to each climate zone based on the predominant IOU serving the population of each zone, with a few climate zones evaluated multiple times under different utility scenarios. Climate Zones 10 and 14 were evaluated with both SCE for electricity and Southern California Gas Company (SoCalGas) for gas and SDG&E tariffs for both electricity and gas since each utility has customers within these climate zones. Climate Zone 5 is evaluated under both PG&E and SoCalGas natural gas rates. Two POU or municipal utility rates were also evaluated: SMUD in Climate Zone 12 and CPAU in Climate Zone 4.

First-year utility costs were calculated using hourly electricity and natural gas output from CBECC-Res and applying the utility tariffs summarized in Table 5 and Table 6. Homes with a heat pump in IOU territory are eligible for either the electrification or the standard tariff. Utility costs were calculated under both tariffs with results presented using the one that yielded the lower annual utility cost. The electrification tariff resulted in better utility costs savings when there was high kWh usage, typically in older, less efficient homes. Conversely, newer homes which are more efficient, tend to benefit more under the standard tariff. However, in SCE's milder climate zones, older homes benefit more under the standard tariff. Annual costs were also estimated for IOU customers eligible for the CARE tariff discounts on both electricity and natural gas bills.

Table 5. Investor-Owned Utility Tariffs Used Based on Climate Zone

Climate Zones	Electric / Gas Utility	Electricity Tariff: Standard Rate	Electricity Tariff: Electrification Rate	Natural Gas Tariff
1-5,11-13,16	PG&E / PG&E	E-TOU-C	E-ELEC	G1
5	PG&E / SoCalGas	E-TOU-C	E-ELEC	GR
6, 8-10, 14, 15	SCE / SoCalGas	TOU-D-4-9	TOU-D-PRIME	GR
7, 10, 14	SDG&E / SDG&E	TOU-DR-1	EV-TOU-5	GR

Table 6. Publicly Owned Utility Tariffs Used Based on Climate Zone

Climate Zones	Electric / Gas Utility Electricity Tariff: Standard Rate	Electricity Tariff: Electrification Rate	Natural Gas Tariff
4	CPAU / CPAU	E-1	G1
12	SMUD / PG&E	R-TOD	G1

Utility rates are assumed to escalate over time. Because it is very difficult to predict how rates will change, two escalation scenarios are presented in this study to represent a range of outcomes. See Appendix 6.3.7 Fuel Escalation Assumptions for details.

- 1) Modest Gas Escalation: This scenario is based on assumptions from the CPUC 2021 En Banc hearings on utility costs through 2030 (California Public Utilities Commission, 2021a). Escalation rates throughout the remainder of the 30-year evaluation period are based on the escalation rate assumptions within the 2022 Energy Code TDV factors developed by the Energy Commission (California Energy Commission, 2021b).
- 2) High Gas Escalation: This scenario is based on escalation rates developed by the Energy Commission and used within the 2025 Energy Code LSC factors (LSC replaces TDV in the 2025 Energy Code) which assumed steep increases in gas rates in the latter half of the analysis period.

Electricity tariff structures will evolve over time. Most recently, the CPUC approved an income-graduated fixed charge intended to benefit low-income customers and support electrification measures.⁵ The IOUs are currently developing tariffs that meet the direction given by the CPUC in this proceeding. These tariffs were not available at the time of this study, but this analysis may be re-evaluated later in 2025 once the rates are finalized.

⁵ <https://www.cpuc.ca.gov/industries-and-topics/electrical-energy/electric-costs/demand-response-dr/demand-flexibility-rulemaking>

2.4 Measure Details and Cost

This section describes the details of the measures and documents incremental costs. All measure costs were obtained from the TECH cost survey and contractor survey unless otherwise noted. These surveys reflect the cost to the customer and include equipment, labor, permit fees, and required HERS testing.

The following heat pump space heater (HPSH) measures were evaluated as described below. All included HERS verified refrigerant charge, 10% duct sealing, and 300 CFM/ton airflow, aligned with the proposed code requirements for the 2025 Title 24 code.

- 1) **Dual Fuel Heat Pump (DFHP Existing Furnace):** Replace existing ducted AC with an electric heat pump and install controls to operate the heat pump as the primary space conditioning source and to use the existing gas furnace (78 AFUE) for backup heat when heating demands cannot be met by the heat pump. In this report, dual fuel heat pumps were modeled to disable furnace operation above an outdoor temperature of 35°F in compliance with Energy Code Section 150.0(h)7, which requires this lockout for any heat pump with supplemental heating. A minimum federal efficiency (14.3 SEER2, 11.7 EER2, 7.5 HSPF2) heat pump was evaluated. Savings are compared to a new AC (14.3 SEER2, 11.7 EER2) alongside the existing furnace (78 AFUE). A new evaporator coil is assumed to be installed with the AC system.
- 2) **HPSH:** Replace existing ducted AC and natural gas furnace with an electric heat pump and air handler. Minimum federal efficiency (14.3 SEER2, 11.7 EER2, 7.5 HSPF2) heat pumps were evaluated. Savings are compared to a new ducted natural gas furnace and AC (14.3 SEER2, 11.7 EER2, 80 AFUE).
- 3) **High Efficiency HPSH:** Replace existing ducted AC and natural gas furnace with an electric heat pump and air handler. Higher efficiency (17 SEER2, 12.48 EER2, 9.5 HSPF2) heat pumps were evaluated. Savings are compared to a new ducted natural gas furnace and AC (14.3 SEER2, 11.7 EER2, 80 AFUE).

Over the 30-year analysis period, certain changes are assumed when the equipment is replaced that impact both lifetime costs and energy use. Table 7 and Table 8 present the lifetime scenario for the DFHP Existing Furnace and HPSH measures, respectively. The analysis assumed a 20-year effective useful lifetime (EUL) for a furnace, a 15-year EUL for an air conditioner and a 15-year EUL for a heat pump. Lifetimes are based on the Database for Energy Efficient Resources (DEER) (California Public Utilities Commission, 2021b). The existing furnace is assumed to be halfway through its EUL at the beginning of the analysis period. After 10 years when the furnace reaches the end of its life and needs to be replaced, it will be subject to new federal efficiency standards for residential gas furnaces that go into effect in 2028 requiring 95 AFUE⁶. Five years later the air conditioner reaches the end of its life and is replaced with a new air conditioner.

⁶ <https://www.energy.gov/articles/doe-finalizes-energy-efficiency-standards-residential-furnaces-save-americans-15-billion#:~:text=These%20furnace%20efficiency%20standards%20were.heat%20for%20the%20living%20space>.

For the DFHP upgrade case, after 10 years when the furnace fails it's expected that the furnace is abandoned in place since the heat pump serves primary heating and was sized to provide the full design heating load. In this case it is assumed that the fan motor is replaced with a new aftermarket unit and operates another five years until the heat pump fails and is replaced with a new heat pump and air handler. Table 7 through Table 8 present the lifecycle incremental cost breakdown for a 4-ton system. The heat pump is sized for each climate zone based on the heating and cooling load as shown in Table 4, and the 4-ton system was selected as an example to show the lifecycle cost breakdown.

Table 7. Lifecycle Incremental Cost Breakdown for a 4-Ton DFHP Existing Furnace

Calendar Year	Baseline AC Replacement Schedule	Baseline Future Cost	Baseline Present Value Cost	Heat Pump	Heat Pump Future Cost	Heat Pump Present Value Cost
2026	AC fails, install new AC, keep existing furnace	\$10,431	\$10,431	AC fails, install new HP, keep existing furnace	\$12,347	\$12,347
2036	Furnace fails, install new 95AFUE furnace	\$7,476	\$5,563	Furnace fails, replace fan motor	\$1,200	\$893
2041	AC fails, install new AC	\$10,431	\$6,695	HP fails, install new HP and air handler	\$14,529	\$9,326
Total			\$22,689			\$22,566
Incremental Cost				-\$123		

Table 8. Lifecycle Incremental Cost Breakdown for 4-Ton HPSH

Calendar Year	Baseline AC Replacement Schedule	Baseline Future Cost	Baseline Present Value Cost	Heat Pump	Heat Pump Future Cost	Heat Pump Present Value Cost
2026	AC fails, install new AC & furnace	\$13,808	\$13,808	AC fails, install new HP & AHU	\$14,529	\$14,529
2041	AC fails, install new AC	\$10,431	\$6,695	HP fails, install new HP & AHU	\$13,529	\$8,684
2046	Furnace fails, install new 95AFUE furnace	\$7,476	\$4,139	-	-	-
2056	Remaining useful life for furnace	-	-\$1,540	-	-	-
Total			\$23,103			\$23,213
Incremental Cost				\$110		

Table 9 presents estimated first and lifetime costs for the baseline and heat pump scenarios for 4-ton equipment. Costs include all material and installation labor including providing new 240 V electrical service to the air handler location for all new air handler installations and decommissioning of the furnace for the cases where the furnace is removed. DFHP costs incorporate controls installation and commissioning to ensure the heat pump and the furnace communicate properly and don't operate at the same time. Future replacement costs do not include any initial costs associated with 240V electrical service or furnace decommissioning.

Table 9. HVAC Measure Cost Assumptions – 4-Ton Electric Replacements

Measure Case	AC + Evaporator Coil	Gas Furnace /AC	DFHP Existing Furnace	HPSH	High Efficiency HPSH
Base Case	-	-	AC + Evaporator Coil	Gas Furnace /AC	Gas Furnace /AC
First Cost	\$10,431	\$13,808	\$12,347	\$14,529	\$17,506
Replacement Cost (Future Value)	\$17,907	\$17,907	\$15,729	\$13,529	\$16,506
Replacement Cost (Present Value)	\$12,258	\$11,639	\$10,219	\$8,684	\$10,594
Remaining Value at Year 30	\$0	-\$1,540	\$0	\$0	\$0
Total Lifecycle Cost	\$22,689	\$23,103	\$22,566	\$23,213	\$28,100
Incremental Cost	-	-	-\$123	\$110	\$4,997

2.4.1 Lifecycle Cost Assuming Zero-NOx Standards for Space Heating After 2030

The California Air Resource Board proposed a strategy for reducing emissions in their 2022 Scoping Plan for Achieving Carbon Neutrality that includes a zero-emission standard for space and water heaters sold in California that would go into effect in 2030 (California Air Resources Board, 2022).

The South Coast Air Quality Management District (SCAQMD) proposed Rule 1111 for the Reduction of NOx Emissions from Natural Gas-Fired Furnaces. This rule applies to furnaces less than 175,000 Btu/hr and sets compliance goals for manufacturers with the proposed dates in Table 10. The sale of gas furnaces above the compliance target will incur a mitigation fee (SCAQMD, 2025).

Table 10. SCAQMD Rule 1111 Proposed Manufacturer Compliance Targets

Target Dates	2027-2028	2029-2032	2033-2035	2036 and after
NOx Emitting Units (e.g. gas)	70%	50%	25%	10%
Zero-Emission Units	30%	50%	75%	90%

The Bay Area Air Quality Management District (BAAD) adopted Rule 9-4 that similarly requires zero NOx standards for space heating systems sold in the Bay Area. Implementation for residential furnaces will begin January 2029 (BAAD, 2025).

The BAAD Rule 9-4 has been adopted, but both the California Air Resources Board and SCAQMD Rule 1111 are proposed rules that have not yet been adopted, but given the implications these rulings would have on the 30-year cost-effectiveness if gas furnaces were very limited or no longer available in 2030, a sensitivity analysis for this scenario is included in this study for the DFHP Existing Furnace scenario. The other heat pump measures would also be impacted by this ruling; however, for simplicity the team selected one measure to give a sense of the impact on the results. The following costs reflect the scenario where gas furnaces are not available in 2030. This 30-year lifecycle analysis assumes that in 10 years when the furnace reaches the end of its useful life and needs to be replaced, it will be subjected to the SCAQMD Rule 1111 or California Air Resources Board proposal and will be replaced with a heat pump.

Table 11. Lifecycle Incremental Cost Breakdown for 4-Ton System with no Gas Furnaces after 2030

Calendar Year	Baseline AC Replacement Schedule	Baseline Future Cost	Baseline Present Value Cost	Heat Pump	Heat Pump Future Cost	Heat Pump Present Value Cost
2026	AC fails, install new AC, keep existing furnace	\$10,431	\$10,431	AC fails, install new HP, keep existing furnace	\$12,347	\$12,347
2036	Furnace fails, install new HP	\$14,529	\$10,811	Furnace fails, replace fan motor	\$1,200	\$893
2041	-	-	-	HP fails, install new HP and air handler	\$14,529	\$9,326
2051	HP fails, install new HP	\$13,529	\$6,462	-	-	-
2056	Remaining useful life for HP	-	-\$4,459	-	-	-
Total			\$23,244	\$22,566		
Incremental Cost			-\$679			

3 Results

The primary objective of the evaluation is to identify cost-effective HPSH upgrade measures for existing single family buildings, to support the design of local ordinances encouraging installation of a heat pump when replacing an air conditioner. While this section focuses primarily on the results of the cost-effectiveness analysis, it is important to highlight that the associated greenhouse gas (GHG) emissions savings are significant – averaging a 25% annual reduction across the climate zones and vintages. A full dataset of all results, including site energy, source energy, LSC and GHG emissions, can be downloaded at <https://localenergycodes.com/content/resources>. Results alongside policy options can also be explored using the Cost-effectiveness Explorer at <https://explorer.localenergycodes.com/>.

3.1 Cost-Effectiveness Results

Table 12 through Table 14 present results across the 16 climate zones for the 1992-2010 vintage using standard tariffs and Table 15 through Table 17 present results across the 16 climate zones and three vintages using CARE tariffs. Results show the incremental cost and utility bill savings for the first year along with cost effectiveness results for LSC and On-Bill under both the modest and high gas escalation scenarios. Results for additional vintages using standard tariffs are in Appendix 6.2 Cost-Effectiveness Results.

3.1.1 Cost Effectiveness Results Using Standard Tariffs

Table 12. [1992-2010] DFHP Existing Furnace

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$2,405	\$60	\$10,843	\$5,471	\$21,616
CZ02	PGE	\$1,670	(\$86)	\$8,387	\$2,238	\$12,692
CZ03	PGE	\$1,178	\$15	\$8,383	\$4,891	\$13,958
CZ04	PGE	\$1,670	(\$68)	\$7,322	\$1,880	\$10,049
CZ04	CPAU	\$1,670	(\$9)	\$7,322	\$2,132	\$7,104
CZ05	PGE	\$1,424	(\$12)	\$6,848	\$3,425	\$11,150
CZ05	PGE/SCG	\$1,424	(\$195)	\$6,848	(\$1,864)	\$2,099
CZ06	SCE/SCG	\$1,424	(\$34)	\$2,647	\$675	\$1,468
CZ07	SDGE	\$1,424	(\$36)	\$2,691	\$599	\$1,734
CZ08	SCE/SCG	\$1,916	(\$65)	\$1,879	(\$811)	\$162
CZ09	SCE/SCG	\$1,916	(\$90)	\$2,600	(\$1,186)	\$288
CZ10	SCE/SCG	\$1,916	(\$79)	\$2,295	(\$982)	\$394
CZ10	SDGE	\$1,916	\$54	\$2,295	\$2,201	\$4,708
CZ11	PGE	\$2,162	\$68	\$7,597	\$4,639	\$14,675
CZ12	PGE	\$1,916	\$44	\$8,317	\$4,702	\$15,222
CZ12	SMUD/PGE	\$1,916	\$353	\$8,317	\$11,622	\$22,364
CZ13	PGE	\$2,162	\$76	\$5,244	\$3,897	\$11,138
CZ14	SCE/SCG	\$1,916	(\$179)	\$4,654	(\$2,364)	\$1,340
CZ14	SDGE	\$1,916	(\$22)	\$4,654	\$1,282	\$7,058
CZ15	SCE/SCG	\$2,408	(\$133)	(\$271)	(\$3,438)	(\$3,209)
CZ16	PGE	\$2,243	(\$66)	\$8,842	\$1,260	\$11,982

Table 13. [1992-2010] Standard Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$3,067	(\$145)	\$10,949	(\$34)	\$17,899
CZ02	PGE	\$652	(\$229)	\$9,362	(\$702)	\$11,825
CZ03	PGE	\$514	(\$62)	\$8,244	\$2,373	\$11,665
CZ04	PGE	\$652	(\$205)	\$8,680	(\$572)	\$10,753
CZ04	CPAU	\$652	(\$85)	\$8,680	\$556	\$7,194
CZ05	PGE	\$583	(\$113)	\$6,957	\$752	\$9,206
CZ05	PGE/SCG	\$583	(\$316)	\$6,957	(\$5,101)	(\$811)
CZ06	SCE/SCG	\$583	(\$37)	\$2,134	(\$63)	\$716
CZ07	SDGE	\$583	(\$39)	\$2,156	(\$149)	\$981
CZ08	SCE/SCG	\$721	(\$79)	\$1,812	(\$1,356)	(\$371)
CZ09	SCE/SCG	\$721	(\$118)	\$2,589	(\$2,038)	(\$524)
CZ10	SCE/SCG	\$721	(\$103)	\$2,311	(\$1,723)	(\$259)
CZ10	SDGE	\$721	\$34	\$2,311	\$1,533	\$4,218
CZ11	PGE	\$790	(\$35)	\$8,817	\$2,833	\$14,504
CZ12	PGE	\$721	(\$94)	\$9,199	\$1,812	\$13,563
CZ12	SMUD/PGE	\$721	\$363	\$9,199	\$12,027	\$24,107
CZ13	PGE	\$790	\$6	\$5,948	\$2,558	\$10,687
CZ14	SCE/SCG	\$721	(\$412)	\$6,635	(\$6,964)	(\$1,073)
CZ14	SDGE	\$721	(\$107)	\$6,635	\$166	\$10,249
CZ15	SCE/SCG	\$859	(\$139)	(\$112)	(\$3,434)	(\$3,186)
CZ16	PGE	\$2,095	(\$385)	\$13,600	(\$2,842)	\$19,424

Table 14. [1992-2010] High Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$5,998	\$56	\$9,783	(\$350)	\$17,727
CZ02	PGE	\$3,606	(\$94)	\$7,527	(\$2,544)	\$10,080
CZ03	PGE	\$3,422	\$59	\$5,701	\$312	\$9,692
CZ04	PGE	\$3,606	(\$61)	\$6,961	(\$2,193)	\$9,235
CZ04	CPAU	\$3,606	\$0	\$6,961	(\$2,389)	\$4,310
CZ05	PGE	\$3,514	\$4	\$4,176	(\$1,450)	\$7,088
CZ05	PGE/SCG	\$3,514	(\$199)	\$4,176	(\$7,303)	(\$2,929)
CZ06	SCE/SCG	\$3,514	(\$14)	(\$2,162)	(\$4,367)	(\$3,567)
CZ07	SDGE	\$3,514	(\$12)	(\$2,090)	(\$4,312)	(\$3,191)
CZ08	SCE/SCG	\$3,698	\$13	(\$1,660)	(\$4,217)	(\$3,149)
CZ09	SCE/SCG	\$3,698	(\$26)	(\$750)	(\$4,883)	(\$3,284)
CZ10	SCE/SCG	\$3,698	(\$4)	(\$844)	(\$4,418)	(\$2,864)
CZ10	SDGE	\$3,698	\$132	(\$844)	(\$1,068)	\$1,587
CZ11	PGE	\$3,789	\$186	\$7,738	\$2,845	\$14,675
CZ12	PGE	\$3,698	\$88	\$7,575	\$996	\$12,879
CZ12	SMUD/PGE	\$3,698	\$422	\$7,575	\$8,459	\$20,580
CZ13	PGE	\$3,789	\$208	\$4,419	\$2,165	\$10,439
CZ14	SCE/SCG	\$3,698	(\$219)	\$5,760	(\$7,575)	(\$1,506)
CZ14	SDGE	\$3,698	\$77	\$5,760	(\$424)	\$9,604
CZ15	SCE/SCG	\$3,881	\$50	(\$2,144)	(\$4,209)	(\$3,786)
CZ16	PGE	\$5,071	(\$97)	\$14,557	(\$1,291)	\$21,181

3.1.2 Cost Effectiveness Results Using CARE Tariffs

Table 15. [1992-2010] DFHP Existing Furnace CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$2,405	\$153	\$10,843	\$6,436	\$19,266
CZ02	PGE	\$1,670	\$18	\$8,387	\$3,842	\$12,159
CZ03	PGE	\$1,178	\$73	\$8,383	\$5,574	\$12,777
CZ04	PGE	\$1,670	\$14	\$7,322	\$3,143	\$9,641
CZ04	CPAU	\$1,670	\$0	\$7,322	\$711	\$711
CZ05	PGE	\$1,424	\$47	\$6,848	\$4,198	\$10,337
CZ05	PGE/SCG	\$1,424	(\$98)	\$6,848	\$23	\$3,191
CZ06	SCE/SCG	\$1,424	(\$18)	\$2,647	\$967	\$1,600
CZ07	SDGE	\$1,424	(\$16)	\$2,691	\$1,000	\$1,887
CZ08	SCE/SCG	\$1,916	(\$38)	\$1,879	(\$285)	\$495
CZ09	SCE/SCG	\$1,916	(\$52)	\$2,600	(\$450)	\$731
CZ10	SCE/SCG	\$1,916	(\$45)	\$2,295	(\$331)	\$771
CZ10	SDGE	\$1,916	\$51	\$2,295	\$1,998	\$3,963
CZ11	PGE	\$2,162	\$115	\$7,597	\$4,993	\$12,965
CZ12	PGE	\$1,916	\$103	\$8,317	\$5,287	\$13,643
CZ12	SMUD/PGE	\$1,916	\$418	\$8,317	\$12,339	\$20,922
CZ13	PGE	\$2,162	\$100	\$5,244	\$3,939	\$9,686
CZ14	SCE/SCG	\$1,916	(\$98)	\$4,654	(\$849)	\$2,119
CZ14	SDGE	\$1,916	\$23	\$4,654	\$2,007	\$6,528
CZ15	SCE/SCG	\$2,408	(\$88)	(\$271)	(\$2,456)	(\$2,260)
CZ16	PGE	\$2,243	\$33	\$8,842	\$2,737	\$11,267

Table 16. [1992-2010] Standard Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$3,067	\$33	\$10,949	\$2,703	\$16,973
CZ02	PGE	\$652	(\$59)	\$9,362	\$2,211	\$12,188
CZ03	PGE	\$514	\$25	\$8,244	\$3,685	\$11,074
CZ04	PGE	\$652	(\$53)	\$8,680	\$2,048	\$11,067
CZ04	CPAU	\$652	\$0	\$8,680	\$255	\$255
CZ05	PGE	\$583	(\$13)	\$6,957	\$2,389	\$9,117
CZ05	PGE/SCG	\$583	(\$173)	\$6,957	(\$2,232)	\$1,208
CZ06	SCE/SCG	\$583	(\$20)	\$2,134	\$249	\$872
CZ07	SDGE	\$583	(\$18)	\$2,156	\$279	\$1,161
CZ08	SCE/SCG	\$721	(\$47)	\$1,812	(\$728)	\$62
CZ09	SCE/SCG	\$721	(\$70)	\$2,589	(\$1,094)	\$122
CZ10	SCE/SCG	\$721	(\$61)	\$2,311	(\$892)	\$281
CZ10	SDGE	\$721	\$39	\$2,311	\$1,509	\$3,612
CZ11	PGE	\$790	\$60	\$8,817	\$4,141	\$13,421
CZ12	PGE	\$721	\$22	\$9,199	\$3,592	\$12,940
CZ12	SMUD/PGE	\$721	\$471	\$9,199	\$13,622	\$23,292
CZ13	PGE	\$790	\$61	\$5,948	\$3,234	\$9,693
CZ14	SCE/SCG	\$721	(\$241)	\$6,635	(\$3,632)	\$1,098
CZ14	SDGE	\$721	(\$5)	\$6,635	\$1,996	\$9,885
CZ15	SCE/SCG	\$859	(\$91)	(\$112)	(\$2,414)	(\$2,201)
CZ16	PGE	\$2,095	(\$92)	\$13,600	\$2,163	\$19,892

Table 17. [1992-2010] High Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$5,998	\$164	\$9,783	\$813	\$15,177
CZ02	PGE	\$3,606	\$28	\$7,527	(\$683)	\$9,357
CZ03	PGE	\$3,422	\$104	\$5,701	\$674	\$8,120
CZ04	PGE	\$3,606	\$41	\$6,961	(\$703)	\$8,383
CZ04	CPAU	\$3,606	\$0	\$6,961	(\$4,595)	(\$4,595)
CZ05	PGE	\$3,514	\$62	\$4,176	(\$727)	\$6,056
CZ05	PGE/SCG	\$3,514	(\$98)	\$4,176	(\$5,348)	(\$1,853)
CZ06	SCE/SCG	\$3,514	(\$5)	(\$2,162)	(\$4,219)	(\$3,583)
CZ07	SDGE	\$3,514	(\$0)	(\$2,090)	(\$4,112)	(\$3,235)
CZ08	SCE/SCG	\$3,698	\$15	(\$1,660)	(\$4,248)	(\$3,401)
CZ09	SCE/SCG	\$3,698	(\$8)	(\$750)	(\$4,603)	(\$3,330)
CZ10	SCE/SCG	\$3,698	\$6	(\$844)	(\$4,300)	(\$3,065)
CZ10	SDGE	\$3,698	\$103	(\$844)	(\$1,892)	\$191
CZ11	PGE	\$3,789	\$203	\$7,738	\$2,425	\$11,808
CZ12	PGE	\$3,698	\$141	\$7,575	\$1,351	\$10,784
CZ12	SMUD/PGE	\$3,698	\$471	\$7,575	\$8,735	\$18,405
CZ13	PGE	\$3,789	\$192	\$4,419	\$1,255	\$7,809
CZ14	SCE/SCG	\$3,698	(\$111)	\$5,760	(\$5,632)	(\$783)
CZ14	SDGE	\$3,698	\$115	\$5,760	(\$98)	\$7,755
CZ15	SCE/SCG	\$3,881	\$36	(\$2,144)	(\$4,549)	(\$4,220)
CZ16	PGE	\$5,071	\$95	\$14,557	\$1,460	\$19,324

3.2 Zero-NOx Scenario Results

This section presents cost-effectiveness results for the DFHP Existing Furnace under the scenario where proposed air quality district zero-NOx rules go into effect over the next 10 years. In the base case, at time of replacement of the gas furnace at year 10 a heat pump is installed. The energy profile between the base case and the heat pump upgrade case are subsequently identical for the remaining 20 years of the 30-year analysis period. As a result, energy and cost savings only persist for the first 10 years.

