

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF EAST PALO ALTO

AMENDING MUNICIPAL CODE CHAPTERS 15.04, 15.08, 15.10, 15.11, 15.12, 15.15, 15.16, 15.20, 15.25, 15.32, 15.58 TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE FOLLOWING 2025 CALIFORNIA CODES AND SPECIFIED APPENDICES: ADMINISTRATIVE CODE; BUILDING CODE VOLUMES 1 AND 11; RESIDENTIAL CODE; ELECTRICAL CODE; MECHANICAL CODE; PLUMBING CODE; ENERGY CODE; HISTORICAL BUILDING CODE; EXISTING BUILDING CODE; GREEN BUILDING STANDARDS CODE; AND FIRE CODE; INCLUDING RATIFICATION OF THE LOCAL AMENDMENTS SET FORTH IN MENLO PARK FIRE PROTECTION DISTRICT ORDINANCE NO. 59-2025; ADOPTING LOCAL "REACH" CODE AMENDMENTS AND FINDINGS JUSTIFYING LOCAL AMENDMENTS TO THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE AND THE 2025 CALIFORNIA ENERGY CODE; AND AMENDING SECTION 15.32.010 PERTAINING TO DANGEROUS BUILDINGS

WHEREAS, each California city is required to adopt the California Building Standards Code and is authorized to do so by reference pursuant to Health and Safety Code section 17922 and Government Code section 50022.2; and

WHEREAS, local jurisdictions are responsible for enforcement of the California Building Standards Code and must enact local administrative regulations and amendments in order to implement the California Building Standards Code; and

WHEREAS, the City of East Palo Alto is adopting the 2025 California Building Standards Code as provided for and directed by the State of California; 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 East Palo Alto may make changes or modifications to the building standards for residential buildings 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,

subject to limitations and exceptions imposed by AB 130 which is effective from 2025 to 2031, as noted below; 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, these amendments are reasonably necessary because of health and safety concerns as City of East Palo Alto 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, 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 AB 130, 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 AB 130, 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 align with the City of East Palo Alto's General Plan, which was adopted prior to June 10, 2025; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments are necessary to implement the local code amendment contained in this ordinance, which is adopted to align with General Plan and greenhouse gas emissions reduction strategy goals while permitting mixed-fuel residential construction and incentivizing electric construction; and

WHEREAS, the City adopted a greenhouse gas emissions reduction strategy when it completed a Climate Action Plan in 2010 with strategies for GHG reduction; and

WHEREAS, on October 4, 2016, the City Council adopted the City of East Palo Alto's General Plan that aligns with the emissions reduction goals in the proposed amendments, which includes Policy POC-8.1 calls for implementing and regularly updating the City's Climate Action Plan and Greenhouse Gas Inventory, Policy POC-8.4 directs the City to "prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions, Policy POC-7.1 calls for promoting citywide energy efficiency through strategies like retrofitting buildings with energy-efficient technology, the Climate Action Plan includes a target to decrease GHG emissions by 15% from the 2005 baseline of 140,500 metric tons of CO₂; and

WHEREAS, since the City of East Palo Alto's General Plan explicitly called for updating and implementation of the Climate Action Plan (2010) and expressly calls for a greenhouse gas emissions reduction strategy ("reduce per capita greenhouse gas emissions by 55% below 2005 levels by 2030, with a goal of achieving carbon neutrality by 2045."), on September 5, 2023, the City Council adopted the City of East Palo Alto's Community Climate Action Plan (2030) which includes various climate goals that align with the emissions reduction goals in the proposed amendments, including:

- Setting a targeted decrease of GHG emissions by 15% from the 2005 baseline of 140,500 metric tons of CO₂.
- Demanding a greenhouse gas emissions reduction strategy ("reduce per capita greenhouse gas emissions by 55% below 2005 levels by 2030, with a goal of achieving carbon neutrality by 2045.").
- Coordinate with BAAQMD proceeding on rules 9-4 and 9-6 (EW.2).
- Prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions; and

WHEREAS, in alignment with the Community Climate Action 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 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 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 and encourage electrification 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 East Palo Alto's 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 would support one of the City's Climate Action Plan (2030) stated goals (EW 2.5: "Coordinate with BAAQMD proceeding on rules 9-4 and 9-6"); and

WHEREAS, because of the City of East Palo Alto's local climatic, geological and topographic conditions, the City Council finds and determines that amendment and additions to the code are reasonably necessary; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO DOES ORDAIN AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS

The City Council finds that all the foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2: PURPOSE AND INTENT

It is the purpose and intent of this Ordinance to adopt the local amendments to the 2025 California Energy Code (Title 24, Part 6) that provide local, cost effective standards for new residential, non-residential, and hotel and motel buildings that exceed the minimum standards of the 2025 California Energy Code to achieve energy savings, reduce local pollution, reduce greenhouse gas emissions, and address unique local climatic, geological, and topographical conditions.

