
ORDINANCE NO. 2025-1196

AN ORDINANCE OF THE TOWN OF SAN ANSELMO REPEALING AND REPLACING TITLE 9 CHAPTER 1 OF THE SAN ANSELMO MUNICIPAL CODE TO ADOPT BY REFERENCE CALIFORNIA ADMINISTRATIVE CODE, 2025 EDITION, CALIFORNIA BUILDING CODE, 2025 EDITION AND ITS APPENDICES: G, H, I, J, THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION AND ITS APPENDICES: H, J, K, AND Q, CALIFORNIA ELECTRICAL CODE, 2025 EDITION, CALIFORNIA MECHANICAL CODE, 2025 EDITION, CALIFORNIA PLUMBING CODE, 2025 EDITION, CALIFORNIA ENERGY CODE, 2025 EDITION, CALIFORNIA WILDLAND-URBAN INTERFACE CODE, 2025 EDITION CALIFORNIA HISTORICAL BUILDING CODE, 2025 EDITION, CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION, CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION, INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION, INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION, NATIONAL FIRE PROTECTION ASSOCIATION (“NFPA”) 54 AND 58, CALIFORNIA REFERENCED STANDARDS CODE, 2025 EDITION, (CALIFORNIA CODE OF REGULATIONS TITLE 24) AND, CHAPTER 19 (GREEN BUILDING REQUIREMENTS) TO ADOPT THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE TO REFLECT LOCAL CONDITIONS

WHEREAS, green building is a practice of design, construction and maintenance techniques that have been demonstrated to have a significant positive effect on energy, water and resource conservation, waste management and pollution generation and on the health and productivity of building occupants over the life of the building; and

WHEREAS, on August 24, 2010, the Town Council adopted its first green building regulations through Ordinance No. 1076, which was codified in San Anselmo Municipal Code Title 9 (Building Regulations), Chapter 19 (Green Building Requirements); and

WHEREAS, on November 12, 2019, the Town Council adopted by reference the California Construction Codes, including the 2019 California Green Building Standards Code (CALGreen) (Title 24 Part 11); and

WHEREAS, on April 28, 2020, the Town Council adopted Ordinance No. 1145 to repeal and replace San Anselmo Municipal Code Title 9 (Building Regulations), Chapter 19 (Green Building Requirements) to adopt the County of Marin’s Green Building Reach Code provisions; and

WHEREAS, on November 15, 2022, the Town Council adopted by reference the California Construction Codes, including the 2022 version of CALGreen pursuant to Ordinance No. 1168, which was codified in San Anselmo Municipal Code Title 9 (Building Regulations); and

WHEREAS, on August 22, 2023, the Town Council adopted Ordinance No. 1181 to repeal and replace Title 9 (Building Regulations) Chapter 19 (Green Building Requirements) to adopt amendments to the California Green Building Standards Code to reflect local conditions; and

WHEREAS, the 2025 California Building Standards Code, California Code of Regulations, Title 24 ("Title 24") has been amended and adopted by the California Building Standards Commission; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 establish the authority for a city to adopt and make local amendments and modifications to the building standards in the California Building Standards Code to establish more restrictive building standards than those contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 permit a city to make such local amendments and modifications as the city determines are reasonably necessary because of local climatic, geological or topographical conditions; and

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

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

WHEREAS, notice of the Ordinance was published in accordance with Government Code Sections 50022.3 and 6066; and that such notice was sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof; and

WHEREAS, The Town of San Anselmo first adopted a green building and energy reach code in 2010 and most recently, in September of 2023, the Town Council adopted an energy and electrification reach code for residential additions and alterations (also known as the Flex Path) that went into effect in March of 2024; and

WHEREAS, The proposed amendments to the Building Code are substantially equivalent to the amendments to the Building Code that were adopted by the Town Council in September of 2023 and that were in effect as of March 2024; and

WHEREAS, the Town Council wishes to maintain Green Building requirements that are well-suited to the Town and promote consistency with Green Building Standards across Marin jurisdictions.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Environmental Review

Adoption of this Ordinance does not require review under the California Environmental Quality Act (CEQA) since it does not constitute a “project” pursuant to CEQA Guidelines section 15378; and is categorically exempt from CEQA under the “common sense” exemption CEQA Guideline section 15061(b)(3) because it can be seen with certainty that there is no possibility that it will have a significant environmental effect.