Table 18 shows the On-Bill NPV cost-effectiveness results and Table 19 the LSC cost-effectiveness results for all three vintages. 2025 LSC savings were calculated using individual year multipliers for the first 10 years, 2026 through 2035.

Table 18. DFHP Existing Furnace On-Bill NPV (Zero-NOx Rule)

Climate Zone	Electric/ Gas Utility	On-Bill NPV		
		Pre-1978	1978-1991	1992-2010
CZ01	PGE	\$5,473	\$4,136	\$2,349
CZ02	PGE	\$1,785	\$1,031	\$1,101
CZ03	PGE	\$2,863	\$2,097	\$2,052
CZ04	PGE	\$2,133	\$1,162	\$1,019
CZ04	CPAU	\$2,340	\$1,599	\$1,213
CZ05	PGE	\$1,918	\$1,486	\$1,576
CZ05	PGE/SCG	(\$1,308)	(\$834)	(\$491)
CZ06	SCE/SCG	\$401	\$605	\$635
CZ07	SDGE	\$1,473	\$999	\$641
CZ08	SCE/SCG	(\$125)	\$99	\$195
CZ09	SCE/SCG	(\$563)	(\$183)	\$22
CZ10	SCE/SCG	(\$259)	\$53	\$110
CZ10	SDGE	\$2,985	\$2,261	\$1,430
CZ11	PGE	\$3,287	\$2,866	\$2,279
CZ12	PGE	\$2,935	\$2,578	\$2,202
CZ12	SMUD/PGE	\$7,877	\$5,978	\$5,040
CZ13	PGE	\$2,927	\$2,556	\$2,053
CZ14	SCE/SCG	(\$864)	(\$943)	(\$543)
CZ14	SDGE	\$2,204	\$1,655	\$1,064
CZ15	SCE/SCG	\$1,338	\$396	(\$688)
CZ16	PGE	\$1,192	\$1,071	\$1,096

Table 19. DFHP Existing Furnace LSC Savings (Zero-NOx Rule)

Climate Zone	Electric/ Gas Utility	LSC NPV		
		Pre-1978	1978-1991	1992-2010
CZ01	PGE	\$3,019	\$2,510	\$1,558
CZ02	PGE	\$1,256	\$1,025	\$1,006
CZ03	PGE	\$1,460	\$1,120	\$1,036
CZ04	PGE	\$1,242	\$949	\$887
CZ04	CPAU	\$1,242	\$949	\$887
CZ05	PGE	\$1,127	\$816	\$820
CZ05	PGE/SCG	\$1,127	\$816	\$820
CZ06	SCE/SCG	\$545	\$318	\$251
CZ07	SDGE	\$639	\$403	\$314
CZ08	SCE/SCG	\$428	\$279	\$244
CZ09	SCE/SCG	\$608	\$424	\$372
CZ10	SCE/SCG	\$469	\$320	\$293
CZ10	SDGE	\$469	\$320	\$293
CZ11	PGE	\$1,871	\$1,475	\$1,263
CZ12	PGE	\$1,924	\$1,539	\$1,356
CZ12	SMUD/PGE	\$1,375	\$1,090	\$939
CZ13	PGE	(\$206)	(\$186)	\$50
CZ14	SCE/SCG	(\$206)	(\$186)	\$50
CZ14	SDGE	\$127	\$60	\$38
CZ15	SCE/SCG	(\$185)	(\$12)	\$77
CZ16	PGE	\$3,019	\$2,510	\$1,558

3.3 AC Pathways for Heat Pump Replacements

Many jurisdictions are interested in seeing alternative pathways for residents who may prefer to replace an air conditioner with similar equipment, rather than migrating to a heat pump system. Alternative packages analyzed to support this request include air conditioning equipment combined with additional efficiency measures resulting in options that are reasonably energy or LSC cost equivalent to a heat pump system, to the extent feasible.

Figure 1 shows two AC pathways, one with an existing duct system and another path with a new duct system, alongside the heat pump pathways. The figure presents the proposed efficiency upgrade measures that would be part of a reach code (solid blue) along with the relevant requirements from Title 24, Part 6 that are triggered as part of equipment replacements (white or gradient blue). A reach code that establishes requirements when an air conditioner is replaced or installed new could allow for either a heat pump to be installed or an AC as long as the performance measures listed below are met.

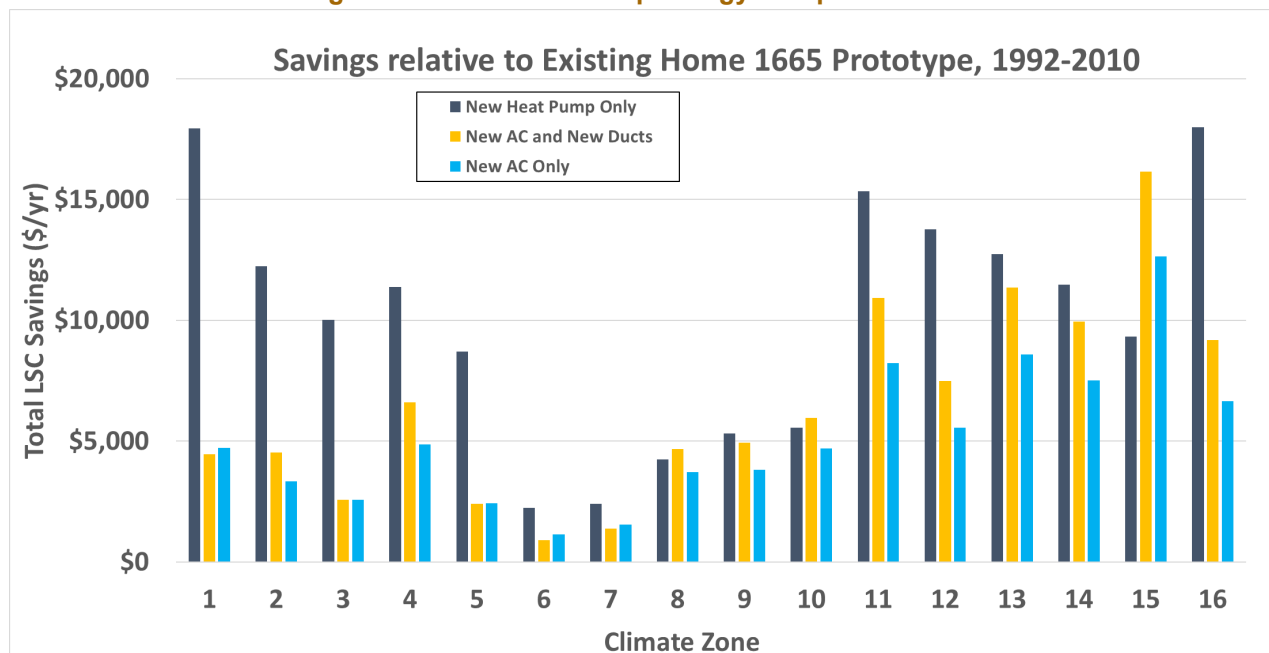
Figure 1. AC vs. Heat Pump Pathway Requirements

New Heat Pump Only	New AC Only	New Heat Pump and New Ducts	New AC/Furnace and New Ducts
Duct Insulation: No Requirement	Duct Insulation: No Requirement	Duct Insulation: R-6 in CZ 3, 5-7 R-8 in CZ 1, 2, 4, 8-16	Duct Insulation: R-8
Duct Sealing: 10% or RA Path	Duct Sealing: 10% or RA Path	Duct Sealing: 5%	Duct Sealing: 5%
Airflow: 300 CFM/ton or RA Path	Airflow: 300 CFM/ton or RA Path	Airflow: 350 CFM/ton	Airflow: 350 CFM/ton
Fan Efficacy: No requirement	Fan Efficacy: 0.45 W/CFM or RA Path	Fan Efficacy: 0.58 W/CFM	Fan Efficacy: 0.35 W/CFM
Ref Charge	Ref Charge	Ref Charge	Ref Charge
Solid blue: Reach over state code Gradient: Reach in some CZ No fill: Same as state code RA: Reference Appendix	Attic Insulation: R-49 Exception: Exist R-38	Attic Insulation: R-49 CZ 1-4, 6, 8-16 Only. Exc. R-19 in CZ 1, 3, 6	Attic Insulation: R-49 CZ 1-4, 6, 8-16 Only. Exc. R-19 in CZ 1, 3, 6
	Air Sealing: Ceiling Exception: Exist R-38	Air Sealing: Ceiling CZ 2, 4, 8-16 Only. Exception - Exist R-19	Air Sealing: Ceiling CZ 2, 4, 8-16 Only. Exception - Exist R-19

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The heat pump only and two AC pathways are presented in Figure 2 comparing total LSC energy use relative to the existing home for the 1992-2010 vintage. The heat pump path is represented by the DFHP Existing Furnace scenario. In most climate zones, the heat pump path results in higher energy savings, in the milder climates the AC and new ducts and New AC Only paths save marginally more energy.

Figure 2. AC vs. Heat Pump Energy Comparison



Though the AC path does not need to meet cost-effectiveness criteria to be adopted as a reach code since it's an alternative path, in order to understand the implications of the AC path on the customer, Table 20 and Table 21 present estimated costs for the new AC only and the new AC + new ducts paths respectively.

Table 20. New AC Only Path Cost Estimates

New AC Only Path	Pre-1978	1978-1991	1992-2010
Fan Efficacy: 0.45 W/CFM	-	-	-
Refrigerant Charge Verification	\$100	\$100	\$100 ⁷
R-49 Attic Insulation	\$5,483	\$3,612	\$1,827
Air Sealing	\$1,963	\$1,963	\$1,963
Total	\$7,546	\$5,675	\$3,790

Table 21. New AC/Furnace and New Ducts Path Cost Estimates

New AC and New Ducts Path	Pre-1978	1978-1991	1992-2010
New R-8 Ducts	\$6,311	\$6,311	\$6,311
Furnace	\$5,951	\$5,951	\$5,951
Fan Efficacy: 0.35 W/CFM	\$500	\$500	\$500
Refrigerant Charge Verification	\$100	\$100	\$100
Total	\$12,862	\$12,862	\$12,862

⁷ This is an incremental cost and in some climate zones, refrigerant charge verification is required so there is no incremental cost added.

4 Recommendations and Discussion

This analysis evaluated the feasibility and cost-effectiveness of AC to heat pump measures in California existing homes built before 2010. To meet the needs of jurisdictions evaluating this option, Statewide Reach Codes Team used both On-Bill and LSC-based lifecycle cost approaches to evaluate cost-effectiveness and quantify the energy cost savings associated with energy efficiency measures compared to the incremental costs associated with the measures.

Conclusions and Discussion:

1. Heat pumps are significantly more efficient than gas furnaces, requiring less than half the energy to meet the heating load. However, despite this reduction in heating energy use, the cost of heating a home using electricity (heat pump) could be higher than the cost to heat that same home with natural gas (furnace), depending on the electricity tariffs relative to the gas tariffs. Therefore, while a heat pump measure could be deemed as cost-effective over its lifecycle, installing a heat pump could result in a decrease *or* an increase in utility costs in the first years relative to a gas furnace and AC system. For example, the heat pump space heater measure in climate zone 12 in the newest vintage results in the customer saving money on their utility bill in SMUD territory but paying more on their utility bill in PG&E territory. Both PG&E and SMUD territory use PG&E gas rates, but SMUD has lower electricity rates than PG&E. With fuel switching measures like the AC to HP measure, the electricity to gas ratio has a significant impact on the savings or costs the customer will see by switching from gas to an electric heat pump space heater.
2. The LSC metric most often produces more favorable cost-effectiveness results relative to the results produced using actual utility costs (On-Bill). When the analysis assumes a higher escalation rate for natural gas costs relative to electricity in future years (high gas escalation), the On-Bill results are more favorable in some cases.
 - a. In the oldest (pre-1978) vintage, all three measures (dual fuel heat pump with existing furnace, standard heat pump space heater, and high efficiency heat pump space heater) are cost-effective using the LSC metric in all climate zones. When using the On-Bill metric, the measures remain cost-effective in most climate zones.
 - b. In the newer (1978-1991 and 1992-2010) vintages, the dual fuel heat pump (DFHP Existing Furnace) and the standard efficiency HPSH are cost-effective based on LSC in all cases except for Climate Zone 15 when using both the standard and California Alternative Rates for Energy (CARE) tariff.
3. Using the CARE tariff results in higher cost savings and cost-effectiveness relative to standard rates, with almost all cases yielding first year utility cost savings. The DFHP Existing Furnace is On-Bill cost-effective based on the high gas escalation scenario in all cases in the pre-1978 vintage, and almost all cases in the 1978-1991 and 1992-2010 vintage. It is also On-Bill cost-effective in most climate zones for the

modest gas escalation scenario across all vintages. In Climate Zones 5, 8, 9, 10, 14, and 15, cost-effectiveness declines relative to other areas, and in some cases is not cost-effective from an On-Bill perspective. This is the case for both the CARE tariff and the standard rate.

4. The analysis also modeled the cost impact of using a standard time-of-use electricity tariff versus switching to a newer electrification tariff, designed to reduce costs in homes with heat pumps and/or electric vehicles. Older homes tend to be the least efficient and achieve the most savings from improving equipment efficiency. In most of the state, because older homes tend to use more electricity than a similarly sized, newer vintage home, they realize more costs savings under the electrification tariff. Newer homes tend to use less electricity and therefore do not realize the same cost savings from switching tariffs; they generally perform better under the standard tariff. This trend is different in milder climate zones in SCE territory (excluding CZ 15), where newer homes realize more cost savings than older homes. Both the standard and electrification tariffs in SCE territory include a daily allocation of lower-cost baseline electricity and a second, higher-priced tier when the baseline is exceeded. In many newer homes, a higher percentage of overall electricity use is within the baseline allocation, resulting in greater cost savings.
5. Higher efficiency equipment reduces utility costs in all cases and improves cost-effectiveness in many climate zones in the oldest vintage relative to standard efficiency equipment. However, in more efficient newer homes, where cost-effectiveness is generally lower, the savings are insufficient to offset the roughly \$3,000 increase in incremental cost.
6. Given the adopted Bay Area Air Quality Management District Zero NOx rule, and the proposed California Air Resource Board or South Coast Air Quality Management District (SCAQMD) Zero-NOx rules, and gas furnaces may not be available to be installed in 2030, a sensitivity analysis was performed for the Zero NOx scenario and found that cost-effectiveness decreases in many cases except in Climate Zones 8-10, some results improve enough to become cost-effective. The improved cost-effectiveness in Climate Zones 8-10 is due to the higher baseline cost when a HPSH must be installed at year 10 when the furnace must be replaced. However, the overall magnitude of 30-year On-Bill cost-effectiveness is lower because there are only 10 years of utility cost savings. After year 10 the base case and upgrade measures are both heat pumps.
7. While not evaluated in this report, the [2022 Single Family Retrofit Cost-effectiveness Study](#) (Statewide Reach Codes Team, 2024) shows it is beneficial to combine a heat pump space conditioning system with photovoltaics (PV) because the additional electricity required by the heat pump can be met by the PV system and result in reduced utility bills.
8. In this study the dual fuel heat pump is evaluated with an existing furnace, however the homeowner could choose to replace the existing furnace with a new furnace at

this time as well. This measure (DFHP New Furnace) was evaluated in the [2022 Single Family Retrofit Cost-effectiveness Study](#) (Statewide Reach Codes Team, 2024) but found to be less cost-effective than the DFHP Existing Furnace case.

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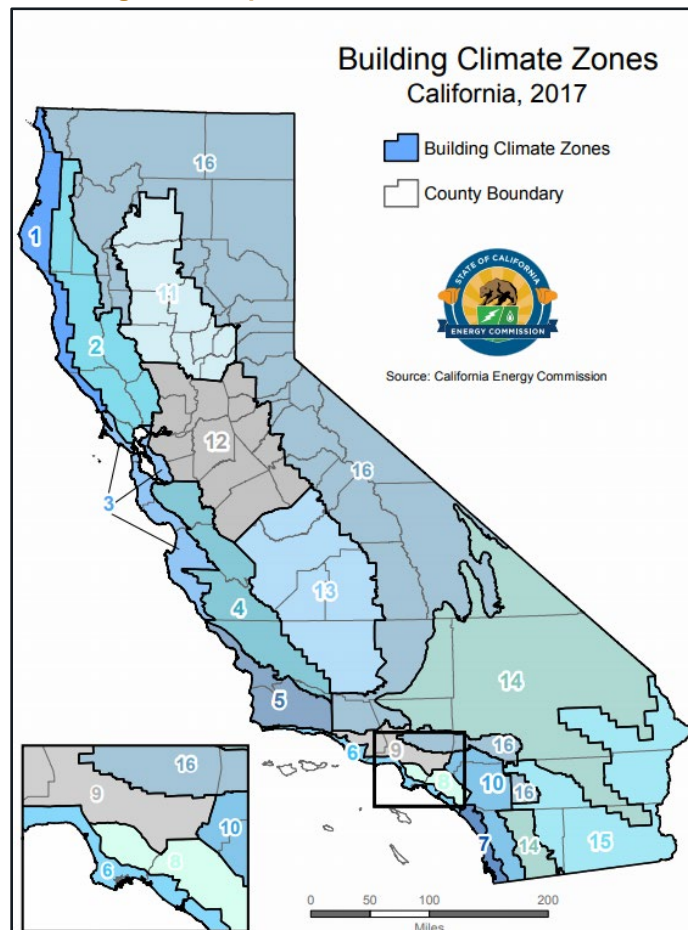
6 Appendices

6.1 Map of California Climate Zones

Climate zone geographical boundaries are depicted in Figure 3. The map in Figure 3 along with a zip-code search directory is available at:

https://ww2.energy.ca.gov/maps/renewable/building_climate_zones.html

Figure 3. Map of California climate zones.



6.2 Cost-Effectiveness Results

6.2.1 Standard Rates

The following tables present results across the 16 climate zones for the pre-1978 (Table 22 through Table 24) and the 1978-1991 (Table 25 through Table 27) vintages supplementing the results in Section 3.

Table 22. [Pre-1978] DFHP Existing Furnace

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$2,405	\$155	\$25,223	\$14,524	\$51,831
CZ02	PGE	\$1,670	(\$81)	\$11,551	\$4,316	\$20,806
CZ03	PGE	\$1,178	\$39	\$11,680	\$7,248	\$21,906
CZ04	PGE	\$1,670	(\$7)	\$10,574	\$4,948	\$18,321
CZ04	CPAU	\$1,670	\$63	\$10,574	\$5,177	\$14,531
CZ05	PGE	\$1,424	(\$29)	\$9,462	\$4,574	\$16,955
CZ05	PGE/SCG	\$1,424	(\$314)	\$9,462	(\$3,674)	\$2,838
CZ06	SCE/SCG	\$1,424	(\$70)	\$4,223	\$179	\$1,795
CZ07	SDGE	\$1,424	\$41	\$4,278	\$2,725	\$5,055
CZ08	SCE/SCG	\$1,916	(\$111)	\$3,216	(\$1,507)	\$375
CZ09	SCE/SCG	\$1,916	(\$168)	\$4,238	(\$2,500)	\$125
CZ10	SCE/SCG	\$1,916	(\$133)	\$3,755	(\$1,774)	\$774
CZ10	SDGE	\$1,916	\$201	\$3,755	\$6,175	\$10,683
CZ11	PGE	\$2,162	\$93	\$11,970	\$7,593	\$24,951
CZ12	PGE	\$1,916	\$46	\$12,302	\$6,948	\$24,190
CZ12	SMUD/PGE	\$1,916	\$584	\$12,302	\$18,997	\$36,626
CZ13	PGE	\$2,162	\$112	\$8,180	\$6,374	\$18,740
CZ14	SCE/SCG	\$1,916	(\$244)	\$6,646	(\$2,926)	\$3,332
CZ14	SDGE	\$1,916	\$65	\$6,646	\$4,203	\$13,297
CZ15	SCE/SCG	\$2,408	\$80	\$401	\$1,506	\$2,532
CZ16	PGE	\$2,243	(\$199)	\$17,538	\$2,333	\$25,276

Table 23. [Pre-1978] Standard Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$3,067	(\$127)	\$27,155	\$7,800	\$48,445
CZ02	PGE	\$652	(\$242)	\$13,342	\$1,420	\$21,282
CZ03	PGE	\$514	(\$46)	\$11,946	\$4,614	\$19,670
CZ04	PGE	\$652	(\$139)	\$13,059	\$3,274	\$21,888
CZ04	CPAU	\$652	(\$48)	\$13,059	\$3,194	\$15,372
CZ05	PGE	\$583	(\$131)	\$9,998	\$2,045	\$15,648
CZ05	PGE/SCG	\$583	(\$449)	\$9,998	(\$7,152)	(\$94)
CZ06	SCE/SCG	\$583	(\$76)	\$3,860	(\$652)	\$931
CZ07	SDGE	\$583	\$35	\$3,876	\$1,901	\$4,218
CZ08	SCE/SCG	\$721	(\$128)	\$3,305	(\$2,112)	(\$199)
CZ09	SCE/SCG	\$721	(\$219)	\$4,415	(\$3,839)	(\$1,141)
CZ10	SCE/SCG	\$721	(\$188)	\$3,982	(\$3,168)	(\$483)
CZ10	SDGE	\$721	\$166	\$3,982	\$5,200	\$10,049
CZ11	PGE	\$790	(\$74)	\$14,045	\$4,727	\$24,836
CZ12	PGE	\$721	(\$179)	\$13,850	\$2,374	\$21,622
CZ12	SMUD/PGE	\$721	\$601	\$13,850	\$19,845	\$39,654
CZ13	PGE	\$790	(\$14)	\$9,394	\$3,998	\$17,858
CZ14	SCE/SCG	\$721	(\$450)	\$10,103	(\$6,294)	\$4,015
CZ14	SDGE	\$721	(\$66)	\$10,103	\$2,757	\$18,994
CZ15	SCE/SCG	\$859	\$68	\$643	\$1,364	\$2,430
CZ16	PGE	\$2,095	(\$484)	\$27,492	\$2,918	\$49,419

Table 24. [Pre-1978] High Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$5,998	\$249	\$30,518	\$11,401	\$52,316
CZ02	PGE	\$3,606	(\$24)	\$13,354	\$1,431	\$21,449
CZ03	PGE	\$3,422	\$100	\$10,768	\$3,122	\$18,282
CZ04	PGE	\$3,606	\$118	\$13,537	\$4,185	\$22,984
CZ04	CPAU	\$3,606	\$101	\$13,537	\$1,665	\$13,950
CZ05	PGE	\$3,514	\$10	\$8,416	\$384	\$14,087
CZ05	PGE/SCG	\$3,514	(\$308)	\$8,416	(\$8,814)	(\$1,654)
CZ06	SCE/SCG	\$3,514	\$3	\$380	(\$3,709)	(\$2,052)
CZ07	SDGE	\$3,514	\$114	\$430	(\$1,063)	\$1,230
CZ08	SCE/SCG	\$3,698	\$31	\$1,065	(\$3,478)	(\$1,420)
CZ09	SCE/SCG	\$3,698	(\$40)	\$2,358	(\$4,759)	(\$1,897)
CZ10	SCE/SCG	\$3,698	\$6	\$2,191	(\$3,746)	(\$882)
CZ10	SDGE	\$3,698	\$344	\$2,191	\$4,481	\$9,276
CZ11	PGE	\$3,789	\$283	\$15,614	\$7,801	\$28,167
CZ12	PGE	\$3,698	\$152	\$14,490	\$4,899	\$24,385
CZ12	SMUD/PGE	\$3,698	\$708	\$14,490	\$17,350	\$37,236
CZ13	PGE	\$3,789	\$326	\$10,164	\$6,697	\$20,802
CZ14	SCE/SCG	\$3,698	(\$173)	\$11,876	(\$5,041)	\$5,522
CZ14	SDGE	\$3,698	\$244	\$11,876	\$5,111	\$21,254
CZ15	SCE/SCG	\$3,881	\$335	\$393	\$2,323	\$3,635
CZ16	PGE	\$5,071	\$45	\$34,043	\$9,856	\$56,737