SECTION 3: LOCAL CONDITIONS

The City Council makes the following findings regarding local climatic, geological, topographical, and environmental conditions related to the local amendments to the California Energy Code, as described below:

1. Each of the changes or modifications to measures referred to therein are reasonably necessary because of local climatic, geological, or topographical conditions in the area encompassed by the boundaries of the City of East Palo Alto, and the City Council adopts the following findings in support of local necessity for the changes or modifications:

- a. Climatic: The City is located in Climate Zones 3 and 4 as established in the 2025 California Energy Code, Climate Zones 3 and 4 incorporate mostly coastal communities from Marin County to southern Monterey County including San Francisco. The City experiences precipitation ranging from 13 to 20 inches per year with an average of approximately 15 inches per year. Ninety- five percent of precipitation falls during the months of November through April, leaving a dry period of approximately six months each year. Relative humidity remains moderate most of the time. Temperatures in the summer average around 80 degrees Fahrenheit and in the winter in the mid 50 degrees Fahrenheit. Prevailing winds in the area come from the west with velocities generally in the 12 miles per hour range, gusting from 25 to 35 miles per hour.

These climatic conditions along with the greenhouse emissions generated from structures in both the residential and nonresidential sectors requires exceeding the energy standards for building construction established in the 2025 California Buildings Standards Code. The City Council also adopted a Climate Action Plan that has a goal of reducing greenhouse gas emissions. In order to achieve and maintain this goal, the City needs to adopt policies and regulations that reduce the use of fossil fuels that contribute to climate change, such as natural gas in buildings, in new development.

Human activities, such as burning natural gas to heat buildings, releases greenhouse gases into the atmosphere and causes an overall increase in global average temperature. This causes sea levels to rise, affecting the City's shoreline and infrastructure. Roughly 49% of the City remains in a regulatory flood inundation zone associated with the 100 -year sea level rise FEMA maps adopted April, 2019. San Francisquito Creek also runs through the City, which creates an increasing potential flooding risk with climate change as a result of human generated greenhouse gas emissions. East Palo Alto is vulnerable to sea level rise. Buildings that are directly vulnerable to sea level rise should avoid generating additional greenhouse gas emissions.

The proposed Reach Codes would ensure that existing buildings improve efficiency or use cleaner sources of energy that are greenhouse gas free. Failure to address and substantially reduce greenhouse gas emissions creates an increased risk to the health, safety, and welfare of East Palo Alto residents.

- b. Seismic/Geologic: The City of East Palo Alto is subject to earthquake hazard caused by its proximity to San Andreas fault. This fault runs from Hollister, through the Santa Cruz Mountains, epicenter of the 1989 Loma Prieta earthquake, then on up the San Francisco Peninsula, then offshore at Daly City near Mussel Rock. This is the approximate location of the epicenter of the 1906 San Francisco earthquake. The other fault is Hayward Fault. This fault is about 74 miles long, situated mainly along the western base of the hills on the east side of San Francisco Bay. Both of these faults are considered major Northern California earthquake faults which may experience rupture at any time. Thus, because the City is within a seismic area which includes these earthquake faults, the modifications and changes cited herein are designed to better limit property damage as a result of seismic activity and to establish criteria for repair of damaged properties following a local emergency. In the event of a natural disaster such as an earthquake or fire, the natural gas infrastructure in and around the City of East Palo Alto presents a risk to the life and safety of residents and first responders. Moreover, the electric grid system can be brought back online more swiftly than the natural gas pipeline when the community is recovering from such an event.
- c. Topographic: The City of East Palo Alto is a low-lying contiguous portion of the San Francisco Bay, resulting in a natural receptor for storm and wastewater run-off. Also, the City is located in an area that has relatively high liquefaction potential given its proximity to the Bay. The surface condition consists mostly of stiff to dense sandy clay, which is highly plastic and expansive in nature. This potential for rupture of natural gas piping during a flooding or a seismic event increases the risk of fire. The aforementioned conditions within the City create hazardous conditions for which departure from the California Building Standards Code is warranted.

2. The modifications to the Energy Code included in this ordinance are consistent with AB 130 (2025) because they 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 amendment 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 adopted and implemented by a qualifying general plan. Specifically, :

- a. The standards imposed by this ordinance align with a General Plan (2030) approved on or before June 10, 2025 as follows:
 - i. The General Plan policy passed on October 4, 2016.
 - ii. The General Plan:
 - 1. Calls for the implementation and regular updating of the City's Climate Action Plan (Policy POC-8.1), which in turn calls for the following subgoals:
 - a) Setting a targeted decrease of GHG emissions by 15% from the 2005 baseline of 140,500 metric tons of CO₂.