SECTION 2. The above recitals are true and correct and incorporated herein by reference.

SECTION 3. Findings.

A. The Town Council finds that in order to best protect the health, safety, and welfare of the citizens of the Town of San Anselmo, the standards of building within the Town must conform with State law except where local conditions warrant more restrictive regulations, and therefore the Town of San Anselmo wishes to adopt by reference the 2025 State Construction Standards in California Code of Regulations Title 24, with certain modifications set forth herein.

B. Pursuant to Section 17958.5, 17958.7, and 18941.4 of the California Health and Safety Code, the Town of San Anselmo determines that the following modifications to the 2025 California Construction Standards are reasonably necessary because of local climatic, geological, or topographical conditions that are unique to the Town of San Anselmo as follows:

1. Because of the steep terrain, narrow roads, close proximity to the San Andreas and Hayward seismic faults, and the potential and historically regular flooding of the San Anselmo Creek, unique conditions exist that require special consideration whenever construction is proposed within the Town. Additionally, due to the high temperatures, humidity, rainfall, wind, and restricted accessibility by fire apparatus, and the lack of water supply for domestic use and fire suppression, there are hazards within the Town that require solutions in addition to those specified within the various construction codes.
2. A large portion of the Town is located within FEMA Flood Zone A and historically has sustained significant damage due to rain runoff and the water from the San Anselmo Creek overflowing its banks.
3. The Town is designated as within Seismic Design Categories D, E, and F and is located in close proximity to the San Andreas and Hayward seismic faults indicated by the U.S. Geological Survey and California Division of Mines and Geology.
4. The Town includes many areas of hills and steep terrain, which are susceptible to earth sliding due to both uncontrolled storm water drainage, rain events, and geology.
5. The Town is densely populated with virtually all structures constructed of wood framing and most with combustible exterior materials.
6. Many buildings were erected prior to the enactment of modern zoning and building codes with the result that many are located with little to no property setbacks, which can negatively affect

the provision of fire protection services at those locations.

7. The steep terrain and hilly topography of most of the Town, combined with the narrow roads, adversely impact the fire department's ability to respond to emergency situations.
8. The water pressure and supply available for fire suppression is limited in the hilly areas of the Town.

SECTION 4. Repeal and Replace. Title 9, Chapter 1. San Anselmo Municipal Code Title 9, Chapter 1 is hereby repealed and replaced with the following in its entirety.

Chapter 1 CONSTRUCTION CODES

Article 1. Construction Codes

Section 9-1.101 Adoption of Construction Codes

The following parts of Title 24, California Code of Regulations are adopted by reference as Construction Codes for the Town of San Anselmo, including the amendments noted in this Article.

- (a) 2025 edition of the California Administrative Code.
- (b) 2025 edition of the California Building Code (CBC) (Title 24 Part 1 and 2) based upon the 2024 International Building Code (IBC) including Appendix G, Flood-Resistant Construction; Appendix H, Signs; Appendix I, Patio Covers; Appendix J, Grading.
- (c) 2025 edition of the California Existing Building Code, California Code of Regulations, (Title 24, Part 10) based upon International Existing Building Code 2024.
- (d) 2025 edition of the California Residential Building Code (CRC) (Title 24 Part 2.5) based upon the 2024 International Residential Code including Appendix H, Patio Covers; Appendix J, Existing Buildings and Structures; Appendix K, Sound Transmission; Appendix Q, Tiny Houses.
- (e) 2025 edition of the California Electrical Code (CEC) (Title 24 Part 3) based upon the NFPA 70, 2024 National Electrical Code (NEC).
- (f) 2025 edition of the California Mechanical Code (CMC) (Title 24 Part 4) based upon the 2024 Uniform Mechanical Code (UMC).
- (g) 2025 edition of the California Plumbing Code (CPC) (Title 24 Part 5) based upon the 2024 Uniform Plumbing Code (UPC).
- (h) 2025 edition of the California Energy Code (CEC) (Title 24 Part 6).
- (i) 2025 California Wildland-Urban Interface Code (WUI) (Title 24 Part 7).
- (j) 2025 California Historical Building Code (Title 24 Part 8).
- (k) 2025 California Green Building Standards Code (CAL Green) (Title 24 Part 11).
- (l) 2025 International Property Maintenance Code (IPMC).
- (m) 2024 International Swimming Pool and Spa Code (ISSPS).
- (n) National Fire Protection Association ("NFPA") 54 and 58.