Table 25. [1978-1991] DFHP Existing Furnace

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$2,405	\$99	\$20,184	\$10,746	\$40,368
CZ02	PGE	\$1,670	(\$114)	\$9,142	\$2,185	\$14,361
CZ03	PGE	\$1,178	\$3	\$9,033	\$5,101	\$15,624
CZ04	PGE	\$1,670	(\$68)	\$8,160	\$2,319	\$11,818
CZ04	CPAU	\$1,670	\$18	\$8,160	\$3,161	\$9,418
CZ05	PGE	\$1,424	(\$32)	\$7,070	\$3,268	\$11,902
CZ05	PGE/SCG	\$1,424	(\$238)	\$7,070	(\$2,666)	\$1,747
CZ06	SCE/SCG	\$1,424	(\$39)	\$2,941	\$614	\$1,557
CZ07	SDGE	\$1,424	\$1	\$3,046	\$1,512	\$2,837
CZ08	SCE/SCG	\$1,916	(\$78)	\$2,145	(\$1,026)	\$145
CZ09	SCE/SCG	\$1,916	(\$116)	\$2,978	(\$1,655)	\$122
CZ10	SCE/SCG	\$1,916	(\$89)	\$2,606	(\$1,096)	\$571
CZ10	SDGE	\$1,916	\$139	\$2,606	\$4,321	\$7,320
CZ11	PGE	\$2,162	\$103	\$9,118	\$6,239	\$18,777
CZ12	PGE	\$1,916	\$60	\$9,604	\$5,770	\$18,506
CZ12	SMUD/PGE	\$1,916	\$430	\$9,604	\$14,059	\$27,062
CZ13	PGE	\$2,162	\$111	\$6,237	\$5,242	\$14,247
CZ14	SCE/SCG	\$1,916	(\$230)	\$4,931	(\$3,277)	\$1,039
CZ14	SDGE	\$1,916	\$35	\$4,931	\$2,793	\$9,271
CZ15	SCE/SCG	\$2,408	(\$17)	(\$99)	(\$807)	(\$310)
CZ16	PGE	\$2,243	(\$161)	\$14,397	\$1,740	\$20,318

Table 26. [1978-1991] Standard Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$3,067	(\$128)	\$21,427	\$5,043	\$37,346
CZ02	PGE	\$652	(\$235)	\$10,428	(\$90)	\$14,711
CZ03	PGE	\$514	(\$67)	\$8,999	\$2,767	\$13,608
CZ04	PGE	\$652	(\$164)	\$9,984	\$1,062	\$14,605
CZ04	CPAU	\$652	(\$66)	\$9,984	\$1,535	\$9,914
CZ05	PGE	\$583	(\$132)	\$7,290	\$703	\$10,264
CZ05	PGE/SCG	\$583	(\$361)	\$7,290	(\$5,939)	(\$1,104)
CZ06	SCE/SCG	\$583	(\$43)	\$2,450	(\$151)	\$775
CZ07	SDGE	\$583	(\$3)	\$2,539	\$747	\$2,065
CZ08	SCE/SCG	\$721	(\$96)	\$2,111	(\$1,658)	(\$472)
CZ09	SCE/SCG	\$721	(\$152)	\$3,022	(\$2,659)	(\$831)
CZ10	SCE/SCG	\$721	(\$121)	\$2,672	(\$2,017)	(\$239)
CZ10	SDGE	\$721	\$114	\$2,672	\$3,568	\$6,801
CZ11	PGE	\$790	(\$46)	\$10,682	\$3,545	\$18,156
CZ12	PGE	\$721	(\$110)	\$10,747	\$2,278	\$16,574
CZ12	SMUD/PGE	\$721	\$445	\$10,747	\$14,697	\$29,392
CZ13	PGE	\$790	\$1	\$7,141	\$3,112	\$13,232
CZ14	SCE/SCG	\$721	(\$398)	\$7,556	(\$6,191)	\$1,058
CZ14	SDGE	\$721	(\$53)	\$7,556	\$1,909	\$13,834
CZ15	SCE/SCG	\$859	(\$25)	\$71	(\$848)	(\$322)
CZ16	PGE	\$2,095	(\$445)	\$22,236	\$708	\$37,873

Table 27. [1978-1991] High Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$5,998	\$169	\$23,092	\$6,895	\$39,412
CZ02	PGE	\$3,606	(\$75)	\$9,242	(\$1,370)	\$13,547
CZ03	PGE	\$3,422	\$53	\$6,872	\$675	\$11,602
CZ04	PGE	\$3,606	\$26	\$9,114	\$463	\$14,143
CZ04	CPAU	\$3,606	\$43	\$9,114	(\$868)	\$7,590
CZ05	PGE	\$3,514	(\$16)	\$4,859	(\$1,522)	\$8,122
CZ05	PGE/SCG	\$3,514	(\$246)	\$4,859	(\$8,164)	(\$3,246)
CZ06	SCE/SCG	\$3,514	(\$1)	(\$1,546)	(\$4,024)	(\$3,059)
CZ07	SDGE	\$3,514	\$47	(\$1,407)	(\$2,879)	(\$1,576)
CZ08	SCE/SCG	\$3,698	\$37	(\$828)	(\$3,608)	(\$2,300)
CZ09	SCE/SCG	\$3,698	(\$17)	\$232	(\$4,573)	(\$2,623)
CZ10	SCE/SCG	\$3,698	\$20	\$82	(\$3,764)	(\$1,856)
CZ10	SDGE	\$3,698	\$251	\$82	\$1,869	\$5,060
CZ11	PGE	\$3,789	\$259	\$10,685	\$5,452	\$20,283
CZ12	PGE	\$3,698	\$138	\$10,023	\$2,954	\$17,430
CZ12	SMUD/PGE	\$3,698	\$525	\$10,023	\$11,609	\$26,363
CZ13	PGE	\$3,789	\$289	\$6,612	\$4,624	\$14,951
CZ14	SCE/SCG	\$3,698	(\$188)	\$7,697	(\$6,429)	\$1,012
CZ14	SDGE	\$3,698	\$182	\$7,697	\$2,525	\$14,378
CZ15	SCE/SCG	\$3,881	\$193	(\$1,111)	(\$992)	(\$267)
CZ16	PGE	\$5,071	(\$30)	\$26,407	\$5,118	\$42,581

6.2.2 CARE tariffs

Table 28. [Pre-1978] DFHP Existing Furnace CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$2,405	\$364	\$25,223	\$16,641	\$46,300
CZ02	PGE	\$1,670	\$64	\$11,551	\$6,432	\$19,553
CZ03	PGE	\$1,178	\$128	\$11,680	\$8,248	\$19,898
CZ04	PGE	\$1,670	\$90	\$10,574	\$6,198	\$16,835
CZ04	CPAU	\$1,670	\$0	\$10,574	\$711	\$711
CZ05	PGE	\$1,424	\$69	\$9,462	\$5,901	\$15,746
CZ05	PGE/SCG	\$1,424	(\$157)	\$9,462	(\$613)	\$4,598
CZ06	SCE/SCG	\$1,424	(\$37)	\$4,223	\$776	\$2,067
CZ07	SDGE	\$1,424	\$42	\$4,278	\$2,609	\$4,434
CZ08	SCE/SCG	\$1,916	(\$63)	\$3,216	(\$595)	\$911
CZ09	SCE/SCG	\$1,916	(\$97)	\$4,238	(\$1,132)	\$972
CZ10	SCE/SCG	\$1,916	(\$75)	\$3,755	(\$660)	\$1,379
CZ10	SDGE	\$1,916	\$160	\$3,755	\$4,963	\$8,500
CZ11	PGE	\$2,162	\$183	\$11,970	\$8,415	\$22,212
CZ12	PGE	\$1,916	\$152	\$12,302	\$8,126	\$21,834
CZ12	SMUD/PGE	\$1,916	\$686	\$12,302	\$20,080	\$34,172
CZ13	PGE	\$2,162	\$160	\$8,180	\$6,595	\$16,418
CZ14	SCE/SCG	\$1,916	(\$126)	\$6,646	(\$779)	\$4,233
CZ14	SDGE	\$1,916	\$101	\$6,646	\$4,530	\$11,652
CZ15	SCE/SCG	\$2,408	\$60	\$401	\$982	\$1,788
CZ16	PGE	\$2,243	\$34	\$17,538	\$5,963	\$24,236

Table 29. [Pre-1978] Standard Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$3,067	\$205	\$27,155	\$12,440	\$44,777
CZ02	PGE	\$652	(\$16)	\$13,342	\$5,095	\$20,910
CZ03	PGE	\$514	\$76	\$11,946	\$6,319	\$18,293
CZ04	PGE	\$652	\$41	\$13,059	\$6,031	\$20,843
CZ04	CPAU	\$652	\$0	\$13,059	\$255	\$255
CZ05	PGE	\$583	\$12	\$9,998	\$4,285	\$15,110
CZ05	PGE/SCG	\$583	(\$240)	\$9,998	(\$2,978)	\$2,679
CZ06	SCE/SCG	\$583	(\$42)	\$3,860	(\$7)	\$1,259
CZ07	SDGE	\$583	\$37	\$3,876	\$1,837	\$3,652
CZ08	SCE/SCG	\$721	(\$75)	\$3,305	(\$1,076)	\$457
CZ09	SCE/SCG	\$721	(\$131)	\$4,415	(\$2,095)	\$72
CZ10	SCE/SCG	\$721	(\$110)	\$3,982	(\$1,649)	\$504
CZ10	SDGE	\$721	\$139	\$3,982	\$4,305	\$8,106
CZ11	PGE	\$790	\$94	\$14,045	\$7,108	\$23,108
CZ12	PGE	\$721	\$20	\$13,850	\$5,506	\$20,829
CZ12	SMUD/PGE	\$721	\$772	\$13,850	\$22,326	\$38,189
CZ13	PGE	\$790	\$89	\$9,394	\$5,347	\$16,369
CZ14	SCE/SCG	\$721	(\$241)	\$10,103	(\$2,418)	\$5,836
CZ14	SDGE	\$721	\$62	\$10,103	\$4,832	\$17,541
CZ15	SCE/SCG	\$859	\$52	\$643	\$930	\$1,769
CZ16	PGE	\$2,095	\$16	\$27,492	\$10,883	\$47,907

Table 30. [Pre-1978] High Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$5,998	\$450	\$30,518	\$13,096	\$45,609
CZ02	PGE	\$3,606	\$126	\$13,354	\$3,405	\$19,322
CZ03	PGE	\$3,422	\$172	\$10,768	\$3,678	\$15,720
CZ04	PGE	\$3,606	\$209	\$13,537	\$4,926	\$19,859
CZ04	CPAU	\$3,606	\$0	\$13,537	(\$4,595)	(\$4,595)
CZ05	PGE	\$3,514	\$103	\$8,416	\$1,521	\$12,412
CZ05	PGE/SCG	\$3,514	(\$148)	\$8,416	(\$5,742)	(\$19)
CZ06	SCE/SCG	\$3,514	\$11	\$380	(\$3,634)	(\$2,319)
CZ07	SDGE	\$3,514	\$89	\$430	(\$1,774)	\$25
CZ08	SCE/SCG	\$3,698	\$33	\$1,065	(\$3,586)	(\$1,955)
CZ09	SCE/SCG	\$3,698	(\$10)	\$2,358	(\$4,304)	(\$2,027)
CZ10	SCE/SCG	\$3,698	\$21	\$2,191	(\$3,628)	(\$1,354)
CZ10	SDGE	\$3,698	\$255	\$2,191	\$2,127	\$5,893
CZ11	PGE	\$3,789	\$327	\$15,614	\$7,382	\$23,549
CZ12	PGE	\$3,698	\$236	\$14,490	\$5,437	\$20,914
CZ12	SMUD/PGE	\$3,698	\$772	\$14,490	\$17,439	\$33,302
CZ13	PGE	\$3,789	\$310	\$10,164	\$5,378	\$16,558
CZ14	SCE/SCG	\$3,698	(\$54)	\$11,876	(\$3,161)	\$5,265
CZ14	SDGE	\$3,698	\$263	\$11,876	\$4,651	\$17,300
CZ15	SCE/SCG	\$3,881	\$232	\$393	(\$35)	\$970
CZ16	PGE	\$5,071	\$360	\$34,043	\$13,682	\$50,953

Table 31. [1978-1991] DFHP Existing Furnace CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$2,405	\$273	\$20,184	\$12,619	\$36,168
CZ02	PGE	\$1,670	\$12	\$9,142	\$4,166	\$13,857
CZ03	PGE	\$1,178	\$76	\$9,033	\$6,011	\$14,375
CZ04	PGE	\$1,670	\$23	\$8,160	\$3,702	\$11,261
CZ04	CPAU	\$1,670	\$0	\$8,160	\$711	\$711
CZ05	PGE	\$1,424	\$40	\$7,070	\$4,285	\$11,150
CZ05	PGE/SCG	\$1,424	(\$122)	\$7,070	(\$400)	\$3,130
CZ06	SCE/SCG	\$1,424	(\$21)	\$2,941	\$952	\$1,705
CZ07	SDGE	\$1,424	\$9	\$3,046	\$1,631	\$2,667
CZ08	SCE/SCG	\$1,916	(\$45)	\$2,145	(\$395)	\$544
CZ09	SCE/SCG	\$1,916	(\$67)	\$2,978	(\$712)	\$712
CZ10	SCE/SCG	\$1,916	(\$50)	\$2,606	(\$357)	\$976
CZ10	SDGE	\$1,916	\$110	\$2,606	\$3,472	\$5,826
CZ11	PGE	\$2,162	\$155	\$9,118	\$6,542	\$16,502
CZ12	PGE	\$1,916	\$128	\$9,604	\$6,434	\$16,553
CZ12	SMUD/PGE	\$1,916	\$506	\$9,604	\$14,879	\$25,269
CZ13	PGE	\$2,162	\$135	\$6,237	\$5,170	\$12,318
CZ14	SCE/SCG	\$1,916	(\$128)	\$4,931	(\$1,351)	\$2,112
CZ14	SDGE	\$1,916	\$65	\$4,931	\$3,123	\$8,195
CZ15	SCE/SCG	\$2,408	(\$9)	(\$99)	(\$653)	(\$256)
CZ16	PGE	\$2,243	\$28	\$14,397	\$4,676	\$19,471

Table 32. [1978-1991] Standard Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$3,067	\$146	\$21,427	\$8,941	\$34,641
CZ02	PGE	\$652	(\$47)	\$10,428	\$3,076	\$14,864
CZ03	PGE	\$514	\$33	\$8,999	\$4,259	\$12,882
CZ04	PGE	\$652	(\$10)	\$9,984	\$3,558	\$14,338
CZ04	CPAU	\$652	\$0	\$9,984	\$255	\$255
CZ05	PGE	\$583	(\$18)	\$7,290	\$2,586	\$10,196
CZ05	PGE/SCG	\$583	(\$199)	\$7,290	(\$2,659)	\$1,219
CZ06	SCE/SCG	\$583	(\$24)	\$2,450	\$215	\$956
CZ07	SDGE	\$583	\$6	\$2,539	\$898	\$1,929
CZ08	SCE/SCG	\$721	(\$57)	\$2,111	(\$896)	\$57
CZ09	SCE/SCG	\$721	(\$91)	\$3,022	(\$1,455)	\$13
CZ10	SCE/SCG	\$721	(\$71)	\$2,672	(\$1,035)	\$390
CZ10	SDGE	\$721	\$96	\$2,672	\$2,939	\$5,474
CZ11	PGE	\$790	\$74	\$10,682	\$5,209	\$16,830
CZ12	PGE	\$721	\$30	\$10,747	\$4,418	\$15,794
CZ12	SMUD/PGE	\$721	\$573	\$10,747	\$16,567	\$28,332
CZ13	PGE	\$790	\$72	\$7,141	\$4,003	\$12,047
CZ14	SCE/SCG	\$721	(\$224)	\$7,556	(\$2,880)	\$2,930
CZ14	SDGE	\$721	\$42	\$7,556	\$3,476	\$12,809
CZ15	SCE/SCG	\$859	(\$13)	\$71	(\$639)	(\$219)
CZ16	PGE	\$2,095	(\$25)	\$22,236	\$7,529	\$37,120

Table 33. [1978-1991] High Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	\$5,998	\$339	\$23,092	\$8,460	\$34,300
CZ02	PGE	\$3,606	\$57	\$9,242	\$547	\$12,409
CZ03	PGE	\$3,422	\$111	\$6,872	\$1,228	\$9,907
CZ04	PGE	\$3,606	\$113	\$9,114	\$1,472	\$12,340
CZ04	CPAU	\$3,606	\$0	\$9,114	(\$4,595)	(\$4,595)
CZ05	PGE	\$3,514	\$58	\$4,859	(\$544)	\$7,120
CZ05	PGE/SCG	\$3,514	(\$124)	\$4,859	(\$5,789)	(\$1,857)
CZ06	SCE/SCG	\$3,514	\$5	(\$1,546)	(\$3,963)	(\$3,196)
CZ07	SDGE	\$3,514	\$39	(\$1,407)	(\$3,143)	(\$2,122)
CZ08	SCE/SCG	\$3,698	\$32	(\$828)	(\$3,800)	(\$2,766)
CZ09	SCE/SCG	\$3,698	(\$0)	\$232	(\$4,336)	(\$2,784)
CZ10	SCE/SCG	\$3,698	\$25	\$82	(\$3,803)	(\$2,290)
CZ10	SDGE	\$3,698	\$184	\$82	\$124	\$2,631
CZ11	PGE	\$3,789	\$272	\$10,685	\$4,725	\$16,488
CZ12	PGE	\$3,698	\$191	\$10,023	\$3,148	\$14,639
CZ12	SMUD/PGE	\$3,698	\$573	\$10,023	\$11,680	\$23,445
CZ13	PGE	\$3,789	\$259	\$6,612	\$3,262	\$11,441
CZ14	SCE/SCG	\$3,698	(\$82)	\$7,697	(\$4,629)	\$1,311
CZ14	SDGE	\$3,698	\$195	\$7,697	\$2,166	\$11,452
CZ15	SCE/SCG	\$3,881	\$133	(\$1,111)	(\$2,349)	(\$1,794)
CZ16	PGE	\$5,071	\$245	\$26,407	\$8,685	\$38,470

6.3 Utility Rate Schedules

6.3.1 Pacific Gas & Electric

The following pages provide details on the PG&E electricity and natural gas tariffs applied in this study. Table 34 describes the baseline territories that were assumed for each climate zone. A net surplus compensation rate of \$ 0.03396/ kWh was applied to any net annual electricity generation based on a one-year average of the rates between February 2024 and January 2025.

Table 34. PG&E Baseline Territory by Climate Zone

Climate Zone	Baseline Territory
CZ01	V
CZ02	X
CZ03	T
CZ04	X
CZ05	T
CZ11	R
CZ12	S
CZ13	R
CZ16	Y

The PG&E monthly gas rate in \$/therm was applied on a monthly basis according to the rates shown in Table 35. The gas rates were developed based on the latest available gas rate for January 2025 and a curve to reflect how natural gas prices fluctuate with seasonal supply and demand. The seasonal curve was estimated from PG&E's monthly residential tariffs between 2015 and 2024. 12-month curves were created from monthly gas rates for each of the ten years. The ten annual curves were then averaged to arrive at an average normalized annual curve. The baseline and excess transmission charges were found to be consistent over the course of a year and applied for the entire year based on January 2025 rates. The costs presented in Table 35 were then derived by establishing the baseline and excess rates from the latest January 2025 tariff as a reference point, and then using the normalized curve to estimate the cost for the remaining months relative to the January rates. Corresponding CARE tariffs reflect the 20 percent discount per the GL-1 tariff.

Table 35. PG&E Monthly Gas Rate (\$/therm)

Month	Total Charge	
	Baseline	Excess
January	\$2.63	\$3.15
February	\$2.64	\$3.16
March	\$2.41	\$2.94
April	\$2.24	\$2.77
May	\$2.21	\$2.74
June	\$2.23	\$2.77
July	\$2.26	\$2.80
August	\$2.36	\$2.90
September	\$2.42	\$2.98
October	\$2.52	\$3.07
November	\$2.63	\$3.17
December	\$2.70	\$3.23

Residential GAS Baseline Territories and Quantities ^{1/}

Effective April 1, 2022 - Present

BASELINE QUANTITIES (Therms Per Day Per Dwelling Unit)

Individually Metered			
Baseline Territories	Summer (April-October) Effective Apr. 1, 2022	Winter Off-Peak (Nov, Feb, Mar) Effective Nov. 1, 2022	Winter On-Peak (Dec, Jan) Effective Dec. 1, 2022
P	0.39	1.88	2.19
Q	0.56	1.48	2.00
R	0.36	1.24	1.81
S	0.39	1.38	1.94
T	0.56	1.31	1.68
V	0.59	1.51	1.71
W	0.39	1.14	1.68
X	0.49	1.48	2.00
Y	0.72	2.22	2.58

Master Metered			
Baseline Territories	Summer (April-October) Effective Apr. 1, 2022	Winter Off-Peak (Nov, Feb, Mar) Effective Nov. 1, 2022	Winter On-Peak (Dec, Jan) Effective Dec. 1, 2022
P	0.29	1.01	1.13
Q	0.56	0.67	0.77
R	0.33	0.87	1.16
S	0.29	0.61	0.65
T	0.56	1.01	1.10
V	0.59	1.28	1.32
W	0.26	0.71	0.87
X	0.33	0.67	0.77
Y	0.52	1.01	1.13

Summer Season: Apr-Oct
Winter Off-Peak: Nov, Feb, Mar
Winter On-Peak: Dec, Jan

Advice Letter: 4589-G
Decision 21-11-016
GRC 2020 Ph II [Application 19-11-019]
Filed: Nov 22, 2019



**Pacific Gas and
Electric Company®**

U 39

Oakland, California

Cancelling

Revised
Revised

Cal. P.U.C. Sheet No.
Cal. P.U.C. Sheet No.

59120-E
58758-E

ELECTRIC SCHEDULE E-TOU-C
RESIDENTIAL TIME-OF-USE (PEAK PRICING 4 - 9 p.m. EVERY DAY)

Sheet 2

RATES:
(Cont'd.)

E-TOU-C TOTAL BUNDLED RATES

Total Energy Rates (\$ per kWh)	PEAK		OFF-PEAK	
<i>Summer</i>				
Total Usage	\$0.60729	(R)	\$0.50429	(R)
Baseline Credit (Applied to Baseline Usage Only)	(\$0.10135)	(R)	(\$0.10135)	(R)
<i>Winter</i>				
Total Usage	\$0.49312	(R)	\$0.46312	(R)
Baseline Credit (Applied to Baseline Usage Only)	(\$0.10135)	(R)	(\$0.10135)	(R)
Delivery Minimum Bill Amount (\$ per meter per day)	\$0.39167			
California Climate Credit (per household, per semi-annual payment occurring in the April and October bill cycles)	(\$58.23)	(R)		

Total bundled service charges shown on customer's bills are unbundled according to the component rates shown below. Where the delivery minimum bill amount applies, the customer's bill will equal the sum of (1) the delivery minimum bill amount plus (2) for bundled service, the generation rate times the number of kWh used. For revenue accounting purposes, the revenues from the delivery minimum bill amount will be assigned to the Transmission, Transmission Rate Adjustments, Reliability Services, Public Purpose Programs, Nuclear Decommissioning, Competition Transition Charges, Energy Cost Recovery Amount, Wildfire Fund Charge, and New System Generation Charges based on kWh usage times the corresponding unbundled rate component per kWh, with any residual revenue assigned to Distribution.

(Continued)

Advice	7469-E	Issued by	Submitted	December 30, 2024
Decision		Shilpa Ramaiya	Effective	January 1, 2025
		Vice President	Resolution	
		Regulatory Proceedings and Rates		



**Pacific Gas and
Electric Company**
U 39 Oakland, California

Cancelling Revised
Revised

Cal. P.U.C. Sheet No. 59121-E
Cal. P.U.C. Sheet No. 58759-E

ELECTRIC SCHEDULE E-TOU-C Sheet 3
RESIDENTIAL TIME-OF-USE (PEAK PRICING 4 - 9 p.m. EVERY DAY)

RATES:
(Cont'd.)