- b) Demands a greenhouse gas emissions reduction strategy (“reduce per capita greenhouse gas emissions by 55% below 2005 levels by 2030, with a goal of achieving carbon neutrality by 2045.”)
 - c) Coordinate with BAAQMD proceeding on rules 9-4 and 9-6 (EW.2).
- b. Directs the City to “prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions.”The modifications to the Energy Code included in this Ordinance permit mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction. The single family and non-residential standards include cost effective compliance pathways for mixed-fuel and residential construction and do not require equipment efficiencies greater than the federally mandated minimum efficiencies in accordance with the federal standards enacted under the Energy Policy and Conservation Act.

The standards imposed by this Ordinance implement an adopted Greenhouse Gas Emissions Reduction Strategy as noted above.³ 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 East Palo Alto 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.

The energy standards imposed by this Ordinance are cost-effective, as supported by the “2025 Cost-Effectiveness Study: Single Family AC to Heat Pump Replacement”, and the “2025 Nonresidential Alterations and AC to HP Cost-effectiveness Study” prepared by the California Energy Codes and Standards Statewide Utility Program.

SECTION 4: CHAPTER 15.04 - ADMINISTRATIVE CODE

The existing Chapter 15.04 of the East Palo Alto Municipal Code is hereby amended to read as follows. Sections and subsections that are not amended by this Ordinance are not included below and shall remain in full force and effect.

15.04.010 — Adoption by reference.

The “2025 California Administrative Code” is hereby adopted by reference as the Administrative Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 5: CHAPTER 15.08 - BUILDING CODE

15.08.010 — Adoption by reference.

The “2025 California Building Code” is hereby adopted by reference as the Building Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules, including the following appendices: Chapter 1 Division II; Appendix H: Signs, the 2024 International Property Maintenance Code as referenced in section [A] 101.4.4., F, G, H, I, J, K, L, and M.

SECTION 6: CHAPTER 15.10 - RESIDENTIAL CODE

15.10.010 — Adoption by reference.

The “2025 California Residential Code” is hereby adopted by reference as the Residential Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 7: CHAPTER 15.11 - GREEN BUILDING STANDARDS CODE

15.11.010 — Adoption by reference.

The “2025 California Green Building Standards Code” is hereby adopted by reference as the Green Building Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 8: CHAPTER 15.12 - ELECTRICAL CODE

15.12.010 — Adoption by reference.

The “2025 California Electrical Code” is hereby adopted by reference as the Electrical Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 9: CHAPTER 15.15 - EXISTING BUILDING CODE

15.15.010 — Adoption by reference.

The “2025 California Existing Building Code” is hereby adopted by reference as the Existing Building Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 10: CHAPTER 15.16 - PLUMBING CODE

15.16.010 — Adoption by reference.

The “2025 California Plumbing Code” is hereby adopted by reference as the Plumbing Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 11: CHAPTER 15.20 - MECHANICAL CODE

15.20.010 — Adoption by reference.

The “2025 California Mechanical Code” is hereby adopted by reference as the Mechanical Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 12: CHAPTER 15.25 - ENERGY CODE

The City Council hereby amends and replaces Chapter 15.25 of the East Palo Alto Municipal Code to read as follows (with text in ~~strikeout~~ indicating deletion and underlined text indicating addition). Sections and subsections that are not amended by this Ordinance are not included below and shall remain in full force and effect.

15.25.010 Adoption by reference.

The City of East Palo Alto (“City”) hereby adopts by reference as the Energy Code of the City of East Palo Alto, the California Building Energy Efficiency Standards, 2025 Edition, Title 24, Part 6 of the California Code of Regulations (“2025 California Energy Code”) in its full form with the following amendments. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

One copy of the 2025 California Energy Code, as amended, is and shall be maintained on file in the office of the building official, for use and examination by the public.

15.25.020 Energy Code amendments. Energy Conservation Measures for Air Conditioner Alterations, Replacements and Installations in Existing Single-Family Buildings.

(a) Energy Code subsection 150.2(b)1C is hereby amended 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)1Fii~~, 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.

(b) Energy Code subsection 150.2(b)1F is hereby amended to read and add new subsections 150.2(b)1F(iv) and 150.2(b)1F(v):

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: When a space-conditioning system is an air conditioner or heat pump that is altered by the installation or replacement of refrigerant-containing system components such as the compressor, condensing coil, evaporator coil, refrigerant metering device or refrigerant piping, the altered system shall comply with the following requirements:

- 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 Tables 150.0-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.