A copy of each of these documents is maintained in the office of the Building Official.

Article 2. Amendments (Please note that sections 9-1.201 through 9-1.213 are carried over from the existing Municipal Code.)

9-1.202 Non-metallic Cable (CEC 334).

Non-metallic electric cable (Type NM, NMC, NMS) is not allowed in electrical wiring in non-residential applications.

9-1.203 Swimming Pools, Spas and Hot Tubs (CBC 3109)(CRC Appendix AX).

Design and construction must adhere to the most stringent requirements of California Building Code Section 3109, California Residential Code Appendix AX, International Swimming Pool and Spa Code 2024 edition and California Health & Safety Code Section 115921. Barriers enclosing a swimming pool must be at least 5' tall. Before water is placed in a pool for any reason, including the curing of the pool walls, a barrier at least 5' tall conforming to the requirements of CBC Section 3109 must be in place or a pool cover complying with ASTM F1346 must be installed and operational.

9-1.204 Garage/Carport Ceiling Height (CBC 1208)(CRC R305).

Private garages and carports shall have a clear ceiling height of not less than 7'.

9-1.205 Size of Doors (CBC 1010.1.1)(CRC R311).

Except for access to a storage room or closet, all doors must be at least 6'-8" (80") high. Required exit doors must be side-hinged, swing type.

9-1.206 Roofing (CBC 1505)(CRC R902).

For all new structures and any addition that exceeds 50% of the original area, the new roof must be covered with a Class A Roofing Assembly. A noncombustible roof may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Existing buildings that have 50 percent or more of the roof surface replaced within a five-year period are required to totally replace the roof with a Class A roof assembly or be fire resistive by other provisions of this code.

9-1.207 Permit and Application Expiration (CBC 105.5)(CRC R105.3.2), (CPC 104.3.3) (CMC 104.3.3).

The permit application process must be completed and a permit issued within one year of application submittal. If a permit is not issued one year of the application date the application shall expire. The building official may extend the permit application one time for a period of 180 days. The request must be in writing before the application has expired and demonstrate the circumstances beyond the applicant's control that delayed the application. In order to renew action on an expired application, the applicant shall submit new plans and pay a new plan review fee.

Building permits are valid provided work has commenced within 180 days after the permit is issued and a building department inspection has been completed. If 180 days pass and no inspection by the building department has taken place the permit shall expire. The building official may extend the expired permit one time for up to 180 days if the applicant makes a written request before the expiration date demonstrating circumstances beyond the applicant's control for the delay in the progression of the work. If a permit expires, work may not resume until a new permit is obtained. If the period of expiration is greater than 180 days, no changes are made to the plans and the original plans and specifications may be utilized, the applicant shall pay half the required amount of the building fee. If there are changes to the plans and or specifications, the applicant must pay the full amount.

9-1.208 Fee Refunds (CBC 109.6)(CRC R108.5)(CPC 104.5.3)(CMC 104.5.3).

The building official may authorize refunding of any fee paid which was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application is withdrawn or canceled before any plan review is done. The building official may authorize refunding of not more than 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 shall not authorize refunding of any fee paid except on written application filed by the original permittee and not later than 180 days after the date of fee payment.

9-1.209 Radiant barriers.

When reroofing causes more than fifty (50%) percent of the roof sheathing to be removed, a radiant barrier (reflective insulation) shall be installed in conjunction with the reroofing project.

9-1.210 Hot water piping insulation.