UNBUNDLING OF E-TOU-C TOTAL RATES

Energy Rates by Component (\$ per kWh)	PEAK		OFF-PEAK	
Generation:				
Summer (all usage)	\$0.24730	(I)	\$0.16430	(I)
Winter (all usage)	\$0.18725	(I)	\$0.16057	(I)
Distribution**:				
Summer (all usage)	\$0.24056	(I)	\$0.22056	(I)
Winter (all usage)	\$0.18645	(I)	\$0.18313	(I)
Conservation Incentive Adjustment (Baseline Usage)		(\$0.03733)	(I)	
Conservation Incentive Adjustment (Over Baseline Usage)		\$0.06402	(I)	
Transmission* (all usage)		\$0.05122	(I)	
Transmission Rate Adjustments* (all usage)		(\$0.01509)	(R)	
Reliability Services* (all usage)		\$0.00032	(I)	
Public Purpose Programs (all usage)		\$0.02644	(R)	
Nuclear Decommissioning (all usage)		(\$0.00013)	(I)	
Competition Transition Charges (all usage)		(\$0.00072)	(R)	
Energy Cost Recovery Amount (all usage)		\$0.00001	(I)	
Wildfire Fund Charge (all usage)		\$0.00595	(I)	
New System Generation Charge (all usage)**		\$0.00574	(R)	
Wildfire Hardening Charge (all usage)		\$0.00494		
Recovery Bond Charge (all usage)		\$0.00650		
Recovery Bond Credit (all usage)		(\$0.00650)		
Bundled Power Charge Indifference Adjustment (all usage)***		(\$0.02327)	(R)	

* Transmission, Transmission Rate Adjustments and Reliability Service charges are combined for presentation on customer bills.

** Distribution and New System Generation Charges are combined for presentation on customer bills.

*** Direct Access, Community Choice Aggregation and Transitional Bundled Service Customers pay the applicable Vintaged Power Charge Indifference Adjustment. Generation and Bundled PCIA are combined for presentation on bundled customer bills.

(Continued)

Advice	7469-E	Issued by	Submitted	December 30, 2024
Decision		Shilpa Ramaiya	Effective	January 1, 2025
		Vice President	Resolution	
		Regulatory Proceedings and Rates		



**Pacific Gas and
Electric Company***
U 39 Oakland, California

Cancelling Revised
Revised

Cal. P.U.C. Sheet No. 59109-E
Cal. P.U.C. Sheet No. 58755-E

ELECTRIC SCHEDULE E-ELEC
RESIDENTIAL TIME-OF-USE (ELECTRIC HOME)
SERVICE FOR CUSTOMERS WITH QUALIFYING ELECTRIC TECHNOLOGIES

Sheet 2

RATES:(Cont'd.)

Direct Access (DA) and Community Choice Aggregation (CCA) charges shall be calculated in accordance with the paragraph in this rate schedule titled Billing.

TOTAL BUNDLED RATES

Base Services Charge (\$ per meter per day)	\$0.49281		
Total Energy Rates (\$ per kWh)	PEAK	PART-PEAK	OFF-PEAK
Summer Usage	\$0.60728 (R)	\$0.44540 (R)	\$0.38872 (R)
Winter Usage	\$0.37577 (R)	\$0.35368 (R)	\$0.33982 (R)
California Climate Credit (per household, per semi-annual payment occurring in the April and October bill cycles)	(\$58.23)	(R)	

Total bundled service charges shown on a customer's bills are unbundled according to the component rates shown below.

UNBUNDLING OF TOTAL RATES

Energy Rates by Component (\$ per kWh)	PEAK		PART-PEAK		OFF-PEAK	
Generation:						
Summer Usage	\$0.31659	(I)	\$0.21748	(I)	\$0.17238	(I)
Winter Usage	\$0.15446	(I)	\$0.13449	(I)	\$0.12114	(I)
Distribution**:						
Summer Usage	\$0.23528	(I)	\$0.17251	(I)	\$0.16093	(I)
Winter Usage	\$0.16590	(I)	\$0.16378	(I)	\$0.16327	(I)
Transmission* (all usage)	\$0.05122	(I)	\$0.05122	(I)	\$0.05122	(I)
Transmission Rate Adjustments* (all usage)	(\$0.01509)	(R)	(\$0.01509)	(R)	(\$0.01509)	(R)
Reliability Services* (all usage)	\$0.00032	(I)	\$0.00032	(I)	\$0.00032	(I)
Public Purpose Programs (all usage)	\$0.02644	(R)	\$0.02644	(R)	\$0.02644	(R)
Nuclear Decommissioning (all usage)	(\$0.00013)	(I)	(\$0.00013)	(I)	(\$0.00013)	(I)
Competition Transition Charges (all usage)	(\$0.00072)	(R)	(\$0.00072)	(R)	(\$0.00072)	(R)
Energy Cost Recovery Amount (all usage)	\$0.00001	(I)	\$0.00001	(I)	\$0.00001	(I)
Wildfire Fund Charge (all usage)	\$0.00595	(I)	\$0.00595	(I)	\$0.00595	(I)
New System Generation Charge (all usage)**	\$0.00574	(R)	\$0.00574	(R)	\$0.00574	(R)
Wildfire Hardening Charge (all usage)	\$0.00494		\$0.00494		\$0.00494	
Recovery Bond Charge (all usage)	\$0.00650		\$0.00650		\$0.00650	
Recovery Bond Credit (all usage)	(\$0.00650)		(\$0.00650)		(\$0.00650)	
Bundled Power Charge Indifference Adjustment (all usage)***	(\$0.02327)	(R)	(\$0.02327)	(R)	(\$0.02327)	(R)

* Transmission, Transmission Rate Adjustments and Reliability Service charges are combined for presentation on customer bills.

** Distribution and New System Generation Charges are combined for presentation on customer bills.

*** Direct Access, Community Choice Aggregation and Transitional Bundled Service Customers pay the applicable Vintaged Power Charge Indifference Adjustment. Generation and Bundled PCIA are combined for presentation on bundled customer bills.

(Continued)

Advice	7469-E	Issued by	Submitted	December 30, 2024
Decision		Shilpa Ramaiya	Effective	January 1, 2025
		Vice President	Resolution	
		Regulatory Proceedings and Rates		



**Pacific Gas and
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San Francisco, California

Original Cal. P.U.C. Sheet No. 54738-E

ELECTRIC SCHEDULE E-ELEC
RESIDENTIAL TIME-OF-USE (ELECTRIC HOME)
SERVICE FOR CUSTOMERS WITH QUALIFYING ELECTRIC TECHNOLOGIES

Sheet 3 (N)
(N)

**SPECIAL
CONDITIONS:**

1. **TIME PERIODS:** Times of the year and times of the day are defined as follows: (N)

All Year:

Peak: 4:00 p.m. to 9:00 p.m. every day including weekends and holidays.

Partial-Peak: 3:00 p.m. to 4:00 p.m. and 9:00 p.m. to 12:00 a.m. every day including weekends and holidays.

Off-Peak: All other hours.

2. **SEASONAL CHANGES:** The summer season is June 1 through September 30 and the winter season is October 1 through May 31. When billing includes use in both the summer and winter periods, charges will be prorated based upon the number of days in each period.

3. **ADDITIONAL METERS:** If a residential dwelling unit is served by more than one electric meter, the customer must designate which meter is the primary meter and which is (are) the additional meter(s).

4. **BILLING:** A customer's bill is calculated based on the option applicable to the customer.

Bundled Service Customers receive generation and delivery services solely from PG&E. The customer's bill is based on the Unbundling of Total Rates set forth above.

Transitional Bundled Service (TBS) Customers take TBS as prescribed in Rules 22.1 and 23.1, or take PG&E bundled service prior to the end of the six (6) month advance notice period required to elect PG&E bundled service as prescribed in Rules 22.1 and 23.1. TBS customers shall pay all charges shown in the Unbundling of Total Rates except for the Bundled Power Charge Indifference Adjustment and the generation charge. TBS customers shall also pay for their applicable Vintaged Power Charge Indifference Adjustment provided in the table below, and the short-term commodity prices as set forth in Schedule TBCC. (N)

(Continued)

Advice	6768-E	Issued by	Submitted	November 18, 2022
Decision	D.21-11-016	Meredith Allen	Effective	December 1, 2022
		Vice President, Regulatory Affairs	Resolution	



**Pacific Gas and
Electric Company**

Oakland, California

Revised Cal. P.U.C. Sheet No. 59329-E
Cancelling Revised Cal. P.U.C. Sheet No. 59086-E

ELECTRIC SCHEDULE D-CARE

Sheet 1

**LINE-ITEM DISCOUNT FOR CALIFORNIA ALTERNATE RATES FOR ENERGY (CARE)
CUSTOMERS**

APPLICABILITY: This schedule is applicable to single-phase and polyphase residential service in single-family dwellings and in flats and apartments separately metered by PG&E and domestic submetered tenants residing in multifamily accommodations, mobilehome parks and to qualifying recreational vehicle parks and marinas and to farm service on the premises operated by the person whose residence is supplied through the same meter, where the applicant qualifies for California Alternate Rates for Energy (CARE) under the eligibility and certification criteria set forth in Electric Rule 19.1. CARE service is available on Schedules E-1, E-TOU-B, E-TOU-C, E-TOU-D, EV2, E-ELEC, EM, ES, ESR, ET and EM-TOU.

TERRITORY: This rate schedule applies everywhere PG&E provides electric service.

RATES: Customers taking service on this rate schedule whose otherwise applicable rate schedule has no Delivery Minimum Bill Amount (Schedule E-ELEC) will receive a CARE percentage discount of 38.351% (R) on their total bundled charges (except for the California Climate Credit, which will not be discounted). Customers taking service on this rate schedule whose otherwise applicable rate schedule has a Delivery Minimum Bill Amount (all other schedules) will receive a CARE percentage discount ("A" or "C" below) on their total bundled charges less charges from which they are exempt (Wildfire Fund Charge, Recovery Bond Charge, Recovery Bond Credit, and the CARE surcharge portion of the public purpose program charge used to fund the CARE discount) on their otherwise applicable rate schedule (except for the California Climate Credit, which will not be discounted) and also will receive a percentage discount ("B" or "D" below) on the delivery minimum bill amount, if applicable. The CARE discount will be calculated for direct access and community choice aggregation customers based on the total charges as if they were subject to bundled service rates. Discounts will be applied as a reduction to distribution charges. These conditions also apply to master-metered customers and to qualified sub-metered tenants where the master-meter customer is jointly served under PG&E's Rate Schedule D-CARE and either Schedule EM, ES, ESR, ET, or EM-TOU.

For master-metered customers where one or more of the submetered tenants qualifies for CARE rates under the eligibility and certification criteria set forth in Rule 19.1, 19.2, or 19.3, the CARE discount is equal to a percentage ("C" below) of the total bundled charges, multiplied by the number of CARE units divided by the total number of units. In addition, master-metered customers eligible for D-CARE will receive a percentage discount ("D" below) on the delivery minimum bill amount, if applicable.

It is the responsibility of the master-metered customer to advise PG&E within 15 days following any change in the number of dwelling units and/or any decrease in the number of qualifying CARE applicants that results when such applicants move out of their submetered or non-submetered dwelling unit, or submetered permanent-residence RV or permanent-residence boat.

(Continued)

Advice Decision	7516-E	Issued by Shilpa Ramaiya Vice President Regulatory Proceedings and Rates	Submitted Effective Resolution	February 26, 2025 March 1, 2025
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**Pacific Gas and
Electric Company**

U 39

Oakland, California

Cancelling Revised Cal. P.U.C. Sheet No. 59087-E
Revised Cal. P.U.C. Sheet No. 58198-E

ELECTRIC SCHEDULE D-CARE Sheet 2
LINE-ITEM DISCOUNT FOR CALIFORNIA ALTERNATE RATES FOR ENERGY (CARE)
CUSTOMERS

RATES: (Cont'd)	A. D-CARE Discount:	35.000	% (Percent)	(I)
	B. Delivery Minimum Bill Discount:	50.000	% (Percent)	
	C. Master-Meter D-CARE Discount:	35.000	% (Percent)	(I)
	D. Master-Meter Delivery Minimum Bill Discount:	50.000	% (Percent)	

SPECIAL CONDITIONS:

1. OTHERWISE APPLICABLE SCHEDULE: The Special Conditions of the Customer's otherwise applicable rate schedule will apply to this schedule.
2. ELIGIBILITY: To be eligible to receive D-CARE the applicant must qualify under the criteria set forth in PG&E's Electric Rules 19.1, 19.2, and 19.3 and meet the certification requirements thereof to the satisfaction of PG&E. Qualifying Direct Access, Community Choice Aggregation Service, and Transitional Bundled Service customers are also eligible to take service on Schedule D-CARE. Applicants may qualify for D-CARE at their primary residence only. Customers or sub-metered tenants participating in the Family Electric Rate Assistance (FERA) program cannot concurrently participate in the CARE program.

Advice	7469-E	Issued by	Submitted	<u>December 30, 2024</u>
Decision		Shilpa Ramaiya	Effective	<u>January 1, 2025</u>
		Vice President	Resolution	
		Regulatory Proceedings and Rates		

6.3.2 Southern California Edison

The following pages provide details on the SCE electricity tariffs applied in this study. Table describes the baseline territories that were assumed for each climate zone. A net surplus compensation rate of \$ 0.01532/ kWh was applied to any net annual electricity generation based on a one-year average of the rates between February 2024 and January 2025.

Table 36. SCE Baseline Territory by Climate Zone

Climate Zone	Baseline Territory
CZ06	6
CZ08	8
CZ09	9
CZ10	10
CZ14	14
CZ15	15

Summer Daily Allocations (June through September)

Baseline Region Number	Daily kWh Allocation	All-Electric Allocation
5	17.2	17.9
6	11.4	8.8
8	12.6	9.8
9	16.5	12.4
10	18.9	15.8
13	22.0	24.6
14	18.7	18.3
15	46.4	24.1
16	14.4	13.5

Winter Daily Allocations (October through May)

Baseline Region Number	Daily kWh Allocation	All-Electric Allocation
5	18.7	29.1
6	11.3	13.0
8	10.6	12.7
9	12.3	14.3
10	12.5	17.0
13	12.6	24.3
14	12.0	21.3
15	9.9	18.2
16	12.6	23.1

Schedule TOU-D
TIME-OF-USE
DOMESTIC
(Continued)

Sheet 12 (T)

SPECIAL CONDITIONS

1. Applicable rate time periods are defined as follows:

Option 4-9 PM, Option 4-9 PM-CPP, Option PRIME, Option PRIME-CPP :

TOU Period	Weekdays		Weekends and Holidays	
	Summer	Winter	Summer	Winter
On-Peak	4 p.m. - 9 p.m.	N/A	N/A	N/A
Mid-Peak	N/A	4 p.m. - 9 p.m.	4 p.m. - 9 p.m.	4 p.m. - 9 p.m.
Off-Peak	All other hours	9 p.m. - 8 a.m.	All other hours	9 p.m. - 8 a.m.
Super-Off-Peak	N/A	8 a.m. - 4 p.m.	N/A	8 a.m. - 4 p.m.
CPP Event Period	4 p.m. - 9 p.m.	4 p.m. - 9 p.m.	N/A	N/A



Southern California Edison
Rosemead, California (U 338-E)

Cancelling Revised Cal. PUC Sheet No. 89278-E
Revised Cal. PUC Sheet No. 88856-E

Schedule TOU-D
TIME-OF-USE
DOMESTIC
(Continued)

Sheet 2

RATES

Customers receiving service under this Schedule will be charged the applicable rates under Option 4-9 PM, Option 4-9 PM-CPP, Option 5-8 PM, Option 5-8 PM-CPP, Option PRIME, Option PRIME-CPP Option A, Option A-CPP, Option B, or Option B-CPP, as listed below. CPP Event Charges will apply to all energy usage during CPP Event Energy Charge periods and CPP Non-Event Energy Credits will apply as a reduction on CPP Non-Event Energy Credit Periods during Summer Season days, 4:00 p.m. to 9:00 p.m., as described in Special Conditions 1 and 3, below:

	Delivery Service Total ¹	Generation ²	
		UG ³	DWREC ⁴
Option 4-9 PM / Option 4-9 PM-CPP			
Energy Charge - \$/kWh			
Summer Season - On-Peak	0.35546 (I)	0.24264 (R)	0.00000
Mid-Peak	0.35546 (I)	0.12948 (R)	0.00000
Off-Peak	0.30374 (I)	0.06976 (R)	0.00000
Winter Season - Mid-Peak	0.35546 (I)	0.17237 (R)	0.00000
Off-Peak	0.30374 (I)	0.09602 (R)	0.00000
Super-Off-Peak	0.28513 (I)	0.07779 (R)	0.00000
Baseline Credit ⁵ - \$/kWh	(0.09514) (I)	0.00000	
Fixed Recovery Charge - \$/kWh	0.00198 (I)		
MCAM Charge ⁶ - \$/kWh	0.00160 (I)		
Basic Charge - \$/day			
Single-Family Residence	0.031		
Multi-Family Residence	0.024		
Minimum Charge ⁷ - \$/day			
Single Family Residence	0.346		
Multi-Family Residence	0.346		
Minimum Charge (Medical Baseline) ⁸ - \$/day			
Single Family Residence	0.173		
Multi-Family Residence	0.173		
California Climate Credit ⁹	(56.00) (R)		
California Alternate Rates for Energy Discount - %	100.00*		
Family Electric Rate Assistance Discount - %	100.00		
Option 4-9 PM-CPP			
CPP Event Energy Charge - \$/kWh		0.80000	
Summer CPP Non-Event Credit		(0.15170)	
On-Peak Energy Credit - \$/kWh			
Maximum Available Credit - \$/kWh ¹⁰			
Summer Season		(0.54821) (R)	

* Represents 100% of the discount percentage as shown in the applicable Special Condition of this Schedule.

** The Minimum Charge is applicable when the Delivery Service Energy Charge, plus the applicable Basic Charge is less than the Minimum Charge.

*** The ongoing Competition Transition Charge CTC of (\$0.00056) per kWh is recovered in the UG component of Generation.

**** The Baseline Credit applies up to 100% of the Baseline Allocation, regardless of Time-of-Use time period. Additional Baseline Allocations apply for Customers with Heat Pump Water Heaters served under this Option. The Baseline Allocations are set forth in Preliminary Statement, Part H. (R)

***** The Maximum Available Credit is the capped credit amount for CPP Customers dual participating in other demand response programs.

1 Total = Total Delivery Service rates are applicable to Bundled Service, Direct Access (DA) and Community Choice Aggregation Service (CCA Service) Customers, except DA and CCA Service Customers are not subject to the DWRBC rate component of this Schedule but instead pay the DWRBC as provided by Schedule DA-CRS or Schedule CCA-CRS.

2 Generation = The Gen rates are applicable only to Bundled Service Customers. See Special Condition below for PCA recovery.

3 DWREC = Department of Water Resources (DWR) Energy Credit - For more information on the DWR Energy Credit, see the Billing Calculation Special Condition of this Schedule.

4 Applied on an equal basis, per household, semi-annually. See the Special Conditions of this Schedule for more information.

5 The Modified Cost Allocation Mechanism (MCAM) charge recovers the net cost associated with system reliability procurement ordered by the CPUC that SCE has procured on behalf of customers whose generation services are provided by certain Electric Service Providers or Community Choice Aggregators.

(Continued)

(To be inserted by utility)

Advice 5449-E
Decision _____

2C7

Issued by
Michael Backstrom
Vice President

(To be inserted by Cal. PUC)

Date Submitted Dec 30, 2024
Effective Jan 1, 2025
Resolution E-5217



Southern California Edison
Rosemead, California (U 338-E)

Revised C Cancelling Revised
Cal. PUC Sheet No. 89282-E
Cal. PUC Sheet No. 88860-E

Schedule TOU-D
TIME-OF-USE
DOMESTIC
(Continued)

Sheet 6

RATES (Continued)

Option PRIME / Option PRIME-CPP	Delivery Service		Generation ²	
	Total ¹		UG**	DWREC ³
Energy Charge - \$/kWh/Meter/Day				
Summer Season				
	On-Peak	0.28716 (I)	0.28317 (R)	0.00000
	Mid-Peak	0.28716 (I)	0.10077 (R)	0.00000
	Off-Peak	0.20039 (I)	0.06728 (R)	0.00000
Winter Season				
	Mid-Peak	0.29246 (I)	0.24759 (R)	0.00000
	Off-Peak	0.19215 (I)	0.05686 (R)	0.00000
	Super-Off-Peak	0.19215 (I)	0.05686 (R)	0.00000
Fixed Recovery Charge - \$/kWh		0.00198 (I)		
MCAM Charge ⁵ - \$/kWh		0.00160 (I)		
Basic Charge - \$/Meter/Day		0.539 (R)		
EV Meter Credit (Separately Metered EV Option) - \$/Meter/Day		(0.408) (I)		
EV Submeter Credit - \$/Meter/Day		(0.139) (I)		
California Climate Credit ⁴		(56.00) (R)		
California Alternate Rates for				
Energy Discount - %		100.00*		
Family Electric Rate Assistance Discount - %		100.00		
Medical Line Item Discount - %		100.000		
Option PRIME-CPP				
CPP Event Energy Charge - \$/kWh			0.80000	
Summer CPP Non-Event Credit				
On-Peak Energy Credit - \$/kWh			(0.15170)	
Maximum Available Credit - \$/kWh****				
Summer Season			(0.54821) (R)	

* Represents 100% of the discount percentage as shown in the applicable Special Condition of this Schedule.

** The ongoing Competition Transition Charge (CTC) of (\$0.00058) per kWh is recovered in the UG component of Generation.

**** The Maximum Available Credit is the capped credit amount for CPP Customers dual participating in other demand response programs.

1 Total = Total Delivery Service rates are applicable to Bundled Service, Direct Access (DA) and Community Choice Aggregation Service (CCA Service) Customers, except DA and CCA Service Customers are not subject to the DWRBC rate component of this Schedule but instead pay the DWRBC as provided by Schedule DA-CRS or Schedule CCA-CRS.

2 Generation = The Gen rates are applicable only to Bundled Service Customers. See Special Condition below for PCIA recovery.

3 DWREC = Department of Water Resources (DWR) Energy Credit – For more information on the DWR Energy Credit, see the Billing Calculation Special Condition of this Schedule.

4 Applied on an equal basis, per household, semi-annually. See the Special Conditions of this Schedule for more information.

5 The Modified Cost Allocation Mechanism (MCAM) charge recovers the net cost associated with system reliability procurement ordered by the CPUC that SCE has procured on behalf of customers whose generation services are provided by certain Electric Service Providers or Community Choice Aggregators.

(Continued)

(To be inserted by utility)

Advice 5449-E
Decision _____

6C9

Issued by
Michael Backstrom
Vice President

(To be inserted by Cal. PUC)

Date Submitted Dec 30, 2024
Effective Jan 1, 2025
Resolution E-5217



Southern California Edison
Rosemead, California (U 338-E)

Revised Cal. PUC Sheet No. 89277-E
Cancelling Revised Cal. PUC Sheet No. 88502-E

Schedule D-CARE
CALIFORNIA ALTERNATE RATES FOR ENERGY
DOMESTIC SERVICE

Sheet 1

APPLICABILITY

Applicable to domestic service to California Alternate Rates for Energy (CARE) households residing in a permanent Single-Family Accommodation or Multifamily Accommodation where the customer meets all the Special Conditions of this Schedule. Customers enrolled in the CARE program are not eligible for the Family Electric Rate Assistance (FERA) program.

Pursuant to Special Condition 12 herein, customers receiving service under this Schedule are eligible to receive the California Climate Credit as shown in the Rates section below.

TERRITORY

Within the entire territory served.

RATES

The applicable charges set forth in Schedule D shall apply to Customers served under this Schedule.

CARE Discount:

A 32.5 percent discount is applied to a CARE Customer's bill prior to the application of the Public Utilities Commission Reimbursement Fee (PUCRF) and any applicable user fees, taxes, and late payment charges. CARE Customers are required to pay the PUCRF and any applicable user fees, taxes, and late payment charges in full. In addition, CARE Customers are exempt from paying the CARE Surcharge of \$0.01435 per kWh, the Wildfire Fund Non-Bypassable Charge of \$0.00595 per kWh, and the Fixed Recovery Charge of \$0.00198 per kWh.. (l)
(l)
(l)

(Continued)

(To be inserted by utility)

Advice 5449-E
Decision _____

1H14

Issued by
Michael Backstrom
Vice President

(To be inserted by Cal. PUC)

Date Submitted Dec 30, 2024
Effective Jan 1, 2025
Resolution E-5217

6.3.3 Southern California Gas

Following are the SoCalGas natural gas tariffs applied in this study. Table 37 describes the baseline territories that were assumed for each climate zone.

Table 37. SoCalGas Baseline Territory by Climate Zone

Climate Zone	Baseline Territory
CZ05	2
CZ06	1
CZ08	1
CZ09	1
CZ10	1
CZ14	2
CZ15	1

The SoCalGas monthly gas rate in \$/therm applied in this analysis is shown in Table 38. The gas rates were developed based on the latest available gas rate for January 2025 and a curve to reflect how natural gas prices fluctuate with seasonal supply and demand. The seasonal curve was estimated from SoCalGas's monthly residential tariffs between 2015 and 2024. 12-month curves were created from monthly gas rates for each of the ten years. The ten annual curves were then averaged to arrive at an average normalized annual curve. Long-term historical natural gas rate data was only available for SoCalGas' procurement charges.⁸ The baseline and excess transmission charges were found to be consistent over the course of a year and applied for the entire year based on January 2025 rates. The costs presented in Table 38 were then derived by establishing the baseline and excess rates from the latest January 2025 tariff as a reference point, and then using the normalized curve to estimate the cost for the remaining months relative to the January rates. CARE tariffs reflect the 20 percent discount per the GR tariff.