(c) Energy Code subsection 150.2(b)1F is hereby amended to add new subsection 150.2(b)1F(iv):

- 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)1Fival: 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)1Fivall: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section 150.2(b)1Fivall: 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)1Fivall: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section 150.2(b)1Fivall: 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)1Fivall: Where the attic space above the altered dwelling unit is shared with other dwelling units and the requirements of Section 150.2(b)1Fivall 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)1Fiv: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section 150.2(b)1Fiv: 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)1Fiv: 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 for both the heat pump and proposed air conditioner.

Exception 2 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 for both the heat pump and proposed air conditioner.

(d) Energy Code subsection 150.2(b)1F is hereby amended to add new subsections 150.2(b)1F(v):

- 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.

(e) Energy Code subsection 150.2(b)2 is hereby amended to read as follows:

2. 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.

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.

(f) Energy Code 150.2 Table 150.2-G is hereby amended to read as follows:

Table 150.2-G Standard Design for an Altered Component		
Altered Component	Standard Design Without Third Party Verification of Existing Conditions Shall be Based On	Standard Design With Third Party Verification of Existing Conditions Shall be Based On
Ceiling Insulation, Wall Insulation, and Raised-floor Insulation	The requirements of Sections 150.0(a), (c), and (d). <u>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.</u>	The existing insulation R-value

	<u>The requirements of Section 150.2(b)1Fiv for alterations which include new or replacement air-cooled air conditioners.</u>	
Fenestration	The requirements of Section 150.1(c)3A.	The existing fenestration U-factor and SHGC values as verified.
Window Film	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.
Doors	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 the door area of the existing building.
Space-Heating and Space-Cooling Equipment	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, <u>airflow, and fan efficacy</u> requirements. <u>Section 150.2(b)1Fiv for new or replacement air-cooled air conditioners</u>	The existing efficiency levels.
Air Distribution System – Duct Sealing	The requirements of Sections 150.2(b)1D and 150.2(b)1E	The requirements of Sections 150.2(b)1D and 150.2(b)1E
Air Distribution System –	The proposed efficiency levels. <u>The requirements of Sections 150.2(b)1D, and for new or</u>	The existing efficiency levels.

Duct Insulation	<u>replacement air-cooled air conditioners, Section 150.2(b)1Fiv.</u>	
Water Heating Systems	The requirements of Section 150.2(b)1Hii	The existing efficiency level.
Roofing Products	The requirements of Section 150.2(b)1I.	The requirements of Section 150.2(b)1I
All Other Measures	The proposed efficiency levels.	The existing efficiency levels.

C. The proposed design shall be based on the actual values of the altered components.

15.25.030 Energy Code amendments. Energy Conservation Measures for Heating, Ventilation and Air Conditioner Replacements and Installations in Existing Nonresidential Buildings

(a) Energy Code subsection 141.0(b)2C is amended to add a new subsection iii to read as follows:

- iii. In addition to the requirements in Section 141.0(b)2Cii above, new or replacement single zone packaged rooftop systems with direct expansion cooling with rated cooling capacity of 65,000 Btu/hr or more and less than 240,000 Btu/hr serving Financial Institution, Grocery, Library, Office, School, or Retail occupancies shall meet the applicable requirements specified in Table 141.0-E-1A or shall meet the performance compliance requirements of Section 141.0(b)3.

Table 141.0-E-1A – REQUIREMENTS FOR NEW OR REPLACEMENT SZAC or SZHP, GREATER THAN 65,000 BTU/HR AND LESS THAN 240,000 BTU/HR

<u>System Size</u>	<u>System Options</u>
<u>65,000 to 240,000 Btu/hr</u>	<u>SZHP or SZAC3</u>

Notes to Table 141.0-E-1A

SZHP – Single Zone Heat Pump

SZAC3 – Single Zone Air Conditioner with Furnace + Heat Recovery Ventilator

Exception 1 to Section 141.0(b)2Ciii: 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. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 2 to Section 141.0(b)2Ciii: Where a licensed structural engineer determines that the roof would need a structural upgrade to support the additional weight of an appropriately sized SZHP but would not need a structural upgrade to support an equivalent SZAC.

15.25.040 Energy Code amendments. Increased Energy Performance and Electric Readiness Requirements for Additions and Alterations in Single Family Buildings

(a) Energy Code subsection 100.0 is amended to add a new subsection (i) to read 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 energy efficiency, renewable energy, and electric readiness measures specified in Sections 150.0(w) and 150.0(x) shall be required for certain single family additions and alterations.

(b) Energy Code subsection 100.1(b) is amended to include the following definitions:

COVERED SINGLE FAMILY PROJECT shall mean any project in a Single Family residential building originally permitted for construction before 1992 that includes an alteration, addition or combined alteration and addition, that has an affected floor area that covers 1,000 square feet or greater.

LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 20-ampere minimum branch circuit and a receptacle.

(c) Energy Code Section 150.0 Mandatory Features and Devices is amended as follows:

Single-family residential buildings shall comply with the applicable requirements of Sections 150.0(a) through 150.0(~~v~~x).

NOTE: The requirements of Sections 150.0(a) through 150.0(v) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(~~v~~x) also apply to additions or alterations.

(a) Energy Code subsections 150.0(a) through 150.0(v) remain in full effect.

(b) Energy Code Section 150.0 is amended to add a new section 150.0(w) as follows:

(w) A Covered Single Family Project shall install a set of measures from the Measure Menu Table, Table 150.0-J, to achieve a total Measure Point Score that is equal to or greater than the Target Score in Table 150.0-I. In addition, all mandatory measures listed in Table 150.0-J shall be installed. Measure verification shall be explicitly included as an addendum to the Certificate of Compliance to be filed pursuant to 2025 Title 24, Part 6, Section 10-103.

Installed measures shall meet the specifications in Table 150.0-K. Unless otherwise specified, the requirements shall apply to the entire dwelling unit, not just the additional or altered portion. Measures from the Measure Menu table that are to be installed to satisfy requirements under the California Energy Code, Title 24, Part 6, may not count towards compliance with these requirements. Where these requirements conflict with other California Energy Code requirements, the stricter requirements shall prevail.

Exception 1 to 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.

Exception 2 to 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 3 to Section 150.0(w): The project is solely related to any of the following: a repair as defined by Title 24 Part 2 Section 202; medically necessary improvements; seismic safety improvements; safety improvement to remove a known hazard; roofing projects; fenestration projects; or Emergency Housing pursuant to Appendix P of the California Building Code.

Exception 4 to 150.0(w): If the applicant demonstrates, using Commission-certified compliance software as specified by Section 10-109(c) and Section 10-116, that the Energy Budget of the Proposed Building Design would be less than or equal to the Energy Budget of the building under the project if it included any set of measures that would achieve compliance under this Section 150.0(w).

Exception 5 to 150.0(w): A Covered Single Family Project, other than an addition, that would not otherwise be subject to this section 150.0(w) but for

installation of solar PV, solar water heating, EV charging, electrical upgrades for solar PV or EV charging, or energy storage.

Exception 6 to 150.0(w): If the dwelling unit has previously installed measures from the Measure Menu, Table 150.0-I, and compliance can be demonstrated to the Planning Manager or designee, then these measures shall not be required to be newly installed, and appropriate credit shall be included in the applicable compliance calculations.

Exception 7 to 150.0(w): A measure that is necessary for compliance is prohibited because of a covenant or other deed restriction on the property, such as a homeowners association covenant.

Exception 8 to 150.0(w): The applicant may request an exemption to any requirements of this chapter which would impair the historic integrity of any building listed on a local, state, or federal register of historic structures, as determined by the Planning Manager or designee and as regulated by the California Historic Building Code (Title 24, Part 8). In making a determination of exemption, the Planning Manager or designee may require the submittal of an evaluation by an architectural historian or similar expert.

Exception 9 to 150.0(w): Due to conditions specific to the project, it is technically or economically infeasible to achieve compliance, the City Manager or designee may reduce the Target Score and/or waive some or all of the mandatory requirements.

Exception 10 to 150.0(w):

If the project includes circumstances which constitute hardship or infeasibility, the applicant may request an exemption. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility. Circumstances that constitute hardship or infeasibility shall include one or more of the following:

- a. That the cost of achieving compliance exceeds 20% of the valuation of the cost of the project;
- b. That it is technically infeasible to achieve compliance through all packages due to conditions specific to the project;
- c. That strict compliance with these standards would create or maintain a hazardous condition(s) and present a life safety risk to the occupants.
 1. Application. Based on the following, the applicant shall identify in writing the specific requirements of the standards for compliance that

the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. The applicant may not petition for relief from any requirement of the 2025 California Energy Code (Title 24, Part 6) and referenced standards, or the 2025 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code. Granting of exemption. If the City Manager or designee determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the 2025 California Energy Code (Title 24, Part 6) and referenced standards, or the 2025 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code, the authority having jurisdiction shall determine the minimum feasible threshold of compliance reasonably achievable for the project. If an exemption is granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the Planning Manager or designee.

2. Denial of exemption. If the Planning Manager or designee determines that it is reasonably possible for the applicant to fully meet the requirements of this chapter, the request shall be denied, and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.
3. Appeal. Any aggrieved applicant or person may appeal the determination of the chief building official regarding the granting or denial of an exemption or compliance with any other provision of this chapter. An appeal of a determination of the Planning Manager or designee shall be filed in writing with the Planning Manager.