When hot water pipes are exposed by removal of wall surfaces insulation shall be installed having a minimum thickness of one (1") inch for pipe diameter of two (2") inches or less and having a minimum thickness of one and one-half (1.5") inches for pipe diameter exceeding two (2") inches.

9-1.211 Automatic Fire Sprinkler Systems (CRC R313.1 and R313.2).

Automatic sprinkler systems shall be required in one- and two-family dwellings and townhouses where the structure is undergoing a substantial improvement as defined in CBC Chapter 2 and/or if so determined by the RVFD.

9-1.212 Exterior Fire Resistive Construction.

Sections 701A.1 and 701A.3 of Chapter 7A of the 2025 California Building Code (Title 24, Part 2, Volume 1), and the 2025 California Wildland-Urban Interface Code (Title 24, Part 7), California Code of Regulations are hereby amended to read as follows:

701A.1 and the 2025 California Wildland-Urban Interface Code Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, additions, repairs, and exterior alterations located within a Wildland Urban Interface Fire Area as defined in sections 702A and CWUIC.

701A.3 and CWUIC Application. New buildings, additions, repairs, and exterior alterations to buildings located in any Fire Hazard Severity Zone or any Wildland Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.

Exceptions:

1. Buildings of an accessory character and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located at least 50 feet from an applicable building.
3. Buildings classified as a Group U Agricultural Building, as defined in CBC Section 202 and CWUIC when located at least 50 feet from an applicable building.

Section 707A.3.2 is hereby added to Chapter 7A of the 2025 California Building Code (Title 24, Part 2, Volume 1) to read as follows:

When more than fifty percent (50%) of exterior wall covering on one face of a structure is repaired or replaced within a twelve (12) month period, the entire face of exterior wall covering shall comply with Section 707A.3. And when more than fifty percent (50%) of exterior wall coverings of an existing structure are repaired or replaced within a thirty-six (36) month period, the entire exterior wall coverings shall comply with Section 707A.3 Exceptions may be granted by the Building Official when alternate means of protection are installed as approved by the Fire Official and/or Building Official.

Section R337.7.3.2 is hereby added to the 2025 California Wildland-Urban Interface Code (Title 24, Part 7), to read as follows:

When more than fifty percent (50%) of exterior wall covering on one face of a structure is repaired or replaced within a twelve (12) month period, the entire face of exterior wall covering shall comply with Section R337.7 When more than fifty percent (50%) of exterior wall coverings of an existing structure are repaired or replaced within a thirty-six (36) month period, the entire exterior wall coverings shall comply with Section R337.7 Exceptions may be granted by the Building Official when alternate means of protection are installed as approved by the Fire Official and/or Building Official.

9-1.213 Outside opening protection Section R325.5 Outside opening protection of the 2025 California Residential Code, California Code of Regulations are hereby amended to read as follows:

Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles.

1. Vents shall be listed to ASTM E2886 and comply with all of the following:
 1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
 2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
 3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
2. Vents shall comply with all of the following:
 - 2.1. The dimensions of the openings therein shall be a minimum of $\frac{1}{16}$ inch (1.6 mm) and shall not exceed $\frac{1}{8}$ inch (3.2 mm).
 - 2.2. The materials used shall be noncombustible. **Exception:** Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.
 - 2.3. The materials used shall be corrosion resistant.

Article 3. Construction Work Hours (Please note that sections 9-1.301 and 9-1.302 are carried over from the existing Municipal Code.)

9-1.301 - Bald Hill work hours.

(a) Construction, demolition, and the operation of miscellaneous noise sources such as vehicle back-up alarms, power saws, and other similar noise sources are allowed during the following times: 8:00 a.m. to 4:30 p.m. Monday through Friday.

No work is allowed on Bald Hill on weekends or holidays observed by the town.

Heavy Construction Truck Trips are restricted to occur only between 10:00 a.m. and 3:00 p.m. Monday through Friday (no holidays). Heavy construction truck trips include, but are not limited to, concrete trucks, dump trucks (ten (10) yards or greater), backhoes, graders, pile drivers, and flatbed delivery trucks.