⁸ The SoCalGas procurement and transmission charges were obtained from the following site:
<https://www.socalgas.com/for-your-business/energy-market-services/gas-prices/RES2023.xlsx> (live.com)

Table 38. SoCalGas Monthly Gas Rate (\$/therm)

Month	Procurement Charge	Transportation Charge		Total Charge	
		Baseline	Excess	Baseline	Excess
January	\$0.45	\$0.98	\$1.40	\$1.43	\$1.85
February	\$0.31	\$0.98	\$1.40	\$1.29	\$1.71
March	\$0.26	\$0.98	\$1.40	\$1.24	\$1.66
April	\$0.21	\$0.98	\$1.40	\$1.19	\$1.62
May	\$0.22	\$0.98	\$1.40	\$1.20	\$1.62
June	\$0.25	\$0.98	\$1.40	\$1.23	\$1.65
July	\$0.26	\$0.98	\$1.40	\$1.24	\$1.66
August	\$0.29	\$0.98	\$1.40	\$1.27	\$1.70
September	\$0.27	\$0.98	\$1.40	\$1.25	\$1.67
October	\$0.26	\$0.98	\$1.40	\$1.24	\$1.66
November	\$0.29	\$0.98	\$1.40	\$1.27	\$1.69
December	\$0.33	\$0.98	\$1.40	\$1.31	\$1.73

6.3.4 San Diego Gas & Electric

Following are the SDG&E electricity and natural gas tariffs applied in this study. Table 39 describes the baseline territories that were assumed for each climate zone. A net surplus compensation rate of \$ 0.01837/ kWh was applied to any net annual electricity generation based on a one-year average of the rates between February 2024 and January 2025.

Table 39. SDG&E Baseline Territory by Climate Zone

Climate Zone	Baseline Territory
CZ07	Coastal
CZ10	Inland
CZ14	Mountain

The SDG&E monthly gas rate in \$/therm was applied on a monthly basis according to the rates shown in Table 40. The gas rates were developed based on the latest available gas rate for January 2025 and a curve to reflect how natural gas prices fluctuate with seasonal supply and demand. The seasonal curve was estimated from SDG&E's monthly residential tariffs between 2015 and 2024. 12-month curves were created from monthly gas rates for each of the ten years. The ten annual curves were then averaged to arrive at an average normalized annual curve. The baseline and excess transmission charges were found to be consistent over the course of a year and applied for the entire year based on January 2025 rates. The costs presented in Table 40 were then derived by establishing the baseline and excess rates from the latest January 2025 tariff as a reference point, and then using the normalized curve to estimate the cost for the remaining months relative to the January rates. CARE tariffs reflect the 20 percent discount per the G-CARE tariff.

Table 40. SDG&E Monthly Gas Rate (\$/therm)

Month	Total Charge	
	Baseline	Excess
January	\$2.07	\$2.36
February	\$2.01	\$2.30
March	\$1.93	\$2.22
April	\$1.86	\$2.16
May	\$1.88	\$2.18
June	\$1.94	\$2.24
July	\$1.95	\$2.25
August	\$2.02	\$2.32
September	\$1.97	\$2.27
October	\$1.94	\$2.24
November	\$1.97	\$2.27
December	\$2.07	\$2.37

Baseline Usage: The following quantities of gas used in individually metered residences are to be billed at the baseline rates:

<u>All Customers:</u>	<u>Daily Therm Allowance</u>
Summer (May to Oct)	0.359
Winter On-Peak (Dec, Jan & Feb)	1.233
Winter Off-Peak (Nov, Mar, & Apr)	0.692

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 62556-E

Canceling Revised Cal. P.U.C. Sheet No. 62360-E

SCHEDULE TOU-DR1
RESIDENTIAL TIME-OF-USE

Sheet 2

RATES**Total Rates:**

Description – TOU DR1	UDC Total Rate	DWR BC + WF-NBC	EECC Rate	Total Rate
Summer:				
On-Peak	0.28222	0.00561	0.41736	0.70519
Off-Peak	0.28222	0.00561	0.18792	0.47575
Super Off-Peak	0.28222	0.00561	0.06741	0.35524
Winter:				
On-Peak	0.41439	0.00561	0.14115	0.56115
Off-Peak	0.41439	0.00561	0.07928	0.49928
Super Off-Peak	0.41439	0.00561	0.06133	0.48133
Summer Baseline Adjustment Credit up to 130% of Baseline	(0.10543)			(0.10543)
Winter Baseline Adjustment Credit up to 130% of Baseline	(0.10543)			(0.10543)
Minimum Bill (\$/day)	0.392			0.392

Description – TOU DR1-CARE	UDC Total Rate	DWR BC + WF-NBC	EECC Rate	Total Rate	Total Effective Care Rate
Summer – CARE Rates:					
On-Peak	0.28222	0.00000	0.41736	0.69958	0.46249 R
Off-Peak	0.28222	0.00000	0.18792	0.47014	0.30762 R
Super Off-Peak	0.28222	0.00000	0.06741	0.34963	0.22627 R
Winter – CARE Rates:					
On-Peak	0.41439	0.00000	0.14115	0.55554	0.36526 R
Off-Peak	0.41439	0.00000	0.07928	0.49367	0.32350 R
Super Off-Peak	0.41439	0.00000	0.06133	0.47572	0.31138 R
Summer Baseline Adjustment Credit up to 130% of Baseline	(0.10543)			(0.10543)	(0.07117) I
Winter Baseline Adjustment Credit up to 130% of Baseline	(0.10543)			(0.10543)	(0.07117) I
Minimum Bill (\$/day)	0.196			0.196	0.196

Note:

- (1) Total Rates consist of UDC, Schedule DWR-BC (Department of Water Resources Bond Charge), Schedule WF-NBC (CA Wildfire Fund charge) and Schedule EECC (Electric Energy Commodity Cost) rates. EECC rates are applicable to bundled customers only. See Special Condition 16 for PCIA (Power Charge Indifference Adjustment) recovery.
- (2) Total Rates presented are for customers that receive commodity supply and delivery service from Utility.
- (3) DWR-BC and WF-NBC charges do not apply to CARE customers.
- (4) As identified in the rates tables, customer bills will also include line-item summer and winter credits for usage up to 130% of baseline to provide the rate capping benefits adopted by Assembly Bill 1X and Senate Bill 695.
- (5) WF-NBC rate is 0.00561 + DWR-BC Bond Charge is 0.00000.

(Continued)

2H10

Advice Ltr. No. 4582-E

Decision No. D 24-05-028

Issued by
Dan Skopec
Senior Vice President
Regulatory Affairs

Submitted Dec 30, 2024

Effective Jan 1, 2025

Resolution No.

SCHEDULE TOU-DR1
RESIDENTIAL TIME-OF-USE

Sheet 5

Minimum Bill

The minimum bill to recover Distribution and TRAC costs is calculated as the minimum bill charge of \$0.402 per day times the number of days in the billing cycle with a 50% discount applied for CARE or Family Electric Rate Assistance Program (FERA) customers resulting in a minimum bill charge of \$0.201 per day.

Rate Components

The Utility Distribution Company Total Rates (UDC Total) shown above are comprised of the following components (if applicable): (1) Transmission (Trans) Charges, (2) Distribution (Distr) Charges, (3) Public Purpose Program (PPP) Charges, (4) Nuclear Decommissioning (ND) Charge, (5) Ongoing Competition Transition Charges (CTC), (6) Local Generation Charge (LGC), (7) Reliability Services (RS), and (8) the Total Rate Adjustment Component (TRAC).

Customers taking service under this Schedule may be eligible for a California Alternate Rates for Energy (CARE) discount on their bill, if they qualify to receive service under the terms and conditions of Schedule E-CARE. In addition, qualified CARE customers are exempt from paying the CARE surcharge of \$0.01230 Per kWh. Customers that are eligible and receive both CARE and medical baseline will be given the additional medical baseline allotment for which they qualify and will receive the total effective CARE and medical baseline discounts identified in Schedule E-CARE.

Franchise Fee Differential

A Franchise Fee Differential of 5.78% will be applied to the monthly billings calculated under this Schedule for all customers within the corporate limits of the City of San Diego. Such Franchise Fee Differential shall be so indicated and added as a separate item to bills rendered to such customers.

Time Periods

All time periods listed are applicable to local time. The definition of time will be based upon the date service is rendered.

TOU Periods – Weekdays	Summer	Winter
On-Peak	4:00 p.m. – 9:00 p.m.	4:00 p.m. – 9:00 p.m.
Off-Peak	6:00 a.m. – 4:00 p.m.; 9:00 p.m. - midnight	6:00 a.m. – 4:00 p.m. Excluding 10:00 a.m. – 2:00 p.m. in March and April; 9:00 p.m. - midnight
Super Off-Peak	Midnight – 6:00 a.m.	Midnight – 6:00 a.m. 10:00 a.m. – 2:00 p.m. in March and April
TOU Period – Weekends and Holidays	Summer	Winter
On-Peak	4:00 p.m. – 9:00 p.m.	4:00 p.m. – 9:00 p.m.
Off-Peak	2:00 p.m. – 4:00 p.m.; 9:00 p.m. - midnight	2:00 p.m. – 4:00 p.m.; 9:00 p.m. - midnight
Super Off-Peak	Midnight – 2:00 p.m.	Midnight – 2:00 p.m.

Seasons: Summer June 1 – October 31
 Winter November 1 – May 31

Cost-effectiveness Analysis: Single Family AC to Heat Pump Replacement

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Schedule EV-TOU-5 - DOMESTIC TIME-OF-USE FOR HOUSEHOLDS WITH ELECTRIC VEHICLES provides domestic residential service for customers who own qualifying electric vehicles. Effective 10/1/2024

SCHEDULE EV-TOU-5										Schedule WF-NBC + DWR-BC Rate	Schedule EECC Rate	Total Electric Rate
Energy Charges (\$/kWh)	Transm	Distr	PPP	ND	CTC	LGC	RS	TRAC	UDC Total			
Summer												
On-Peak	0.05840	0.18330	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.28402	0.00561	0.38826	0.67789
Off-Peak	0.05840	0.18330	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.28402	0.00561	0.14305	0.43268
Super Off-Peak	0.00000	0.01496	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.05728	0.00561	0.06741	0.13030
Winter												
On-Peak	0.05840	0.18330	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.28402	0.00561	0.16516	0.45479
Off-Peak	0.05840	0.18330	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.28402	0.00561	0.11850	0.40813
Super Off-Peak	0.00000	0.01496	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.05728	0.00561	0.06133	0.12422
Other Charges/Discounts												
Basic Service Fee (\$/month)	0.00	16.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00			16.00
Notes: 1) The total rates presented reflect the UDC rates associated with service under Schedule EV-TOU-5 and the generation rates associated with Schedule EECC, in addition to the rates associated with Schedules DWR-BC and WF-NBC. The UDC rate-by-rate components presented are associated with service under Schedule EV-TOU-5 as presented in the utility's tariff book. 2) Unbundled customers are those who take generation from other providers, such as Direct Access (DA) or Community Choice Aggregation (CCA). Unbundled customers do not pay SDG&E's commodity rates. The Total Energy Charge for an unbundled customer includes UDC, WF-NBC, DWR-BC and Power Charge Indifference Adjustment (PCIA) rates. PCIA rates by vintage are included below. Please see Schedules DA-CRS or CCA-CRS for more information regarding PCIA rates.												

SCHEDULE EV-TOU-5

Sheet 4

COST-BASED DOMESTIC TIME-OF-USE FOR HOUSEHOLDS WITH ELECTRIC VEHICLES

Notes: Transmission Energy charges include the Transmission Revenue Balancing Account Adjustment (TRBAA) of \$(0.00289) per kWh and the Transmission Access Charge Balancing Account Adjustment (TACBAA) of \$(0.01656) per kWh. PPP Energy charges includes Low Income PPP rate (LI-PPP) \$0.01515/kWh, Non-low Income PPP rate (Non-LI-PPP) \$0.00031/kWh (pursuant to PU Code Section 399.8, the Non-LI-PPP rate may not exceed January 1, 2000 levels), and California Solar Initiative rate (CSI) of \$(0.00075)/kWh and Self-Generation Incentive Program rate (SGIP) \$0.00149/kWh. The basic service fee of \$16 per month is applied to a customer's bill and a 50% discount is applied for CARE, Medical Baseline, or Family Electric Rate Assistance Program (FERA) customers resulting in their basic service fees to be \$8 per month.

Rate Components

The Utility Distribution Company Total Rates (UDC Total) shown above are comprised of the following components (if applicable): (1) Transmission (Trans) Charges, (2) Distribution (Distr) Charges, (3) Public Purpose Program (PPP) Charges, (4) Nuclear Decommissioning (ND) Charge, (5) Ongoing Competition Transition Charges (CTC), (6) Local Generation Charge (LGC), (7) Reliability Services (RS), and (8) the Total Rate Adjustment Component (TRAC).

Certain Direct Access customers are exempt from the TRAC, as defined in Rule 1 – Definitions.

Franchise Fee Differential

A Franchise Fee Differential of 5.78% will be applied to the monthly billings calculated under this schedule for all customers within the corporate limits of the City of San Diego. Such Franchise Fee Differential shall be so indicated and added as a separate item to bills rendered to such customers.

Time Periods:

All time periods listed are applicable to actual "clock" time)

TOU Period – Weekdays	Summer	Winter
On-Peak	4:00 p.m. – 9:00 p.m.	4:00 p.m. – 9:00 p.m.
Off-Peak	6:00 a.m. – 4:00 p.m.; 9:00 p.m. – midnight	6:00 a.m. – 4:00 p.m. Excluding 10:00 a.m.–2:00 p.m.in March and April; 9:00 p.m. - midnight
Super-Off-Peak	Midnight – 6:00 a.m.	Midnight – 6:00 a.m. 10:00 a.m. – 2:00 p.m. in March and April

TOU Period – Weekends and Holidays	Summer	Winter
On-Peak	4:00 p.m. – 9:00 p.m.	4:00 p.m. – 9:00 p.m.
Off-Peak	2:00 p.m. – 4:00 p.m.; 9:00 p.m. – midnight	2:00 p.m. – 4:00 p.m. 9:00 p.m. - midnight
Super-Off-Peak	Midnight – 2:00 p.m.	Midnight – 2:00 p.m.

Seasons:

Summer June 1 – October 31

Winter November 1 – May 31



Revised Cal. P.U.C. Sheet No. 62755-E
Canceling Revised Cal. P.U.C. Sheet No. 35718-E

SCHEDULE E-CARE CALIFORNIA ALTERNATE RATES FOR ENERGY		Sheet 1
<u>APPLICABILITY</u> This schedule provides a California Alternate Rates for Energy (CARE) discount to each of the following types of customers listed below that meet the requirements for CARE eligibility as defined in Rule 1, Definitions, and herein, and is taken in conjunction with the customer's otherwise applicable service schedule. 1) Customers residing in a permanent single-family accommodation, separately metered by the Utility. 2) Multi-family dwelling units and mobile home parks supplied through one meter on a single premises where the individual unit is submetered. 3) Non-profit group living facilities. 4) Agricultural employee housing facilities. <u>TERRITORY</u> Within the entire territory served by the Utility. <u>DISCOUNT</u> 1) Residential CARE: Pursuant to D.24-05-028, the applicable CARE discount rate is to be between 30% and 35%, with the intended CARE discount rate to be 35% for SDG&E, specifically, applied as a fixed CARE line-item discount. In addition to the CARE line-item discount, the total effective CARE discount consists of: (a) exemptions from paying the CARE Surcharge, Department of Water Resources Bond Charge (DWR-BC), California Wildfire Fund Charge (WF-NBC), Vehicle-Grid Integration (VGI) costs, and California Solar Initiative (CSI) and (b) a 50% minimum bill relative to Non-CARE.		

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1H6 Advice Ltr. No. <u>4572-E-A</u> Decision No. <u>D.24-05-028</u>	(Continued) Issued by Dan Skopec Senior Vice President Regulatory Affairs	Submitted <u>Jan 24, 2025</u> Effective <u>Jan 1, 2025</u> Resolution No. _____
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6.3.5 City of Palo Alto Utilities

Following are the CPAU electricity and natural gas tariffs applied in this study. The CPAU monthly gas rate in \$/therm was applied on a monthly basis according to the rates shown in Table 41. The gas rates were developed based on the latest available gas rate for January 2025 and a curve to reflect how natural gas prices fluctuate with seasonal supply and demand. The seasonal curve was estimated from CPAU's monthly residential tariffs between 2018 and 2024. 12-month curves were created from monthly gas rates for each of the seven years. The seven annual curves were then averaged to arrive at an average normalized annual curve. The baseline and excess transmission charges were found to be consistent over the course of a year and applied for the entire year based on January 2025 rates. The costs presented in Table 41 were then derived by establishing the baseline and excess rates from the latest January 2025 tariff as a reference point and then using the normalized curve to estimate the cost for the remaining months relative to the January rates. The monthly service charge applied was \$16.93 per month per the January 2025 G-1 tariff.

Table 41. CPAU Monthly Gas Rate (\$/therm)

Month	G1 Volumetric Total Baseline	G1 Volumetric Total Excess
January	\$1.74	\$3.02
February	\$1.33	\$2.53
March	\$1.24	\$2.43
April	\$1.21	\$2.39
May	\$1.21	\$2.39
June	\$1.23	\$2.42
July	\$1.31	\$2.64
August	\$1.37	\$2.71
September	\$1.36	\$2.71
October	\$1.38	\$2.72
November	\$1.45	\$2.80
December	\$1.57	\$2.96

RESIDENTIAL ELECTRIC SERVICE

UTILITY RATE SCHEDULE E-1

A. APPLICABILITY:

This Rate Schedule applies to separately metered single-family residential dwellings receiving Electric Service from the City of Palo Alto Utilities.

B. TERRITORY:

This rate schedule applies everywhere the City of Palo Alto provides Electric Service.

C. UNBUNDLED RATES:

<u>Per kilowatt-hour (kWh)</u>	<u>Commodity</u>	<u>Distribution</u>	<u>Public Benefits</u>	<u>Total</u>
Tier 1 usage	\$ 0.10270	\$ 0.08642	\$ 0.00549	\$ 0.19461
Tier 2 usage	0.13240	0.08079	0.00549	0.21868
Any usage over Tier 1				
<u>Customer Charge</u> <u>(\$/month)</u>				4.64

D. SPECIAL NOTES:

1. Calculation of Cost Components

The actual bill amount is calculated based on the applicable rates in Section C above and adjusted for any applicable discounts, surcharges and/or taxes. On a Customer's bill statement, the bill amount may be broken down into appropriate components as calculated under Section C.

2. Calculation of Usage Tiers

Tier 1 Electricity usage shall be calculated and billed based upon a level of 15 kWh per day, prorated by Meter reading days of Service. As an example, for a 30-day bill, the Tier 1 level would be 450 kWh. For further discussion of bill calculation and proration, refer to Rule and Regulation 11.

{End}

CITY OF PALO ALTO UTILITIES

Issued by the City Council

*Supersedes Sheet No E-1-1
dated 7-1-2023*



**CITY OF
PALO ALTO
UTILITIES**

Sheet No **E-1-1**
Effective 7-1-2024

6.3.6 Sacramento Municipal Utilities District (Electric Only)

Following are the SMUD electricity tariffs applied in this study. The rates effective January 2025 were used.

Residential Time-of-Day Service Rate Schedule R-TOD

II. Firm Service Rates

A. Time-of-Day (5-8 p.m.) Rate

	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of May 1, 2024	Effective as of January 1, 2025	Effective as of May 1, 2025
Time-of-Day (5-8 p.m.) Rate (RT02)					
Non-Summer Season (October - May)					
System Infrastructure Fixed Charge <i>per month per meter</i>	\$23.50	\$24.15	\$24.80	\$25.50	\$26.20
Electricity Usage Charge					
Peak \$/kWh	\$0.1547	\$0.1590	\$0.1633	\$0.1678	\$0.1724
Off-Peak \$/kWh	\$0.1120	\$0.1151	\$0.1183	\$0.1215	\$0.1248
Summer Season (June - September)					
System Infrastructure Fixed Charge <i>per month per meter</i>	\$23.50	\$24.15	\$24.80	\$25.50	\$26.20
Electricity Usage Charge					
Peak \$/kWh	\$0.3279	\$0.3369	\$0.3462	\$0.3557	\$0.3655
Mid-Peak \$/kWh	\$0.1864	\$0.1914	\$0.1967	\$0.2021	\$0.2077
Off-Peak \$/kWh	\$0.1350	\$0.1387	\$0.1425	\$0.1464	\$0.1505

B. Optional Critical Peak Pricing Rate

1. The CPP Rate base prices per time-of-day period are the same as the prices per time-of-day period for TOD (5-8 p.m.).
2. The CPP Rate provides a discount per kWh on the Mid-Peak and Off-Peak prices during summer months.
3. During CPP Events, customers will be charged for energy used at the applicable time-of-day period rate plus the CPP Rate Event Price per kWh as shown on www.smud.org.
4. During CPP Events, energy exported to the grid will be compensated at the CPP Rate Event Price per kWh as shown on www.smud.org.
5. The CPP Rate Event Price and discount will be updated annually at SMUD's discretion and posted on www.smud.org.

C. Plug-In Electric Vehicle Credit (rate categories RT02 and RTC1)

This credit is for residential customers who have a licensed passenger battery electric plug-in or plug-in hybrid electric vehicle.

Credit applies to all electricity usage charges from midnight to 6:00 a.m. daily.

Electric Vehicle Credit..... **-\$0.0150/kWh**

III. Electricity Usage Surcharges

Refer to the following rate schedules for details on these surcharges.

A. Hydro Generation Adjustment (HGA). Refer to Rate Schedule HGA.

IV. Rate Option Menu

A. Energy Assistance Program Rate. Refer to Rate Schedule EAPR.

B. Medical Equipment Discount Program. Refer to Rate Schedule MED.

C. Joint Participation in Medical Equipment Discount and Energy Assistance Program Rate. Refer to Rate Schedule MED.

V. Conditions of Service

A. Time-of-Day Billing Periods

Summer (Jun 1 - Sept 30)	Peak	Weekdays between 5:00 p.m. and 8:00 p.m.
	Mid-Peak	Weekdays between noon and midnight except during the Peak hours.
	Off-Peak	All other hours, including weekends and holidays ¹ .
Non-Summer (Oct 1 - May 31)	Peak	Weekdays between 5:00 p.m. and 8:00 p.m.
	Off-Peak	All other hours, including weekends and holidays ¹ .

¹ See Section V. Conditions of Service

6.3.7 Fuel Escalation Assumptions

The average annual escalation rates in Table 42 and Table 43 were used in this study. Table 42 rates are based on assumptions from the CPUC 2021 En Banc hearings on utility costs through 2030 (California Public Utilities Commission, 2021a). Escalation rates through the remainder of the 30-year evaluation period are based on the escalation rate assumptions within the 2022 TDV factors. No data was available to estimate electricity escalation rates for CPAU and SMUD, therefore electricity escalation rates for PG&E and statewide natural gas escalation rates were applied. Table 43 rates are based on the escalation rate assumptions within the 2025 LSC factors from 2026 through 2055.⁹ These rates were developed for electricity use statewide (not utility-specific) and assume steep increases in gas rates in the latter half of the analysis period. Data was not available for the year 2026 and so the CPUC En Banc assumptions were applied for those years using the average rate across the three IOUs for statewide electricity escalation.

⁹<https://www.energy.ca.gov/files/2025-energy-code-hourly-factors>. (California Energy Commission, 2023). Actual escalation factors were provided by consultants E3.