Table 150.0-I: TARGET SCORES

	<u>Target Score</u>
<u>Climate Zone 3</u>	<u>12</u>

Table 150.0-J: MEASURE MENU

<u>ID</u>	<u>Measures</u>	<u>Measure Points</u>
<u>E1</u>	<u>Lighting Measures</u>	<u>Mandatory</u>
<u>E2</u>	<u>Water Heating Package</u>	<u>2</u>
<u>E3</u>	<u>Air Sealing</u>	<u>2</u>
<u>E4</u>	<u>R-49 Attic Insulation</u>	<u>4</u>
<u>E5</u>	<u>Duct Sealing</u>	<u>3</u>
<u>E6</u>	<u>New Ducts, R-8 Insulation + Duct Sealing</u>	<u>6</u>
<u>E7</u>	<u>Windows</u>	<u>4</u>
<u>E8</u>	<u>Wall Insulation</u>	<u>5</u>
<u>E9</u>	<u>R-19 Raised floor insulation</u>	<u>9</u>
<u>E10</u>	<u>R-30 Raised floor insulation</u>	<u>10</u>
<u>FS1</u>	<u>Heat Pump Water Heater Replacing Gas</u>	<u>12</u>
<u>FS2</u>	<u>High Eff. Heat Pump Water Heater Replacing Gas</u>	<u>13</u>
<u>FS3</u>	<u>Heat Pump Water Heater Replacing Electric</u>	<u>5</u>
<u>FS4</u>	<u>High Eff. Heat Pump Water Heater Replacing Electric</u>	<u>6</u>
<u>FS5</u>	<u>Heat Pump Space Conditioning System</u>	<u>18</u>
<u>FS6</u>	<u>High Eff. Heat Pump Space Conditioning System</u>	<u>19</u>
<u>FS7</u>	<u>Dual Fuel Heat Pump Space Conditioning System</u>	<u>18</u>
<u>FS8</u>	<u>Heat Pump Clothes Dryer</u>	<u>1</u>
<u>FS9</u>	<u>Induction Cooktop</u>	<u>1</u>
<u>PV</u>	<u>Solar PV and Electric Readiness</u>	<u>13</u>

Table 150.0-K: MEASURE SPECIFICATIONS

<u>ID</u>	<u>Measure Specification</u>
<u>Energy Efficiency Measures</u>	
<u>E1</u>	<u>Lighting Measures – Install lighting with an efficiency of 45 lumens per watt or greater in all interior and exterior screw-in fixtures. Install photocell, occupancy sensor or energy management system controls that meet the requirements of 150.0(k)3 in all outdoor lighting permanently mounted to a residential building or to other buildings on the same lot.</u>
<u>E2</u>	<u>Water Heating Package: Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2025 California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements.</u>
<u>E3</u>	<u>Air Sealing: Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted following a prescriptive checklist that outlines which building aspects need to be addressed by the permit applicant and verified by an inspector. Compliance can also be demonstrated with blower door testing conducted by a certified ECC Rater no more than three years prior to the permit application date that either: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten for Pre-1978 vintage buildings and seven for 1978 to 1991 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute, in accordance with the BPI Technical Standards for the Building Analyst Professional.</u>
<u>E4</u>	<u>R-49 Attic Insulation: Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.020 or insulation installed at the ceiling level shall have a thermal resistance of R-49 or greater for the insulation alone. Recessed downlight luminaires in the ceiling shall be covered with insulation to the same depth as the rest of the ceiling. Luminaires not rated for insulation contact must be replaced or fitted with a fire-proof cover that allows for insulation to be installed directly over the cover. Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires.</u>

<u>E5</u>	<u>Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2025 Title 24, Part 6, Section 150.2(b)1E. The duct system must be tested by a ECC Rater no more than three years prior to the Covered Single Family Project permit application date to verify the duct sealing and confirm that the requirements have been met. This measure may not be combined with the New Ducts and Duct Sealing measure in this Table.</u> <u>Exception: Buildings without ductwork or where the ducts are in conditioned space.</u>
<u>E6</u>	<u>New Ducts, R-8 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24 Section 150.0(m)11. This measure may not be combined with the Duct Sealing measure in this Table. To qualify, a preexisting measure must have been installed no more than three years before the Covered Single Family Project permit application date.</u>
<u>E7</u>	<u>Windows: Replace at least 50% of existing windows with high performance windows with an area-weighted average U-factor no greater than 0.27.</u>
<u>E8</u>	<u>R-15 Wall Insulation: Install wall insulation in all exterior walls to achieve a weighted U-factor of 0.095 or install wall insulation in all exterior wall cavities that shall result in an installed thermal resistance of R-15 or greater for the insulation alone.</u>
<u>E9</u>	<u>R-19 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.037 or shall be insulated between wood framing with insulation having an R-value equal to or greater than R-19.</u>
<u>E10</u>	<u>R-30 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.028 or shall be insulated between wood framing with insulation having an R-value equal to or greater than R-30.</u>
<u>Fuel Substitution and Solar PV Measures</u>	
<u>FS1</u>	<u>Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.</u>
<u>FS2</u>	<u>High Efficiency Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.c.</u>
<u>FS3</u>	<u>Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.</u>
<u>FS4</u>	<u>High Efficiency Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3, and 150.2(b)1.H.iii.c.</u>