Table 42. Real Utility Rate Escalation Rate Assumptions, CPUC En Banc and 2022 TDV Basis

	Statewide Natural Gas Residential Average Rate (%/year, real)	Electric Residential Average Rate (%/year, real)		
		PG&E	SCE	SDG&E
2026	4.6%	1.8%	1.6%	2.8%
2027	4.6%	1.8%	1.6%	2.8%
2028	4.6%	1.8%	1.6%	2.8%
2029	4.6%	1.8%	1.6%	2.8%
2030	4.6%	1.8%	1.6%	2.8%
2031	2.0%	0.6%	0.6%	0.6%
2032	2.4%	0.6%	0.6%	0.6%
2033	2.1%	0.6%	0.6%	0.6%
2034	1.9%	0.6%	0.6%	0.6%
2035	1.9%	0.6%	0.6%	0.6%
2036	1.8%	0.6%	0.6%	0.6%
2037	1.7%	0.6%	0.6%	0.6%
2038	1.6%	0.6%	0.6%	0.6%
2039	2.1%	0.6%	0.6%	0.6%
2040	1.6%	0.6%	0.6%	0.6%
2041	2.2%	0.6%	0.6%	0.6%
2042	2.2%	0.6%	0.6%	0.6%
2043	2.3%	0.6%	0.6%	0.6%
2044	2.4%	0.6%	0.6%	0.6%
2045	2.5%	0.6%	0.6%	0.6%
2046	1.5%	0.6%	0.6%	0.6%
2047	1.3%	0.6%	0.6%	0.6%
2048	1.6%	0.6%	0.6%	0.6%
2049	1.3%	0.6%	0.6%	0.6%
2050	1.5%	0.6%	0.6%	0.6%
2051	1.8%	0.6%	0.6%	0.6%
2052	1.8%	0.6%	0.6%	0.6%
2053	1.8%	0.6%	0.6%	0.6%
2054	1.8%	0.6%	0.6%	0.6%
2055	1.8%	0.6%	0.6%	0.6%

Table 43. Real Utility Rate Escalation Rate Assumptions, 2025 LSC Basis

Year	Statewide Natural Gas Residential Average Rate (%/year, real)	Statewide Electricity Residential Average Rate (%/year, real)
2026	4.6%	2.1%
2027	4.2%	0.6%
2028	3.2%	1.9%
2029	3.6%	1.6%
2030	6.6%	1.3%
2031	6.7%	1.0%
2032	7.7%	1.2%
2033	8.2%	1.1%
2034	8.2%	1.1%
2035	8.2%	0.9%
2036	8.2%	1.1%
2037	8.2%	1.1%
2038	8.2%	1.0%
2039	8.2%	1.1%
2040	8.2%	1.1%
2041	8.2%	1.1%
2042	8.2%	1.1%
2043	8.2%	1.1%
2044	8.2%	1.1%
2045	8.2%	1.1%
2046	8.2%	1.1%
2047	3.1%	1.1%
2048	-0.5%	1.1%
2049	-0.6%	1.1%
2050	-0.5%	1.1%
2051	-0.6%	1.1%
2052	-0.6%	1.1%
2053	-0.6%	1.1%
2054	-0.6%	1.1%
2055	-0.6%	1.1%

Get In Touch

The adoption of reach codes can differentiate jurisdictions as efficiency leaders and help accelerate the adoption of new equipment, technologies, code compliance, and energy savings strategies.

As part of the Statewide Codes & Standards Program, the Reach Codes Subprogram is a resource available to any local jurisdiction located throughout the state of California.

Our experts develop robust toolkits as well as provide specific technical assistance to local jurisdictions (cities and counties) considering adopting energy reach codes. These include cost-effectiveness research and analysis, model ordinance language and other code development and implementation tools, and specific technical assistance throughout the code adoption process.

If you are interested in finding out more about local energy reach codes, the Reach Codes Team stands ready to assist jurisdictions at any stage of a reach code project.



Visit

LocalEnergyCodes.com to access our resources and sign up for newsletters



Contact

info@localenergycodes.com for no-charge assistance from expert Reach Code advisors



Explore

The [Cost-Effectiveness Explorer](#) is a free resource to help California local governments and stakeholders develop energy policies for buildings.



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Revision: 1.0

Last modified: 2025/06/09

Cost-Effectiveness Study Results

The analysis compares two heat pump options against the baseline of simply replacing an old air conditioner. The financial metrics, such as "Incremental Cost" and "Lifecycle Savings," are the primary indicators of cost-effectiveness.

- **Dual Fuel Heat Pump (DFHP) Existing Furnace:** This is the option where a new electric heat pump is installed alongside the existing gas furnace. The heat pump acts as the primary heating and cooling source, but the furnace is retained as a backup for cold weather. A key technical detail is that the furnace is set to activate only when the outside temperature drops below 35°F.
- **Standard Efficiency Heat Pump Space Heater:** This is the all-electric option. It involves completely replacing the existing gas furnace with an electric heat pump and a new air handler. The heat pump handles all heating and cooling.

Cost-Effectiveness and Savings in Climate Zone 4

Compliance Option	Description	First Incremental Cost	Lifecycle Savings	Benefits
Option 1: Dual-Fuel Heat Pump	Install a new heat pump to work as an air conditioner and heater, keeping the existing gas furnace for backup on very cold days.	\$1,670	\$7,322	Reduces energy use and greenhouse gas emissions.
Option 2: Full Heat Pump System	Install a new heat pump that replaces both the air conditioner and the gas furnace entirely, using a new air handler.	\$652	\$8,680	Higher long-term savings and significant greenhouse gas reductions.

The costs presented in the table above are incremental costs, meaning they are the additional amount a homeowner would pay to install a heat pump instead of just replacing an old air conditioner. While these costs are partially offset by a homeowner's personal utility bill savings over the equipment's lifetime, the full financial benefits are much broader.

From a societal perspective, these incremental costs are more than offset by the long-term savings that benefit all utility billpayers, such as reductions in the cost of utility infrastructure and energy generation.

The approach to installation depends on the age of the existing furnace. The lifespan of a typical furnace and air conditioner is about the same (10-15 years). Therefore, if a furnace is nearing the end of its life, it often makes economic sense to replace both units at the same time.

Alternatively, a heat pump can be configured as a primary heating source that works with the existing furnace, using the furnace only for supplemental heating on extremely cold days. The incremental costs and savings for both of these approaches are detailed in the table above.

Greenhouse Gas Reductions by Vintage of Home

Approach	Metric Tons			Percentage		
	1978-1991	1992-2010	Pre-1978	1978-1991	1992-2010	Pre-1978
Heat pump & new air handler (no furnace)	1.30	0.97	0.84	37%	32%	30%
Heat pump with existing furnace as backup	0.94	0.69	0.63	26%	22%	22%

In terms of greenhouse gas emissions, heat pumps can provide significant reductions. This is because heat pumps are far more efficient than gas furnaces (and electric resistance heat) and electricity in California is derived from low-carbon energy sources. Table 4 shows greenhouse gas reductions for both approaches. The table shows greenhouse gas reductions in metric tons (for the first year) and as a percentage of total emissions for homes of different ages (vintages), the oldest, pre-1978, pre-dates the California Energy Code. The values were generated for typical homes using the California Building Energy Code Compliance software (CBECC).



City Council Staff Report

Meeting Date: October 28, 2025
Prepared By: Anthony Carnesecca
Approved By: Gabe Engeland

Subject: Discuss Los Altos Chamber of Commerce Contract Amendment

COUNCIL PRIORITY AREA

Business Communities

RECOMMENDATION

Amend contract with Los Altos Chamber of Commerce

ENVIRONMENTAL IMPACT

This report is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970.

FISCAL IMPACT

This contract is currently incorporated into the approved FY25-26 budget.

PREVIOUS COUNCIL CONSIDERATION

May 23, 2023, September 12, 2023, & October 14, 2025

BACKGROUND

At the May 23, 2023 City Council meeting, City Council directed City staff to draft a contract with the Los Altos Chamber of Commerce in the amount of \$67,500 annually for five years. City staff worked with the Chamber of Commerce to draft a contract that will execute specific objectives and achieve accomplishments regarding tourism and visitor attraction on an annual basis.

At the September 12, 2023 City Council meeting, City Council unanimously directed the City Manager to sign a contract with the Los Altos Chamber of Commerce in the amount of \$67,500 annually for five years as previously directed during the budget process, which was intended to be for Tourism and Visitor Attraction services that support visitor attraction efforts of the City and will increase the amount of visitors supporting our local economy.

ANALYSIS

DISCUSSION

Per the staff report from September 12, 2023, the City of Los Altos and Los Altos Chamber of Commerce entered into an agreement, which is attached to this staff report, requiring the following items to be completed on a fiscal year basis.

Service	Topic	Expense
Printing 20,000 copies of full color high-quality destination guide: Los Altos Magazine. This includes 1. A two-page spread for the City of Los Altos on a topic agreed upon with City staff (ex. "Doing Business in Los Altos") 2. A Recreation Department full-page ad. The Los Altos Magazine is a destination guide for the community that builds a stronger local economy through shopping, dining, and hotel stays through sales and hotel (TOT) tax.	Magazine	\$44,155
Distribution of 16,000 Los Altos Magazines to households in Los Altos and neighboring communities	Magazine	\$6,735
Distribution of 4,000 Los Altos Magazines for local pickup at hotels, coffee shops	Magazine	\$1,110
Creation of a digital copy of the Los Altos Magazine for electronic use promoting the community to support tourism.	Magazine	\$1,500
Operation of the Visitors Center at the office located at 321 University Avenue. Prominently located at the intersection of Foothill Expressway & Main Street. Supporting tourism by providing information and answering questions for both residents and visitors to our community both in person, by phone, and by email. Maintaining a community calendar of events to aid the community in scheduling events & festivals.	Visitors Center	\$14,000
	Total	\$67,500

The Los Altos Chamber of Commerce successfully completed these tasks in fulfillment of their obligations for Fiscal Year 23-24.

In Fiscal Year 24-25, the Los Altos Chamber of Commerce was able to successfully operate the Visitors Center, but was unable to complete the tasks outlined relating to the Los Altos Magazine due to extenuating circumstances. Their staff has requested an extension that would allow them to complete these tasks from Fiscal Year 24-25 before the end of this calendar year. City staff believes this would accomplish their required tasks outlined in the contract if the amendment is approved by the City Council.

At the October 14, 2025 City Council meeting, the City Council directed staff to return with a review of the contract with the Chamber of Commerce.

The Chamber will discuss alternatives to the annual publication of the magazine with the City Council at this meeting. Staff has not received the proposals at the time of publication of the agenda packet, but will amend the packet if they are received before the meeting.

ATTACHMENTS

1. Attachment 1 - City of Los Altos Contract with Chamber of Commerce



**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF LOS ALTOS, CALIFORNIA
AND
LOS ALTOS CHAMBER OF COMMERCE
FOR
TOURISM AND VISITOR ATTRACTION SERVICES FOR LOS ALTOS**

THIS AGREEMENT is made and entered into as of the 1st day of July 2023, by and between the CITY OF LOS ALTOS, a California municipal corporation, hereinafter referred to as “**CITY**,” and LOS ALTOS CHAMBER OF COMMERCE, a non-profit organization, hereinafter referred to as “**CHAMBER**.”

RECITALS

WHEREAS, CITY desires to retain CHAMBER as an essential partner to our business community that supports the tourism and visitor attraction efforts of CITY; and

WHEREAS, CITY has determined that CHAMBER possesses the skills, experience and certifications required to provide the services required by the CITY; and

WHEREAS, CITY recognizes the significant value that the CHAMBER provides to the community and CITY will pay \$67,500 annually for five years; and

WHEREAS, CITY desires to retain CHAMBER to provide professional services with the desired objectives achieved in the timeline outlined under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and promises identified herein, the parties mutually agree as follows:

1. SCOPE OF SERVICES.

A. CHAMBER. CHAMBER shall assist the CITY by executing the following scope of services in a satisfactory and proper manner in accordance with requirements provided by the City Manager, or designee. Services will include, but not be limited to, the items noted in the scope of work attached hereto and incorporated herein as Exhibit A.

B. CITY. CITY will provide all necessary information from the City to assist with the completion of all items in the scope of services.

2. SCHEDULE. Services of CHAMBER are to commence upon the execution of this Agreement and shall continue in full force and effect until it is terminated. It is intended that the termination

of this Agreement be contemporaneous with final acceptance of all services described in Exhibit A by the Los Altos City Manager, or designee. CHAMBER shall meet any completion dates as indicated on Exhibit A.

3. **TERM.** The term of this Agreement shall continue in full force and effect for five years. Changes in Scope of Services and Payment Schedule, Exhibit A, can be amended, as needed, thirty (30) days prior to the expiration of each fiscal year. If the Agreement is terminated, it is intended that the termination of the Agreement be contemporaneous with final acceptance of all services by CITY.

4. **COMPENSATION.** CHAMBER will perform the work outlined above and will invoice CITY upon completion of the project.

CHAMBER's total compensation, including reimbursed expenses, for the services set forth for the Contract shall not exceed \$67,500 annually as outlined in Exhibit A.

5. **OWNERSHIP OF WORK.** All documents furnished to CHAMBER by CITY and all reports and supportive data prepared by CHAMBER under this Agreement are CITY's property, for the exclusive use of the CITY and shall be given to CITY at the completion of CHAMBER's services.

6. **COMPLIANCE WITH LAW.** In the performance of services under this Agreement, CHAMBER shall comply with all applicable federal, state and local laws, codes, ordinances and regulations, including Cal/OSHA requirements. CHAMBER represents to CITY that it has, and will maintain through the term of the Agreement, all licenses, permits, qualifications, insurance and approvals of whatsoever nature, which are legally required for CHAMBER to practice its profession.

7. **STANDARD OF CARE.** CHAMBER's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

8. **INSURANCE.** CHAMBER shall procure and maintain for the duration of the contract insurance as described in Exhibit B against claims which may arise from or in connection with the performance of the work hereunder and the results of that work by the CHAMBER, its agents, representatives, employees or subcontractors.

9. **RELATIONSHIP BETWEEN THE PARTIES.** CHAMBER is, and at all times shall remain, an independent contractor, not an agent or employee of the CITY. CHAMBER shall be solely responsible for all acts of its employees, agents or sub-consultants, including any negligent acts or omissions. CHAMBER shall have no authority to act on behalf of the CITY or to bind the CITY to any obligation whatsoever, unless the CITY provides prior written authorization to CHAMBER. As an independent contractor, CHAMBER shall not be entitled to any benefit, right or compensation from the CITY other than those provided for in this Agreement.

10. **INDEMNIFICATION.** To the fullest extent permitted by law, CHAMBER shall defend (with counsel reasonably approved by CITY), indemnify and hold CITY, the City Council, members of the City Council, its employees, representatives, agents and volunteers harmless from any and all suits, damages, costs, fees, claims, demands, causes of action, liabilities, losses expenses, damage

or injury of any kind, in law or equity, to property or persons, including wrongful death and financial losses (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of CHAMBER or CHAMBER'S officers, assistants, subcontractors, employees or agents in connection with the performance of CHAMBER's services or this Agreement, including without limitation the payment of all consequential damages, expert witness fees and attorneys' fees and other related costs and expenses.

Notwithstanding the foregoing, to the extent CHAMBER's services are subject to Civil Code Section 2782.8, (Design Professionals) the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to Claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CHAMBER. CHAMBER's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by CITY, the City Council, members of the City Council, its employees, or authorized volunteers.

11. **TERMINATION OF AGREEMENT.** Notwithstanding any other provision of this Agreement, the CITY may terminate this Agreement without cause at any time upon giving ten days written notice to CHAMBER. In the event of such a termination, CHAMBER shall be entitled to any compensation owed for services rendered up to the effective date of termination.
12. **MAINTENANCE OF RECORDS.** Books, documents, papers, accounting records, and other evidence pertaining to costs incurred shall be maintained by CHAMBER and made available at all reasonable times during the contract period and for four (4) years from the date of final payment under this Agreement for inspection by CITY.
13. **ORGANIZATION.** CHAMBER shall assign Kim Mosley as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of CITY.
14. **WRITTEN NOTIFICATION.** Any notice, demand, request, consent, approval, or communications that either party desires or is required to give to the other party shall be in writing and either served personally or sent by prepaid, first class mail. Any such notice, demand, etc., shall be addressed to the other party at the address set forth herein below. Either party may change its address by notifying the other party of the change of address. Notice shall be deemed communicated within 48 hours from the time of mailing as provided in this section. Notice may also be given by electronic means but shall be deemed given only if receipt is acknowledged in writing by the receiving party.

CITY: City of Los Altos
Gabriel Engeland, City Manager (or Project Manager)
1 N. San Antonio Road
Los Altos, CA 94022

CHAMBER: Los Altos Chamber of Commerce
Kim Mosley
321 University Avenue
Los Altos, CA 94022

15. **PARTIAL INVALIDITY.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force as necessary to effectuate the original intent of the parties.
16. **WAIVER.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision of the Agreement.
17. **NO IMPLIED WAIVERS.** The failure of either party at any time to require performance by the other party of any provisions hereof shall not affect in any way the full right to require such performance at any time thereafter. Nor shall the waiver by either party of a breach of any provision hereof be taken or held to be a waiver of the provision itself.
18. **ASSIGNMENT.** The parties recognize that a substantial inducement to CITY for entering into this Agreement is the professional reputation, experience and competence of CHAMBER. CHAMBER, therefore, shall not assign, delegate, nor transfer any rights or obligations pursuant to this Agreement, except as specified in this Agreement, without the prior written consent of CITY. Any assignment of any right or obligation or subcontracting of any work without CITY consent shall be void and of no effect.
19. **TAXES.** CHAMBER agrees to file tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement, and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. CHAMBER agrees to indemnify and hold CITY harmless from any liability which it may incur to any public authority as a consequence of CHAMBER's failure to pay, when due, all such taxes and obligations. In the event CITY is audited for compliance regarding withholding or other applicable taxes, CHAMBER agrees to furnish CITY with proof of payment of taxes on these earnings.
20. **NONDISCRIMINATION.** CHAMBER shall not discriminate against any person related to the performance under this Agreement (including any employee or applicant) on any basis prohibited by law.
21. **DEFAULT.** In the event CHAMBER fails to provide the services set forth in this Agreement due to the fault of CHAMBER, CITY shall have the right to either do the work itself or hire an outside contractor to perform those services.
22. **TIME OF ESSENCE.** Time is of the essence for each and every provision of this Agreement.
23. **CITY'S RIGHT TO EMPLOY OTHER CONSULTANTS.** CITY reserves its right to employ other consultants in connection with this Project or other projects.
24. **VENUE.** In the event that suit shall be brought by either party hereunder, the parties agree that trial of such action shall be held exclusively in a state court in the County of Santa Clara, San Jose, California, notwithstanding Code of Civil Procedure Section 394 or any other law.
25. **CONSTRUCTION.** To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in the manner that avoids any violation of statute, ordinance, regulation or law. There are no third-party intended beneficiaries of this Agreement. This Agreement contains the constitutions of both parties and shall not be construed against the drafter.

26. **AMENDMENT.** This Agreement constitutes the complete and exclusive statement of the Agreement to CITY and CHAMBER. It may be amended or extended from time-to-time by written agreement of the parties hereto.
27. **INTEGRATION.** This Agreement supersedes any and all agreements, either oral or written, between the parties hereto with respect to the rendering of services by CHAMBER for CITY, and contains all the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party or anyone acting on behalf of any party, which is not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement shall be effective only if it is in writing, signed by the party to be charged. If there is any conflict in the terms of this Agreement with the exhibits or attachments, then the provisions of this Agreement shall control.
28. **EXECUTION.** This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement it shall not be necessary to produce or account for more than one such counterpart. This Agreement may be executed electronically.
29. **IN WITNESS. WHEREOF,** the CITY and CHAMBER have executed this Agreement as of the date first above written.

APPROVED AS TO CONTENT:



Director/Project Manager

APPROVED AS TO FORM:



Jolie Houston
City Attorney

AGREED:



Gabriel Engeland
City Manager

Oct 3, 2023

Date

CHAMBER:



Kim Mosley
President & CEO

9.25.23

Date

EXHIBIT A

Service	Topic	Expense
Printing 20,000 copies of full color high-quality destination guide: Los Altos Magazine. This includes 1. A two-page spread for the City of Los Altos on a topic agreed upon with City staff (ex. "Doing Business in Los Altos") and 2. A Recreation Department full-page ad. The Los Altos Magazine is a destination guide for the community that builds a stronger local economy through shopping, dining, and hotel stays through sales and hotel (TOT) tax.	Magazine	\$44,155
Distribution of 16,000 Los Altos Magazines to households in Los Altos and neighboring communities	Magazine	\$6,735
Distribution of 4,000 Los Altos Magazines for local pickup at hotels, coffee shops	Magazine	\$1,110
Creation of a digital copy of the Los Altos Magazine for electronic use promoting the community to support tourism.	Magazine	\$1,500
Operation of the Visitors Center at the office located at 321 University Avenue. Prominently located at the intersection of Foothill Expressway & Main Street. Supporting tourism by providing information and answering questions for both residents and visitors to our community both in person, by phone, and by email. Maintaining a community calendar of events to aid the community in scheduling events & festivals.	Visitors Center	\$14,000
	Total	\$67,500



City of Los Altos 2025 Tentative Council Agenda Calendar

November 18, 2025 - 7:00 p.m.

CONSENT:

- Pro-Housing Grant Application Approval
- Adoption of Resolution – Sanitary Truck Driver and Helper Union Local 350

PUBLIC HEARINGS:

- 996 Loraine Ave – Tentative Map
- 4898 El Camino Real – Tentative Map

DISCUSSION ITEMS:

- Drone as a First Responder Program
- Los Altos Commissions Review
- Presentation on Parental Leave
- Shuttle Service in Los Altos

December 2, 2025 – 7:00 p.m.

CONSENT:

- Award Woodland Library Contract
- Approve the 2026 City Council Meeting Date Calendar
- Adoption of Resolution – Adoption of Personnel Rules and Regulations

December 9, 2025 – 7:00 p.m. - City Council Reorganization Ceremony

The remaining 2025 City Council agenda calendar items are pending and will be published at a later date.

All items and dates are tentative and subject to change unless a specific date has been noticed for a legally required Public Hearing. Items may be added or removed from the shown date at any time and for any reason prior to the publication of the agenda.

PROGRAM	SUB PROJECT	INITIATION DATE	HEU COMPLETION DATE	STATUS
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Budget & Hire Planning Technician		December 31, 2022	COMPLETED
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Amend ADU Ordinance based upon HCD's letter		6 months or less	COMPLETED
Program 6.G: Housing mobility	Allow more than one JADU (at least two per site)		with ADU Ordinance Update	COMPLETED
Program 3.H: Amend design review process and requirements.	Eliminate 3rd Party Architectural Review		February 28, 2023	COMPLETED
Program 3.H: Amend design review process and requirements.	Dismiss Design Review Commission		February 28, 2023	COMPLETED
Program 3.L: Eliminate the requirement of story poles.			March 31, 2023	COMPLETED
Program 2.E: Conduct annual ADU rental income surveys.	Budget & Hire Housing Manager	March 31, 2023		COMPLETED
residents.	Transportation Demand		June 30, 2023	COMPLETED
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	RFP-Permit Ready ADU Plans		July 31, 2023	COMPLETED
Program 1.H: Facilitate housing on City-owned sites.	Financial Analysis	July 1, 2023	December 31, 2023	COMPLETED
Program 3.D: Evaluate and adjust impact fees.		August 1, 2023	December 31, 2024	COMPLETED
Program 1.H: Facilitate housing on City-owned sites.	Release RFP	December 31, 2023		COMPLETED
Program 6.C: Target housing development in highest resource areas.	Initial Outreach		September 31, 2023	COMPLETED
Program 6.D: Promote Housing Choice (Section 8) rental assistance program.			September 31, 2023	COMPLETED
Program 2.A: Continue to implement and enhance inclusionary housing requirements.			December 31, 2023	ONGOING
Program 2.B: Establish an affordable housing in-lieu fee and commercial linkage fee.	Housing in-lieu fee.		December 31, 2023	COMPLETED
Program 2.F: Water and Sewer Service Providers.			December 31, 2023	COMPLETED
Program 3.B: Modify building height in mixed-use zoning districts.	Downtown Districts		December 31, 2023	COMPLETED
Program 3.E: Ensure that the density bonus ordinance remains consistent with State law.			December 31, 2023	ONGOING

Program 3.H: Amend design review process and requirements.	Code Amendments		December 31, 2023	COMPLETED
Program 3.K: Standardize multimodal transportation requirements.	Bicycle Storage and Charging Regulations		December 31, 2023	COMPLETED
Program 3.K: Standardize multimodal transportation requirements.	Remove CSC Review of Housing Developments		December 31, 2023	COMPLETED
Program 4.C: Allow Low Barrier Navigation Centers consistent with AB 101.			December 31, 2023	COMPLETED
Program 4.D: Allow transitional and supportive housing consistent with State law.			December 31, 2023	COMPLETED
Program 4.E: Allow employee/farmworker housing consistent with State law.			December 31, 2023	COMPLETED
Program 4.F: Reasonably accommodate disabled persons' housing needs.			December 31, 2023	COMPLETED
Program 6.B: Maintain and expand an inventory of affordable housing funding sources.	Prepare Inventory.		December 31, 2023	COMPLETED
Program 6.E: Prepare and distribute anti-displacement information.			December 31, 2023	COMPLETED
Program 1.A: Rezone for RHNA shortfall.			January 31, 2024	COMPLETED
Program 1.G: Rezone housing sites from previous Housing Elements.			January 31, 2024	COMPLETED
Program 3.G: Amend Conditional Use Permits findings applicable to housing developments.			March 31, 2024	COMPLETED
Program 3.I: Allow residential care facilities consistent with State law.			January 31, 2024	COMPLETED
Program 3.J: Explicitly allow manufactured homes consistent with State law.			January 31, 2024	COMPLETED
Program 3.F: Reduce Conditional Use Permit requirement for residential mixed-use and multi-family.			September 31, 2024	COMPLETED
Program 1.B: Facilitate higher density housing in the Commercial Thoroughfare (CT) District.			January 31, 2024	COMPLETED
Program 1.C: Allow housing in the Office Administrative (OA) District.			January 31, 2024	COMPLETED

Program 1.E: Update the Loyola Corners Specific Plan.			January 31, 2024	COMPLETED
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Adopt-Permit Ready ADU Plans		December 31, 2024	COMPLETED
Program 3.A: Prepare a Downtown parking plan and update citywide parking requirements.	Downtown Parking Plan		December 31, 2024	COMPLETED
Program 3.A: Prepare a Downtown parking plan and update citywide parking requirements.	Comprehensive Parking Ordinance Update		December 31, 2024	COMPLETED
Program 3.B: Modify building height in mixed-use zoning districts.	Neighborhood (CN) District		December 31, 2024	COMPLETED
Program 3.C: Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza.			December 31, 2024	COMPLETED
Program 3.M: Modify parking requirements for emergency shelters consistent with State law.			December 31, 2024	COMPLETED
Program 2.B: Establish an affordable housing in-lieu fee and commercial linkage fee.	Commercial linkage fee.	December 31, 2025		COMPLETED
Program 1.D: Allow housing on certain Public and Community Facilities District sites and facilitate housing on religious institution properties.			December 31, 2025	IN-PROGRESS
Program 6.G: Housing mobility	Allow housing on all religious sites within the City		December 31, 2025	IN-PROGRESS
Program 1.F: Rezone Village Court parcel.			December 31, 2025	COMPLETED
Program 4.H: Provide additional density bonuses and incentives for housing that accommodates special needs groups.			December 31, 2025	IN-PROGRESS
Program 4.I: Allow senior housing with extended care facilities in multi-family and mixed-use zoning districts.			December 31, 2025	IN-PROGRESS
Program 1.I: Incentivize Downtown lot consolidation.			July 31, 2026	
Program 4.G: Assist seniors to maintain and rehabilitate their homes.			July 31, 2026	ONGOING
Program 6.C: Target housing development in highest resource areas.	Follow-up Outreach		September 31, 2026	

Program 1.H: Facilitate housing on City-owned sites.	Entitlement Review		December 31, 2026	
Program 3.N: Modify standards in the R3 zoning districts.			December 31, 2026	COMPLETED
Program 4.J: Facilitate alternate modes of transportation for residents.	Capital Improvement Project for above head pedestrian crossing signals on San Antonio Road near Downtown Los Altos		December 31, 2027	
Program 5.F: Incentivize the creation of play areas for multi-family housing projects.			December 31, 2027	
Program 1.K: Participate in regional housing needs planning efforts.			Ongoing	ONGOING
Program 1.L: General Plan amendments.			Ongoing	ONGOING
Program 1.M: SB 9 implementation.			Ongoing	ONGOING
Program 1.N: Facilitate and monitor pipeline housing projects.			Ongoing	ONGOING
Program 2.C: Assist in securing funding for affordable housing projects.			Ongoing	ONGOING
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).			Ongoing	ONGOING
Program 2.E: Conduct annual ADU rental income surveys.	Annual Survey		Annually	ONGOING
Program 4.A: Support efforts to fund homeless services.			Ongoing	ONGOING
Program 4.B: Continue to participate in local and regional forums for homelessness, supportive, and transitional housing.			Ongoing	ONGOING
Program 5.A: Monitor condominium conversions.			Ongoing	ONGOING
Program 5.B: Continue to administer the City's affordable housing programs.			Ongoing	ONGOING
Program 5.C: Restrict commercial uses from displacing residential neighborhoods.			Ongoing	ONGOING
Program 5.D: Implement voluntary code inspection program.			Ongoing	ONGOING
Program 5.E: Help secure funding for housing rehabilitation and assistance programs.			Ongoing	ONGOING

Program 6.A: Assist residents with housing discrimination and landlord-tenant complaints.			Ongoing	ONGOING
Program 6.B: Maintain and expand an inventory of affordable housing funding sources.	Inform, Evaluate Apply/Submit		Ongoing	ONGOING
Program 6.F: Affirmatively market physically accessible units.			Ongoing	ONGOING
Program 7.A: Promote energy and water conservation and greenhouse gas reduction through education and awareness campaigns.			Ongoing	ONGOING
Program 7.B: Monitor and implement thresholds and statutory requirements of climate change legislation.			Ongoing	ONGOING

DATE: 10/28/2025

TO: COUNCILMEMBERS

FROM: CITY MANAGER'S OFFICE

SUBJECT: COUNCIL Q&A FOR OCTOBER 28, 2025 CITY COUNCIL REGULAR MEETING

Agenda Item 1 (Minutes):

- At the bottom of page 5 of the minutes, it incorrectly states the motion for #10 Dog Park; we did NOT agree to eliminate synthetic turf as an option, the motion was amended to still include turf.

Answer: Corrected.

Agenda Item 2 (Professional Service Agreement with Harris & Associate):

- Where is the electrical control box proposed for replacement? Does the location stay the same?

Answer: The electrical control panel is located behind Citi Bank at 130 Main Street next to the power pole.



- Which particular parts of Plazas 4, 5 and 6 do not meet the ADA maximum slope requirement?

Answer: Parking Plazas 4 and 5 have issues with the ADA path of travel. The existing asphalt pavement has been lifted in some locations and hinders clear path of travel in those areas.

In all of the parking plazas, the tree roots are lifting the pavement, which is causing water to pond, damaging the parking lot, hindering drainage, and creates unsafe walking conditions. The existing ADA failed to meet any past ADA standards that would be allowed and did not require upgrades.

Agenda Item 6 (Chamber Contract):

- It appears from the staff report that the City is a significant financial supporter of Chamber operations funding both the magazine and partial operations of the Visitor's Center. What proportion do the City's contributions, including our annual contract as well as the pilot LEAD program, represent of the Chamber's annual operating budget this year?

Answer from Chamber:

2022 – City Funds \$67,500 / Income \$341,000 = 20%

2023 – City Funds \$67,500 / Income \$171,000 = 39%

- What is the update on the status of the LEAD program?

Answer from Chamber: The LEAD program was successfully launched in early October with the Chamber's inaugural class of 26 incredibly enthusiastic LEADers! Sandra McGonagle hosted a fantastic opening session. Our next session will be at the Krause Center for Innovation on November 5, and will overview all educational leadership opportunities. At the conclusion of each session our LEADers are asked to reflect on "How might we, as engaged community members make Los Altos an even stronger, more inclusive, and thriving place for all?" December will be business focused and January will be government with a visit to the City Council meeting on January 27.

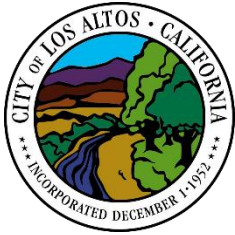
- The contract (Attachment 1, point #8) refers to insurance which it says is attached as Exhibit B but that exhibit is not included in the packet, please share Exhibit B. Also, do we require confirmation each year that the insurance is active?

Answer from City staff: City staff did not include the original Exhibit B, but the full contract with Exhibit B is attached here for reference. The Chamber is required to maintain the active insurance coverages as laid out in the contract provisions for the duration of the contract.

- Please provide the Chamber's most recent 990 tax filing, if available.

Answer from Chamber: We have not received the most recent tax filing yet for the previous year, but I believe that the answer to question number 1 will address the underlying question about the significance of the city contract to the operations of the Chamber. I would also entertain any additional questions directly prior to appearing in the public forum.

Answer from City staff: The Los Altos Chamber of Commerce Form 990 for 2023 is attached to this QA.



**CITY OF LOS ALTOS
CITY COUNCIL MEETING MINUTES
TUESDAY, OCTOBER 14, 2025
7:00 p.m.
1 N. San Antonio Rd. ~ Los Altos, CA**

*Pete Dailey, Mayor
Neysa Fligor, Vice Mayor
Larry Lang, Councilmember
Sally Meadows, Councilmember
Jonathan D. Weinberg, Councilmember*

CALL MEETING TO ORDER – **Pete Dailey, Mayor**, called the meeting to order at 7:00 p.m.

ESTABLISH QUORUM – All Councilmembers were present.

PLEDGE OF ALLEGIANCE – **Members of Girl Scout Troop 61074** led the Pledge of Allegiance.

REPORT ON CLOSED SESSION

There was no reportable action from the Closed Session meeting of October 14, 2025.

CHANGES TO THE ORDER OF THE AGENDA

There were no changes to the order of the agenda.

SPECIAL ITEMS

Issue Proclamation Recognizing October as Hindu Awareness and Appreciation Month

Pete Dailey, Mayor, presented the proclamation to **Pawan Deshpande, Los Altos Resident**.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The following members of the public spoke during Public Comment:

- Anjali Sharma-Tiwari
- Caroline Horn

CONSENT CALENDAR

Sally Meadows, Councilmember, requested to pull Items 6 and 7 for discussion.

Pete Dailey, Mayor, placed Items 6 and 7 immediately following the Consent Calendar on the agenda.

Jonathan D. Weinberg, Councilmember, announced that he had a brief prior professional relationship with BKF Engineers but has had no further contact with BKF Engineers or any of their employees in over a year.

Motion by Lang and Second by Fligor to approve Items 1 – 5 of the Consent Calendar. **Motion carried unanimously by roll call vote.**

1. Approval of Meeting Minutes

Approve the Draft Meeting Minutes for the Regular Meeting of September 30, 2025

2. Adoption of Resolution - Designating a Regular Meeting Date

Adopt a Resolution Designating the City Council Meetings of November 18, 2025 and December 2, 2025 as Regular Meetings in Accordance with Los Altos Municipal Code Section 2.04.010 “Meetings.”

3. Adoption of Resolution – United Against Hate Week

Adopt a Resolution recognizing October 19 – 25, 2025 as United Against Hate Week

4. Adoption of Resolutions - Addendum No. 13 to Regional Water Quality Control Plant Basic Agreement

Two actions for Council consideration:

- Adopt a Resolution Authorizing the City Manager to Execute Addendum No.13 to the Regional Water Quality Control Plant Basic Agreement between the City of Palo Alto, the City of Mountain View, and the City of Los Altos; and find that the Council’s action is exempt from review under CEQA pursuant to CEQA Guidelines Section 15301 and that none of the circumstances in CEQA Guidelines Section 15300.2 applies; and
- Adopt a Resolution for the appropriation of \$281,911 to the Sewer Operating Fund

5. Adoption of Resolution - Annual Streets Resurfacing Project

Adoption a Resolution authorizing the City Manager to execute a professional services agreement with BKF Engineers for the FY2025-2026 Annual Street Resurfacing Project in the amount of \$258,643.00 and authorize a project contingency of \$25,864.00 for a total project amount not to exceed \$284,507

DISCUSSION ITEMS

6. Adopt Zoning Code Amendments - Historic Preservation & Mills Act

Adopt the three (3) draft ordinances, which include:

- An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.93 (Historic Preservation) to the Los Altos Municipal Code; and
- An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.95 (Mills Act Program) to the Los Altos Municipal Code; and

- An Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Chapter 12.44 for Existing Historic Preservation Regulations; and
- Find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines

Neysa Fligor, Vice Mayor, recused herself from the discussion and vote of the item due to a potential conflict of interest.

Sally Meadows, Councilmember, explained why she pulled the item for discussion.

The following members of the public spoke regarding the item:

• Jon Baer	• Roberta Phillips
• Curt Riffle	• Catherine Nunes
• Maria Bautista	• Lois Baer

Motion by Meadows and Second by Weinberg to waive second reading and adopt an Ordinance of the City Council of the City of Los Altos Adding Chapter 14.93 (Historic Preservation) to the Los Altos Municipal Code. **Motion carried 4-0 by roll call vote, with Vice Mayor Fligor recused.**

Motion by Meadows and Second by Weinberg to waive second reading and adopt an Ordinance of the City Council of the City of Los Altos Adding Chapter 14.95 (Mills Act Program) to the Los Altos Municipal Code. **Motion carried 4-0 by roll call vote, with Vice Mayor Fligor recused.**

Motion by Meadows and Second by Weinberg to waive second reading and adopt an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Chapter 12.44 for Existing Historic Preservation Regulations. **Motion carried 4-0 by roll call vote, with Vice Mayor Fligor recused.**

Motion by Meadows and Second by Weinberg to waive second reading and adopt an Ordinance of the City Council of the City of Los Altos, finding that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried 4-0 by roll call vote, with Vice Mayor Fligor recused.**

7. Adoption of Resolution - Amend Contract with Los Altos Chamber of Commerce

Amend contract with Los Altos Chamber of Commerce

There were no public speakers for this item.

Kim Moseley, President of the Los Altos Chamber of Commerce, discussed the item with the City Council.

PUBLIC HEARING

8. 2025 Los Altos Building Code Updates

Three separate actions for Council consideration:

- Introduce an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Title 12 for Buildings and Construction of the Los Altos Municipal Code; and
- Introduce an Ordinance of the City Council of the City of Los Altos Adding Title 12 for Buildings and Construction to the Los Altos Municipal Code Including Chapters 12.04, 12.06, 12.08, 12.10, 12.12, 12.14, 12.16, 12.18, 12.20, 12.22, 12.24, 12.26, 12.28, 12.30, 12.32, 12.34, 12.36, 12.38, and 12.40 to Adopt by Reference the 2025 California Building Codes with Local Amendments; and Find that both actions are exempt from environmental review pursuant to Section 15061(b)(3) and 15308 of the California Environmental Quality Act (CEQA) Guidelines; and
- Direct staff to place the introduced Ordinances on the October 28, 2025, meeting agenda for a public hearing, waiving of second reading, and adoption

Veronica Tinoco, Building Official, presented the report.

Pete Dailey, Mayor, opened the Public Hearing.

The following members of the public spoke during the Public Hearing:

- Don Bray
- Connie Miller

Pete Dailey, Mayor, closed the Public Hearing.

Motion by Weinberg and Second by Fligor to waive first reading, by title only, and introduce an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Title 12 for Buildings and Construction of the Los Altos Municipal Code, as amended. **Motion carried unanimously by roll call vote.**

Motion by Weinberg and Second by Meadows to waive first reading, by title only, and introduce an Ordinance of the City Council of the City of Los Altos Adding Title 12 for Buildings and Construction to the Los Altos Municipal Code Including Chapters 12.04, 12.06, 12.08, 12.10, 12.12, 12.14, 12.16, 12.18, 12.20, 12.22, 12.24, 12.26, 12.28, 12.30, 12.32, 12.34, 12.36, 12.38, and 12.40 to Adopt by Reference the 2025 California Building Codes with Local Amendments; and find that both actions are exempt from environmental review pursuant to Section 15061(b)(3) and 15308 of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried unanimously by roll call vote.**

Motion by Meadows and Second by Weinberg to direct staff to place the introduced Ordinances on the October 28, 2025, meeting agenda for a public hearing, waiving of second reading, and adoption. **Motion carried unanimously by roll call vote.**

DISCUSSION ITEMS

9. Approval of Formation of Council Subcommittee

Approve the formation of a Subcommittee of the City Council for the Annual City Manager Performance Review

Motion by Dailey and Seconded by Fligor to appoint **Pete Dailey, Mayor, and Larry Lang, Councilmember**, to form the Subcommittee of the City Council for the Annual City Manager Performance Review. **Motion carried unanimously by roll call vote.**

The City Council took a recess at 8:31 p.m.

The City Council reconvened at 8:41 p.m.

10. Dog Park Surfacing Discussion

Direct staff to complete one of these options:

Proceed with the Callander and Associates 95% submittal to construct the Hillview Dog Park using the synthetic turf ground covering as approved at the July 9, 2024 City Council meeting; or

Return the Hillview Dog Park to the pre-design/outreach stage and eliminate synthetic turf as an option for ground covering, and further direct staff to complete the proposed McKenzie Dog Park while Hillview Dog Park is proceeding through redesign

Manuel Hernandez, Parks & Recreation Director, presented the report.

The following members of the public spoke regarding the item:

- | | |
|-------------------|-------------------|
| • Jim Sweeney | • Barbara Doherty |
| • Dan Beyer | • Maria Bautista |
| • Tami Mulcahy | • Susan Hinton |
| • Cat Huong | • Teresa Morris |
| • Jeanine Valadez | |

Motion by Fligor and Second by Dailey to return the Hillview Dog Park to the pre-design/outreach stage ~~and eliminate synthetic turf as an option for ground covering~~, and further direct staff to complete the proposed McKenzie Dog Park while Hillview Dog Park is proceeding through redesign. **Motion carried 4-1 by roll call vote with Councilmember Meadows opposed.**

11. Woodland Library Expansion Plan

Authorize the City Manager to issue a formal bid for Woodland Library Patio Expansion Plan and find that the proposal is exempt from environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities consisting of the minor alteration of existing public structures and facilities)

Jonathan D. Weinberg, Councilmember, recused himself from the discussion and vote on the item due to a potential conflict of interest.

Anthony Carnesecca, Assistant to the City Manager, and Freddie Wheeler, Los Altos Library Endowment Representative, presented the report.

There were no public speakers regarding the item.

Motion by Meadows and Second by Fligor to authorize the City Manager to issue a formal bid for Woodland Library Patio Expansion Plan and find that the proposal is exempt from environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities consisting of the minor alteration of existing public structures and facilities). **Motion carried 4-0-1 by roll call vote with Councilmember Weinberg recused.**

INFORMATIONAL ITEMS ONLY

There will be no discussion or action on Informational Items

12. Tentative Council Calendar and Housing Element Update Implementation Calendar

13. 10-14-2025 Council QA

COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

- **Pete Dailey, Mayor** – Requested future agenda items:
 - Review of Los Altos Chamber Contract (*Supported by all Council*)
 - Send a request to the Environmental Commission to analyze a potential turf policy for the City (*Supported by Fligor and Lang*)
- **Sally Meadows, Councilmember** – Requested a future agenda item:
 - Discuss the future agenda items section of the agenda, and other Council meeting-related practices (*Supported by Dailey and Fligor*)
- **Councilmembers Lang and Weinberg** reported on their attendance at the CalCities Annual Conference in Long Beach, CA.

ADJOURNMENT – The regular meeting adjourned at 10:07 p.m.

City of Los Altos
City Council Regular Meeting Minutes
October 14, 2025
Page 7 of 7

The meeting minutes were prepared by Melissa Thurman, City Clerk, for approval at the regular meeting on October 28, 2025.

Pete Dailey
Mayor

Melissa Thurman, MMC
City Clerk

The October 14, 2025, City Council meeting recording may be viewed via the following external website: <https://www.youtube.com/@CityofLosAltosCA>

The City of Los Altos does not own or operate YouTube. The video referenced in these minutes was live at the time the minutes were published.



**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF LOS ALTOS, CALIFORNIA
AND
LOS ALTOS CHAMBER OF COMMERCE
FOR
TOURISM AND VISITOR ATTRACTION SERVICES FOR LOS ALTOS**

THIS AGREEMENT is made and entered into as of the 1st day of July 2023, by and between the CITY OF LOS ALTOS, a California municipal corporation, hereinafter referred to as “**CITY**,” and LOS ALTOS CHAMBER OF COMMERCE, a non-profit organization, hereinafter referred to as “**CHAMBER**.”

RECITALS

WHEREAS, CITY desires to retain CHAMBER as an essential partner to our business community that supports the tourism and visitor attraction efforts of CITY; and

WHEREAS, CITY has determined that CHAMBER possesses the skills, experience and certifications required to provide the services required by the CITY; and

WHEREAS, CITY recognizes the significant value that the CHAMBER provides to the community and CITY will pay \$67,500 annually for five years; and

WHEREAS, CITY desires to retain CHAMBER to provide professional services with the desired objectives achieved in the timeline outlined under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and promises identified herein, the parties mutually agree as follows:

1. SCOPE OF SERVICES.

A. CHAMBER. CHAMBER shall assist the CITY by executing the following scope of services in a satisfactory and proper manner in accordance with requirements provided by the City Manager, or designee. Services will include, but not be limited to, the items noted in the scope of work attached hereto and incorporated herein as Exhibit A.

B. CITY. CITY will provide all necessary information from the City to assist with the completion of all items in the scope of services.

2. SCHEDULE. Services of CHAMBER are to commence upon the execution of this Agreement and shall continue in full force and effect until it is terminated. It is intended that the termination

of this Agreement be contemporaneous with final acceptance of all services described in Exhibit A by the Los Altos City Manager, or designee. CHAMBER shall meet any completion dates as indicated on Exhibit A.

3. **TERM.** The term of this Agreement shall continue in full force and effect for five years. Changes in Scope of Services and Payment Schedule, Exhibit A, can be amended, as needed, thirty (30) days prior to the expiration of each fiscal year. If the Agreement is terminated, it is intended that the termination of the Agreement be contemporaneous with final acceptance of all services by CITY.

4. **COMPENSATION.** CHAMBER will perform the work outlined above and will invoice CITY upon completion of the project.

CHAMBER's total compensation, including reimbursed expenses, for the services set forth for the Contract shall not exceed \$67,500 annually as outlined in Exhibit A.

5. **OWNERSHIP OF WORK.** All documents furnished to CHAMBER by CITY and all reports and supportive data prepared by CHAMBER under this Agreement are CITY's property, for the exclusive use of the CITY and shall be given to CITY at the completion of CHAMBER's services.

6. **COMPLIANCE WITH LAW.** In the performance of services under this Agreement, CHAMBER shall comply with all applicable federal, state and local laws, codes, ordinances and regulations, including Cal/OSHA requirements. CHAMBER represents to CITY that it has, and will maintain through the term of the Agreement, all licenses, permits, qualifications, insurance and approvals of whatsoever nature, which are legally required for CHAMBER to practice its profession.

7. **STANDARD OF CARE.** CHAMBER's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

8. **INSURANCE.** CHAMBER shall procure and maintain for the duration of the contract insurance as described in Exhibit B against claims which may arise from or in connection with the performance of the work hereunder and the results of that work by the CHAMBER, its agents, representatives, employees or subcontractors.

9. **RELATIONSHIP BETWEEN THE PARTIES.** CHAMBER is, and at all times shall remain, an independent contractor, not an agent or employee of the CITY. CHAMBER shall be solely responsible for all acts of its employees, agents or sub-consultants, including any negligent acts or omissions. CHAMBER shall have no authority to act on behalf of the CITY or to bind the CITY to any obligation whatsoever, unless the CITY provides prior written authorization to CHAMBER. As an independent contractor, CHAMBER shall not be entitled to any benefit, right or compensation from the CITY other than those provided for in this Agreement.

10. **INDEMNIFICATION.** To the fullest extent permitted by law, CHAMBER shall defend (with counsel reasonably approved by CITY), indemnify and hold CITY, the City Council, members of the City Council, its employees, representatives, agents and volunteers harmless from any and all suits, damages, costs, fees, claims, demands, causes of action, liabilities, losses expenses, damage

or injury of any kind, in law or equity, to property or persons, including wrongful death and financial losses (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of CHAMBER or CHAMBER'S officers, assistants, subcontractors, employees or agents in connection with the performance of CHAMBER's services or this Agreement, including without limitation the payment of all consequential damages, expert witness fees and attorneys' fees and other related costs and expenses.

Notwithstanding the foregoing, to the extent CHAMBER's services are subject to Civil Code Section 2782.8, (Design Professionals) the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to Claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CHAMBER. CHAMBER's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by CITY, the City Council, members of the City Council, its employees, or authorized volunteers.

11. **TERMINATION OF AGREEMENT.** Notwithstanding any other provision of this Agreement, the CITY may terminate this Agreement without cause at any time upon giving ten days written notice to CHAMBER. In the event of such a termination, CHAMBER shall be entitled to any compensation owed for services rendered up to the effective date of termination.
12. **MAINTENANCE OF RECORDS.** Books, documents, papers, accounting records, and other evidence pertaining to costs incurred shall be maintained by CHAMBER and made available at all reasonable times during the contract period and for four (4) years from the date of final payment under this Agreement for inspection by CITY.
13. **ORGANIZATION.** CHAMBER shall assign Kim Mosley as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of CITY.
14. **WRITTEN NOTIFICATION.** Any notice, demand, request, consent, approval, or communications that either party desires or is required to give to the other party shall be in writing and either served personally or sent by prepaid, first class mail. Any such notice, demand, etc., shall be addressed to the other party at the address set forth herein below. Either party may change its address by notifying the other party of the change of address. Notice shall be deemed communicated within 48 hours from the time of mailing as provided in this section. Notice may also be given by electronic means but shall be deemed given only if receipt is acknowledged in writing by the receiving party.