<u>FS5</u>	<u>Heat Pump Space Conditioning System: Replace all existing gas and electric resistance primary space heating systems with a heat pump system that meets the requirements of Sections 110.2, 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G.</u>
<u>FS6</u>	<u>High Efficiency Heat Pump Space Conditioning System: Replace all existing gas and electric resistance primary space heating systems with an electric-only heat pump system that meets the requirements of Sections 110.2 and 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G and one of the following:</u> <u>A. A ducted heat pump system with a SEER2 rating of 16.5 or greater, an EER2 rating of 12.48 or greater and an HSPF2 rating of 9.5 or greater; or</u> <u>B. A ductless mini-split heat pump system with a SEER2 rating of 16.0 or greater, an EER2 rating of 12.0 or greater and an HSPF2 rating of 9.0 or greater</u>
<u>FS7</u>	<u>Dual Fuel Heat Pump Space Conditioning System: Install a heat pump space conditioning system that meets the requirements of Sections 110.2 and 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G and either:</u> <u>A. Replaces all existing gas and electric resistance primary heating systems with a hybrid gas and electric heat pump system, or</u> <u>B. Is an electric-heat pump system in tandem with a gas furnace and controls to use the gas furnace for backup heat only.</u>
<u>FS8</u>	<u>Heat Pump Clothes Dryer: Replace existing electric resistance or gas clothes dryer with heat pump dryer with no resistance element and cap gas line.</u>
<u>FS9</u>	<u>Induction Cooktop: Replace all existing gas and electric resistance stove tops with induction stove top and cap the gas line.</u>
<u>PV</u>	<u>Solar PV + Electric Readiness: Install a solar PV system that meets the requirements of Section 150.1(c)14. In addition, for existing PV systems that had been installed prior to the application date of the current project, meet at least two of the electric readiness requirements in Section 150.0(x)1-6, regardless of whether they are otherwise required and regardless of the exceptions to Section 150.0(x).</u>

(d) Energy Code Section 150.0 is amended to add 150.0(x) to read as follows:

(x) Electric Readiness for Alterations and for Electric Readiness Credit for Solar PV Measure in Table 150.0-K

- 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(x)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(x)4: Generator systems used for emergency power generation.

5. Battery Storage. As a measure qualifying the Solar PV credit under 150.0(w), meet the requirements A through D below.

- A. At least one of the following shall be provided:
 - i. ESS ready interconnection equipment with a minimum backed up capacity of 60 amps and a minimum of four ESS supplied branch circuits, or
 - ii. A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits in 150.0(s)2. All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall be not less than one inch. The panelboard that supplies the branch circuits (subpanel) must be labeled “Subpanel shall include all backed-up load circuits.”
- B. A minimum of four branch circuits shall be identified and have their source of supply collocated at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lighting circuit shall be located near the primary egress, and at least one circuit shall supply a sleeping room receptacle outlet.

C. The main panelboard shall have a minimum busbar rating of 225 amps or sufficient capacity a battery storage system and circuits in paragraphs A and B above.

D. Sufficient space shall be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source.

6. All-Electric Plan. As a measure qualifying the Solar PV credit under 150.0(w), provide a plan including single line diagrams and calculations for electrification of the equipment below. Calculations shall be in accordance with California Electrical Code Article 220.83 or 220.87.

A. All appliances with gas stub outs including space conditioning, water heating, range, and clothes dryer;

B. Low Power Level 2 EV charger; and

C. Battery storage system rated at 240 volts, 60 amp minimum.

Exception 1 to Section 150.0(x): The project is solely related to any of the following: a repair as defined by Title 24 Part 2 Section 202; medically necessary improvements; seismic safety improvements; safety improvement to remove a known hazard; or Emergency Housing pursuant to Appendix P of the California Building Code.

Exception 2 to Section 150.0(x): If an electrical permit is not otherwise required for the project other than compliance with this section.

Exception 3 to Section 150.0(x): 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. Tandem overcurrent protection devices shall be used to the extent permissible under the California Electrical Code.

Exception 4 to Section 150.0(x): 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 5 to Section 150.0(x): 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.