CITY: City of Los Altos
Gabriel Engeland, City Manager (or Project Manager)
1 N. San Antonio Road
Los Altos, CA 94022

CHAMBER: Los Altos Chamber of Commerce
Kim Mosley
321 University Avenue
Los Altos, CA 94022

15. **PARTIAL INVALIDITY.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force as necessary to effectuate the original intent of the parties.
16. **WAIVER.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision of the Agreement.
17. **NO IMPLIED WAIVERS.** The failure of either party at any time to require performance by the other party of any provisions hereof shall not affect in any way the full right to require such performance at any time thereafter. Nor shall the waiver by either party of a breach of any provision hereof be taken or held to be a waiver of the provision itself.
18. **ASSIGNMENT.** The parties recognize that a substantial inducement to CITY for entering into this Agreement is the professional reputation, experience and competence of CHAMBER. CHAMBER, therefore, shall not assign, delegate, nor transfer any rights or obligations pursuant to this Agreement, except as specified in this Agreement, without the prior written consent of CITY. Any assignment of any right or obligation or subcontracting of any work without CITY consent shall be void and of no effect.
19. **TAXES.** CHAMBER agrees to file tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement, and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. CHAMBER agrees to indemnify and hold CITY harmless from any liability which it may incur to any public authority as a consequence of CHAMBER's failure to pay, when due, all such taxes and obligations. In the event CITY is audited for compliance regarding withholding or other applicable taxes, CHAMBER agrees to furnish CITY with proof of payment of taxes on these earnings.
20. **NONDISCRIMINATION.** CHAMBER shall not discriminate against any person related to the performance under this Agreement (including any employee or applicant) on any basis prohibited by law.
21. **DEFAULT.** In the event CHAMBER fails to provide the services set forth in this Agreement due to the fault of CHAMBER, CITY shall have the right to either do the work itself or hire an outside contractor to perform those services.
22. **TIME OF ESSENCE.** Time is of the essence for each and every provision of this Agreement.
23. **CITY'S RIGHT TO EMPLOY OTHER CONSULTANTS.** CITY reserves its right to employ other consultants in connection with this Project or other projects.
24. **VENUE.** In the event that suit shall be brought by either party hereunder, the parties agree that trial of such action shall be held exclusively in a state court in the County of Santa Clara, San Jose, California, notwithstanding Code of Civil Procedure Section 394 or any other law.
25. **CONSTRUCTION.** To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in the manner that avoids any violation of statute, ordinance, regulation or law. There are no third-party intended beneficiaries of this Agreement. This Agreement contains the constitutions of both parties and shall not be construed against the drafter.

26. **AMENDMENT.** This Agreement constitutes the complete and exclusive statement of the Agreement to CITY and CHAMBER. It may be amended or extended from time-to-time by written agreement of the parties hereto.
27. **INTEGRATION.** This Agreement supersedes any and all agreements, either oral or written, between the parties hereto with respect to the rendering of services by CHAMBER for CITY, and contains all the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party or anyone acting on behalf of any party, which is not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement shall be effective only if it is in writing, signed by the party to be charged. If there is any conflict in the terms of this Agreement with the exhibits or attachments, then the provisions of this Agreement shall control.
28. **EXECUTION.** This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement it shall not be necessary to produce or account for more than one such counterpart. This Agreement may be executed electronically.
29. **IN WITNESS, WHEREOF,** the CITY and CHAMBER have executed this Agreement as of the date first above written.

APPROVED AS TO CONTENT:



Director/Project Manager

APPROVED AS TO FORM:



Jolie Houston
City Attorney

AGREED:

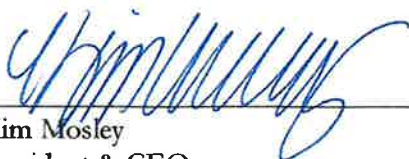


Gabriel Engeland
City Manager

Oct 3, 2023

Date

CHAMBER:



Kim Mosley
President & CEO

9.25.23

Date

EXHIBIT A

Service	Topic	Expense
Printing 20,000 copies of full color high-quality destination guide: Los Altos Magazine. This includes 1. A two-page spread for the City of Los Altos on a topic agreed upon with City staff (ex. "Doing Business in Los Altos") and 2. A Recreation Department full-page ad. The Los Altos Magazine is a destination guide for the community that builds a stronger local economy through shopping, dining, and hotel stays through sales and hotel (TOT) tax.	Magazine	\$44,155
Distribution of 16,000 Los Altos Magazines to households in Los Altos and neighboring communities	Magazine	\$6,735
Distribution of 4,000 Los Altos Magazines for local pickup at hotels, coffee shops	Magazine	\$1,110
Creation of a digital copy of the Los Altos Magazine for electronic use promoting the community to support tourism.	Magazine	\$1,500
Operation of the Visitors Center at the office located at 321 University Avenue. Prominently located at the intersection of Foothill Expressway & Main Street. Supporting tourism by providing information and answering questions for both residents and visitors to our community both in person, by phone, and by email. Maintaining a community calendar of events to aid the community in scheduling events & festivals.	Visitors Center	\$14,000
	Total	\$67,500

EXHIBIT B
INSURANCE

CHAMBER shall provide its insurance broker(s)/agent(s) with a copy of these requirements and request that they provide Certificates of Insurance complete with copies of all required endorsements to: **Project Manager, City of Los Altos, 1 N. San Antonio Road, Los Altos, CA 94022**

Minimum Scope of Insurance

Coverage shall be *at least as broad as*:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an “occurrence” basis, with limits no less than **\$2,000,000 or \$4,000,000 aggregate** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. CGL insurance must include coverage for the following:
 - a. Bodily Injury and Property Damage
 - b. Personal Injury/Advertising Injury
 - c. Premises/Operations Liability
 - d. Products/Completed Operations Liability
 - e. Aggregate Limits that Apply per Project
 - f. Explosion, Collapse and Underground (UCX) exclusion deleted
 - g. Contractual Liability with respect to this Agreement
 - h. Broad Form Property Damage
 - i. Independent Consultants Coverage

The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

2. **Automobile Liability:** Insurance Services Office Form Number CA 00 01 covering, Code 1 (any auto), or if CHAMBER has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.

3. **Workers' Compensation/Employer's Liability:** CHAMBER certifies that it is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and it will comply with such provisions before commencing work under this Agreement. To the extent CHAMBER has employees at any time during the term of this Agreement, at all times during the performance of the work under this Agreement CHAMBER shall maintain insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease.
4. **Professional Liability** (Errors and Omissions) Insurance appropriate to the CHAMBER's profession, with limit no less than **\$1,000,000** per occurrence or claim. This insurance shall be endorsed to include contractual liability applicable to this Agreement and shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the CHAMBER. "Covered Professional Services" as designed in the policy must specifically include work performed under this Agreement.
5. **Umbrella or Excess Liability: Umbrella or Excess Insurance.** If umbrella or an excess liability insurance policy is used to satisfy the minimum requirements for CGL or Automobile Liability insurance coverage listed above, the umbrella or excess liability policies shall provide coverage at least as broad as specified for the underlying coverages and covering those insured in the underlying policies. Coverage shall be "pay on behalf," with defense costs payable in addition to policy limits. CHAMBER shall provide a "follow form" endorsement or schedule of underlying coverage satisfactory to the CITY indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.
6. The CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the umbrella or excess policy with respect to liability arising out of work or operations performed by or on behalf of the CHAMBER including materials, parts or equipment furnished in connection with such work or operations. If CHAMBER maintains broader coverage, umbrella or excess coverage and/or higher limits than the minimums shown above, the CITY requires and shall be entitled to the broader coverage, umbrella or excess coverage and/or the higher limits maintained by CHAMBER. Any available insurance proceeds in excess of the specified minimum limits of insurance and any other coverages shall be available to the CITY.

Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. The CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy and the Automobile Liability policy, with endorsements under CG 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage, with respect to liability arising out of work or operations performed by or on behalf of the CHAMBER including materials, parts or equipment furnished in connection with such work or operations.

Primary Coverage. For any claims related to this contract, the CHAMBER's insurance coverage shall be primary insurance as respects the CITY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or volunteers shall be excess of the CHAMBER's insurance and shall not contribute with it.

Notice of Cancellation. Each insurance policy required above shall be endorsed to state that coverage shall not be canceled except after thirty (30) days' prior written notice (10 days for non-payment) has been given to the CITY.

Waiver of Subrogation. CHAMBER hereby grants to CITY a waiver of any right to subrogation which any insurer of said CHAMBER may acquire against the CITY by virtue of the payment of any loss under such insurance. CHAMBER agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the CITY has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the CITY. The CITY may require the CHAMBER to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the CITY.

Claims Made Policies. If any of the required policies provide claims-made coverage:

7. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.
8. Insurance must be maintained and evidence of insurance must be provided *for at least three (3) years after completion of the contract work.*
9. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CHAMBER must purchase "extended reporting" coverage for a minimum of *three (3) years* after completion of contract work.

Verification of Coverage. CHAMBER shall furnish the CITY with original certificates and amendatory endorsements effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the CITY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CHAMBER's obligation to provide them. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Special Risks or Circumstances. CITY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

State Farm



STATE FARM GENERAL INSURANCE COMPANY
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Po Box 2915
Bloomington IL 61702-2915

Named Insured

AT2 M-02-2242-FB0C F N
000920 3125

LOS ALTOS CHAMBER OF COMMERCE
321 UNIVERSITY AVE
LOS ALTOS CA 94022-3517



0107-ST-1-1001

RENEWAL DECLARATIONS

Policy Number 97-B4-0767-6

Policy Period	Effective Date	Expiration Date
12 Months	NOV 1 2023	NOV 1 2024
The policy period begins and ends at 12:01 am standard time at the premises location.		

Agent and Mailing Address

JAMES FLYNN
4546 EL CAMINO REAL STE B4
LOS ALTOS CA 94022-1069

PHONE: (650) 941-5000
(650) 941-1441

Businessowners Policy

Automatic Renewal - If the policy period is shown as 12 months, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Entity: Individual

NOTICE: Information concerning changes in your policy language is included. Please call your agent if you have any questions.

[Signature]
JAMES FLYNN, AGENT

POLICY PREMIUM \$ 1,839.00

Discounts Applied:
Renewal Year
Years in Business
Claim Record

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AUG 21 2023
CMP-4000

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650.608 - 2.05.21.2011 (m113221a)

RENEWAL DECLARATIONS (CONTINUED)

Businessowners Policy for LOS ALTOS CHAMBER OF COMMERCE
Policy Number 97-B4-0767-6

SECTION I - PROPERTY SCHEDULE

Location Number	Location of Described Premises	Limit of Insurance* Coverage A - Buildings	Limit of Insurance* Coverage B - Business Personal Property	Seasonal Increase-Business Personal Property
001	321 UNIVERSITY AVE LOS ALTOS CA 94022-3517	\$ 308,500	\$ 67,800	25%

* As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

SECTION I - INFLATION COVERAGE INDEX(ES)

Cov A - Inflation Coverage Index: 308.4
 Cov B - Consumer Price Index: 305.7

SECTION I - DEDUCTIBLES

Basic Deductible \$2,500

Special Deductibles:

Money and Securities	\$250	Employee Dishonesty	\$250
Equipment Breakdown	\$2,500		

Other deductibles may apply - refer to policy.

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RENEWAL DECLARATIONS (CONTINUED)

Businessowner's Policy for LOS ALTOS CHAMBER OF COMMERCE
Policy Number 97-B4-0767-6



0207-ST-1-1001

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See Schedule." If a coverage does not have a corresponding limit shown below, but has "Included" indicated, please refer to that policy provision for an explanation of that coverage.

COVERAGE	LIMIT OF INSURANCE
Accounts Receivable	
On Premises	\$10,000
Off Premises	\$5,000
Arson Reward	\$5,000
Collapse	Included
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit
Debris Removal	25% of covered loss
Equipment Breakdown	Included
Fire Department Service Charge	\$2,500
Fire Extinguisher Systems Recharge Expense	\$5,000
Forgery Or Alteration	\$10,000
Glass Expenses	Included
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%
Money And Securities (Off Premises)	\$2,000
Money And Securities (On Premises)	\$5,000
Money Orders And Counterfeit Money	\$1,000
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	\$100,000
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	\$250,000

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RENEWAL DECLARATIONS (CONTINUED)

Businessowners Policy for LOS ALTOS CHAMBER OF COMMERCE
Policy Number 97-B4-0767-6

Ordinance Or Law - Equipment Coverage	Included
Outdoor Property	\$5,000
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Personal Property Off Premises	\$15,000
Pollutant Clean Up And Removal	\$10,000
Preservation Of Property	30 Days
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Signs	\$2,500
Valuable Papers And Records	
On Premises	\$10,000
Off Premises	\$5,000

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

COVERAGE	LIMIT OF INSURANCE
Employee Dishonesty	\$10,000
Loss Of Income And Extra Expense	Actual Loss Sustained - 12 Months

SECTION II - LIABILITY

COVERAGE	LIMIT OF INSURANCE
Coverage L - Business Liability	\$2,000,000

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AUG 21 2023
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RENEWAL DECLARATIONS (CONTINUED)

Businessowners Policy for LOS ALTOS CHAMBER OF COMMERCE
Policy Number 97-B4-0767-6

Coverage M - Medical Expenses (Any One Person) \$5,000

Damage To Premises Rented To You \$300,000

AGGREGATE LIMITS

LIMIT OF
INSURANCE

Products/Completed Operations Aggregate \$4,000,000

General Aggregate \$4,000,000

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Coverage Form and any attached endorsements.

Your policy consists of these Declarations, the BUSINESSOWNERS COVERAGE FORM shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

FORMS AND ENDORSEMENTS

CMP-4101	Businessowners Coverage Form
FE-6999.3	*Terrorism Insurance Cov Notice
CMP-4804	Addl Insd Club Members
CMP-4709	Money and Securities
CMP-4705.2	Loss of Income & Extra Expense
CMP-4710	Employee Dishonesty
CMP-4802.1	Addl Insd Lessor of Leased Eqp
CMP-4860.1	AI Design Person Org
CMP-4260.1	Amendatory Endorsement-CA
CMP-4261	Amendatory Endorsement
FD-6007	Inland Marine Attach Dec
	* New Form Attached

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RENEWAL DECLARATIONS (CONTINUED)

Businessowners Policy for LOS ALTOS CHAMBER OF COMMERCE
Policy Number 97-B4-0767-6

SCHEDULE OF ADDITIONAL INTERESTS

Interest Type: Addl Insured-Section II
Endorsement #: CMP48021
Loan Number: N/A

PITNEY BOWES GLOBAL FINANCIAL
 SERVICES LLC
 2225 AMERICAN DR
 NEENAH WI 549561005

Interest Type: Addl Insured-Section II
Endorsement #: CMP48601
Loan Number: N/A

CITY OF LOS ALTOS
 1 N SAN ANTONIO RD
 LOS ALTOS CA 940223000

Interest Type: Addl Insured-Section II
Endorsement #: CMP48601
Loan Number: N/A

CP6280 LLC
 280 2ND ST
 LOS ALTOS CA 940223692

Interest Type: Addl Insured-Section II
Endorsement #: CMP48601
Loan Number: N/A

WEST VALLEY PROPERTIES INC
 280 2ND ST
 LOS ALTOS CA 940223643

Interest Type: Addl Insured-Section II
Endorsement #: CMP48601
Loan Number: N/A

DAVID & LUCILE PAKARD
 FOUNDATION
 343 2ND ST
 LOS ALTOS CA 940223696

Interest Type: Addl Insured-Section II
Endorsement #: CMP48601
Loan Number: N/A

280 SECOND LOSS ALTOS LLC
 280 2ND ST
 LOS ALTOS CA 940223692

Interest Type: Addl Insured-Section II
Endorsement #: CMP48601
Loan Number: N/A

BDN COMMERCIAL DAB THE
 2007 BARTON D NELSON TRUST
 255 2ND ST
 LOS ALTOS CA 940223692

Interest Type: Addl Insured-Section II
Endorsement #: CMP48601
Loan Number: N/A

RITA FRAGUGLIA, TIM FRAGUGLIA
 & CARMEN CALDWELL
 303 1ST ST
 LOS ALTOS CA 940223652

Interest Type: Addl Insured-Section II
Endorsement #: CMP48021
Loan Number: N/A

PACIFIC OFFICE AUTOMATION
 2210 OTOOLE AVE STE 200
 SAN JOSE CA 951311311

Interest Type: Addl Insured-Section II
Endorsement #: CMP48601
Loan Number: N/A

DAVID & LUCILE PACKARD
 FOUNDATION
 343 2ND ST
 LOS ALTOS CA 940223696

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RENEWAL DECLARATIONS (CONTINUED)

Businessowners' Policy for LOS ALTOS CHAMBER OF COMMERCE
Policy Number 97-B4-0767-6



0407-ST-1-1001

This policy is issued by the State Farm General Insurance Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm General Insurance Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

Lynne M. Youell
Secretary

Thomas Conley
President

IMPORTANT NOTICE:

California law requires us to provide you with information for filing complaints with the State Insurance Department regarding the coverage and service provided under this policy.

Your agent's name and contact information are provided on the front of this document. Another option is to reach out by mail or phone directly to:

State Farm® Executive Customer Service
PO Box 2320
Bloomington IL 61702
Phone # 1-800-STATEFARM (1-800-782-8332)

Department of Insurance complaints should be filed only after you and State Farm or your agent or other company representative have failed to reach a satisfactory agreement on a problem.

California Department of Insurance
Consumer Services Division
300 South Spring Street
Los Angeles, CA 90013
Phone # 1-800-927-HELP (4357) or visit www.insurance.ca.gov/01-consumers

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AUG 21 2023
CMP-4000

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RENEWAL DECLARATIONS (CONTINUED)

Businessowners Policy for LOS ALTOS CHAMBER OF COMMERCE
Policy Number 97-B4-0767-6

NOTICE TO POLICYHOLDER:

For a comprehensive description of coverages and forms, please refer to your policy.

Policy changes requested before the "Date Prepared", which appear on this notice, are effective on the Renewal Date of this policy unless otherwise indicated by a separate endorsement, binder, or amended declarations. Any coverage forms attached to this notice are also effective on the Renewal Date of this policy.

Policy changes requested after the "Date Prepared" will be sent to you as an amended declarations or as an endorsement to your policy. Billing for any additional premium for such changes will be mailed at a later date.

If, during the past year, you've acquired any valuable property items, made any improvements to insured property, or have any questions about your insurance coverage, contact your State Farm agent.

Please keep this with your policy.

Your coverage amount....

It is up to you to choose the coverage and limits that meet your needs. We recommend that you purchase a coverage limit equal to the estimated replacement cost of your structure. Replacement cost estimates are available from building contractors and replacement cost appraisers, or, your agent can provide an estimate from Xactware, Inc.[®] using information you provide about your structure. We can accept the type of estimate you choose as long as it provides a reasonable level of detail about your structure. State Farm[®] does not guarantee that any estimate will be the actual future cost to rebuild your structure. Higher limits are available at higher premiums. Lower limits are also available, as long as the amount of coverage meets our underwriting requirements. We encourage you to periodically review your coverages and limits with your agent and to notify us of any changes or additions to your structure.

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AUG 21 2023
CMP-4000

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State Farm



STATE FARM GENERAL INSURANCE COMPANY
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Po Box 2915
Bloomington, IL 61702-2915

Named Insured

M-02-2242-FB0C F N

LOS ALTOS CHAMBER OF COMMERCE
321 UNIVERSITY AVE
LOS ALTOS CA 94022-3517



0507-ST-1-1001

INLAND MARINE ATTACHING DECLARATIONS

Policy Number	97-B4-0767-6	
Policy Period	Effective Date	Expiration Date
12 Months	NOV 1 2023	NOV 1 2024
The policy period begins and ends at 12:01 am standard time at the premises location.		

ATTACHING INLAND MARINE

Automatic Renewal - If the **policy period** is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Annual Policy Premium Included

The above Premium Amount is included in the Policy Premium shown on the Declarations.

Your policy consists of these Declarations, the INLAND MARINE CONDITIONS shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

Forms, Options, and Endorsements

FE-6271	Amendatory Endorsement
FE-8739	Inland Marine Conditions
FE-8745	Inland Marine Computer Prop

See Reverse for Schedule Page with Limits

Prepared
AUG 21 2023
FD-6007

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530-686 a.2 05-31-2011 (a163232c)

ATTACHING INLAND MARINE SCHEDULE PAGE**ATTACHING INLAND MARINE**

ENDORSEMENT NUMBER	COVERAGE	LIMIT OF INSURANCE	DEDUCTIBLE AMOUNT	ANNUAL PREMIUM
FE-8745	Inland Marine Computer Prop	\$ 25,000	\$ 500	Included
	Loss of Income and Extra Expense	\$ 25,000		Included

OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

Prepared
AUG 21 2023
FD-6007

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In accordance with the Terrorism Risk Insurance Act of 2002 as amended and extended by the Terrorism Risk Insurance Program Reauthorization Act of 2019, this disclosure is part of your policy.

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

Coverage for acts of terrorism is not excluded from your policy. However your policy does contain other exclusions which may be applicable, such as an exclusion for nuclear hazard. You are hereby notified that the Terrorism Risk Insurance Act, as amended in 2019, defines an act of terrorism in Section 102(1) of the Act. The term "act of terrorism" means any act that is certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under this policy, any covered losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. Under the formula, the United States Government generally reimburses 80% beginning on January 1,

2020 of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

There is no separate premium charged to cover insured losses caused by terrorism. Your insurance policy establishes the coverage that exists for insured losses. This notice does not expand coverage beyond that described in your policy.

THIS IS YOUR NOTIFICATION THAT UNDER THE TERRORISM RISK INSURANCE ACT, AS AMENDED, ANY LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM UNDER YOUR POLICY MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT AND MAY BE SUBJECT TO A \$100 BILLION CAP THAT MAY REDUCE YOUR COVERAGE.

FE-6999.3

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553-4370 CA

IMPORTANT NOTICE

Anti-Fraud Disclosure

For your protection California law requires notification of the following disclosure:

Any person who knowingly presents false or fraudulent information to obtain or amend insurance coverage or to make a claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

553-4370 CA



0707-ST-1-1001

efile Public Visual Render		ObjectID: 202403209349329005 - Submission: 2024-11-15	TIN: 94-1198317
Form 990	Return of Organization Exempt From Income Tax		OMB No. 1545-0047
	Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations) Do not enter social security numbers on this form as it may be made public. Go to www.irs.gov/Form990 for instructions and the latest information.		2023 Open to Public Inspection
Department of the Treasury Internal Revenue Service			
For the 2023 calendar year, or tax year beginning 01-01-2023, and ending 12-31-2023			
B Check if applicable: ☐ Address change ☐ Name change ☐ Initial return ☐ Final return/terminated ☐ Amended return ☐ Application pending	C Name of organization LOS ALTOS CHAMBER OF COMMERCE		D Employer identification number 94-1198317
	Doing business as		E Telephone number (650) 948-1455
	Number and street (or P.O. box if mail is not delivered to street address) Room/suite 321 UNIVERSITY AVENUE		G Gross receipts \$ 217,753
	City or town, state or province, country, and ZIP or foreign postal code LOS ALTOS, CA 940223517		
	F Name and address of principal officer: KIMBERLY MOSLEY 321 UNIVERSITY AVENUE LOS ALTOS, CA 940223517		H(a) Is this a group return for subordinates? ☐ Yes ☒ No H(b) Are all subordinates included? ☐ Yes ☒ No If "No," attach a list. See instructions. H(c) Group exemption number
I Tax-exempt status: ☐ 501(c)(3) ☒ 501(c) (6) (insert no.) ☐ 4947(a)(1) or ☐ 527		J Website: WWW.LOSALTOSCHAMBER.ORG	
K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other		L Year of formation: 1952	M State of legal domicile: CA
Part I Summary			
Activities & Governance	1 Briefly describe the organization's mission or most significant activities: TO IDENTIFY AND ANALYZE ISSUES OF INTEREST AND CONCERN TO LOS ALTOS/LOS ALTOS HILLS AND THE BUSINESS COMMUNITY, RECOMMEND TO THE BOARD OF DIRECTORS ADVOCACY POSITIONS ON THOSE ISSUES THAT THE COMMITTEE DEEMS APPROPRIATE, AND COMMUNICATE THE CHAMBER'S VIEWPOINT CLEARLY AND STRONGLY TO OUR MEMBERSHIP, ELECTED OFFICIALS, AND THE COMMUNITY AT LARGE.		
	2 Check this box ☐		
	3 Number of voting members of the governing body (Part VI, line 1a)		3 15
	4 Number of independent voting members of the governing body (Part VI, line 1b)		4 15
	5 Total number of individuals employed in calendar year 2023 (Part V, line 2a)		5 2
	6 Total number of volunteers (estimate if necessary)		6 32
	7a Total unrelated business revenue from Part VIII, column (C), line 12		7a -96,766
b Net unrelated business taxable income from Form 990-T, Part I, line 11		7b 0	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year 196,435	Current Year 106,712
	9 Program service revenue (Part VIII, line 2g)	130,088	143,050
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	1,521	2,062
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	12,862	-80,322
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	340,906	171,502
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0	0
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0	0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	274,285	248,822
	16a Professional fundraising fees (Part IX, column (A), line 11e)	0	0
	b Total fundraising expenses (Part IX, column (D), line 25) 0		
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	80,495	135,514
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	354,780	384,336
19 Revenue less expenses. Subtract line 18 from line 12		-13,874	-212,834
Net Assets or Fund Balances	Beginning of Current Year		End of Year
	20 Total assets (Part X, line 16)	356,864	140,792
	21 Total liabilities (Part X, line 26)	140,018	136,780
	22 Net assets or fund balances. Subtract line 21 from line 20	216,846	4,012
Part II Signature Block			