(e) Energy Code subsection 150.2(a) is amended to read as follows:

(a) Additions. Additions to existing single-family residential buildings shall meet the requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (n), (p), (q), (w), (x), and either Section 150.2(a)1 or 2.

Exception 1 to Section 150.2(a): Additions of 300 square feet or less are not required to comply with the roofing requirements of Section 150.1(c)11.

Exception 2 to Section 150.2(a): Existing inaccessible piping shall not require insulation as defined under Section 150.0(j)1.

Exception 3 to Section 150.2(a): Space-conditioning system. When heating or cooling will be extended to an addition from the existing system(s), the existing heating and cooling equipment need not comply with Part 6. The heating system capacity must be adequate to meet the minimum requirements of CRC 303.10.

Exception 4 to Section 150.2(a): Space-conditioning system ducts. When any length of duct is extended from an existing duct system to serve the addition, the existing duct system and the extended duct shall meet the applicable requirements specified in Section 150.2(b)1Di and 150.2(b)1Dii.

Exception 5 to Section 150.2(a): Additions 1,000 square feet or less are not required to comply with the ventilation cooling requirements of Section 150.1(c)12.

Exception 6 to Section 150.2(a): Photovoltaic systems, as specified in Section 150.1(c)14, are not required for additions.

(f) Energy Code subsections 150.2(a)1-150.2(a)2 remain in full effect.

(g) Energy Code subsection 150.2(b) is amended to read as follows:

(b) Alterations. Alterations to existing single-family residential buildings or alterations in conjunction with a change in building occupancy to a single-family residential occupancy shall meet the requirements of Sections 150.0(w) and (x), and either Item 1 or 2 below.

(h) Energy Code subsections 150.2(b)1-150.2(b)2 remain in full effect as amended by this ordinance.

SECTION 14: CHAPTER 15.32 - DANGEROUS BUILDINGS

Section 15.32.010 of the East Palo Alto Municipal Code is hereby amended to read as follows.

15.32.010 - Uniform Code for the Abatement of Dangerous Buildings.

The code of rules and regulations known and designated as the "Uniform Code for Abatement of Dangerous Buildings," 1997 Edition, published by the International Conference of Building Officials, to provide a just, equitable and practical method, to be cumulative to, with and in addition to, any other remedy provided by the building code, housing code, or otherwise available at law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupant, may be required to repair, vacate or abate, and applies to all dangerous buildings, as defined in this chapter, which are now in existence or which may hereafter become dangerous in the city, printed in book form and filed in the office of the clerk of the city council of the city, is adopted and by reference incorporated in this chapter as if fully set forth, as the abatement code of the city.

SECTION 15: CHAPTER 15.58 - FIRE CODE

15.58.010 — Adoption by reference.

The "2025 California Fire Code" is hereby adopted by reference as the Fire Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

15.58.020 — Ratification.

Menlo Park Fire Protection District Ordinance No. 59-2025 is hereby ratified and adopted by reference as a local amendment to the "2025 California Fire Code."

SECTION 16: CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council finds that adoption of this Ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) in that the standards set forth in the ordinance are more protective of the environment than the California Energy Code standards, and there is no possibility that the activity in question may have a significant effect on the environment. As a separate and independent basis, this action is exempt from CEQA pursuant to CEQA Guidelines section 15308 in that the standards set forth in the ordinance assure the maintenance, restoration, enhancement or protection of natural resources and the environment. In addition, CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) applies to the project in that

the standards set forth in the Ordinance are consistent with the General Plan and the Climate Action Plan.

SECTION 17: IMPLIED REPEAL.

Any provision of the East Palo Alto Municipal Code inconsistent with this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to effectuate this Ordinance.

SECTION 18: REFERENCES TO PRIOR CODE

Unless superseded and repealed (express or implied), references in City forms, documents and regulation to the chapters and sections of the former City codes, shall be construed to apply to the corresponding provisions contained within this Ordinance.

SECTION 19: SEVERABILITY

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 20: EFFECTIVE DATE

This Ordinance shall become effective 30 days after the second public hearing, or as provided for by applicable law.

SECTION 21: PUBLICATION

Within fifteen (15) days of its adoption, the Ordinance shall be posted in three (3) public places within the City of East Palo Alto, and the Ordinance, or summary of the Ordinance prepared by the City Attorney, shall be published in a local newspaper used to publish official notice for the City of East Palo Alto prior to the effective date.

This Ordinance was introduced at the March 3, 2026 meeting of the City Council of the City of East Palo Alto.

PASSED AND ADOPTED this _____ day of _____, 202[] by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Webster Lincoln, Mayor

ATTEST:

APPROVED AS TO FORM:

James Colin, City Clerk

John D. Lê, City Attorney