The Public Works Director can authorize construction beyond these hours and days upon written request, including interior work and other work tasks the Director deems appropriate. Exceptions granted by the Public Works Director include any single activity that will necessitate the use of a heavy construction vehicle beyond the 10:00 a.m. to 3:00 p.m. time period. Any exceptions granted by the Public Works Director regarding heavy construction truck trips will require notification of residents at least twenty-four (24) hours in advance. Such notification shall be the responsibility of the applicants. Furthermore, all construction equipment shall be adequately muffled and maintained.

9-1.302 - All other work hours.

(a) Construction, demolition, and the operation of miscellaneous noise sources such as vehicle back-up alarms, power saws and other similar noise sources are allowed during the following times:

Monday through Fridays from 7:00 a.m. to 8:00 a.m. quiet work only unless authorized by the Public Works Director or his designee and from 8:00 a.m. to 7:00 p.m.;

Saturdays from 9:00 a.m. to 5:00 p.m.;

Sundays from 12:00 p.m. to 5:00 p.m.

Work hours may be extended until 8:00 p.m. for homeowners or residents working alone on their own property.

Article 5. Violations, Penalties

9-1.501 Violations, Penalties

(a) Stop work orders/work without permits or other actions in violation of this Code. For work performed in violation of this Code, an investigation/penalty fee shall be assessed up to five (5) times the construction permit fee. The minimum penalty fee for a permit shall be five hundred (\$500) dollars. This also applies to revisions, alterations, or changes on an authorized project where the work done is not within the scope of the originally authorized permit. The fee shall be due whether a permit is issued or not. Additional penalties may be assessed in the event of repeated violations.

(b) No new construction permits shall be issued for work on a property unless all existing violations and expired permits issued for work on such property are cleared by abatement, issuance, or reinstatement of a permit.

(c) The penalties imposed in this section are in addition to any penalties that may be imposed pursuant to other provisions of this Code.

Article 6. - Public Nuisances

9-1.601 - Public nuisances.

(a) Any work commenced or continued in violation of this chapter shall be, and is hereby declared, unlawful and a public nuisance.

(b) A building or structure in a state of partial construction for an unreasonable period of time is a nuisance.

SECTION 4. Repeal and Replace Title 9 (Building Regulations) Chapter 19 (Green Building Requirements) is hereby repealed and replaced with the following in its entirety:

Chapter 19 GREEN BUILDING REQUIREMENTS

9-19.010 Purpose.

The purpose of this chapter is to meet or exceed all applicable mandatory measures of the 2025 California Green Building Standards Code (Title 24, Part 11) and 2025 California Energy Code (Title 24, Part 6) and to enhance the long-term public health and welfare by contributing to the overall reduction of greenhouse gas emissions and improving the environmental and economic health of the Town through the efficient design, construction, operation, maintenance and deconstruction of buildings and site development by incorporating green building practices and materials. The green building and energy provisions referenced in this chapter are designed to achieve the following objectives in San Anselmo:

- (1) Increase energy efficiency in buildings;
- (2) Reduce consumption of fossil fuels;
- (3) Encourage water and resource conservation;
- (4) Reduce waste generated by construction projects;
- (5) Reduce long-term building operating and maintenance costs;
- (6) Improve indoor air quality and occupant health;
- (7) Contribute to meeting state and local commitments to reduce greenhouse gas emissions; and
- (8) Satisfy all applicable mandatory measures of the 2025 California Green Building Standards Code (Title 24, Part 11) of the California Code of Regulations.

9-19.015 Applicability.

The provisions of this chapter shall apply to all construction or development projects defined below as a "covered project."

9-19.020 Definitions.

For the purposes of interpreting this chapter and the associated standards for compliance, the following terms are defined as follows. When the definitions below differ from those contained elsewhere in this title, the provisions of this chapter shall apply. These definitions are additional to those outlined in Chapter 2 of the CALGreen Code.

- (1) "2025 California Energy Code" refers to the requirements outlined in the 2025 edition of the California Energy Code known as California Code of Regulations, Part 6 of Title 24.
- (2) "All-electric building" or "All-electric design" means a building or plans for a building that uses a permanent supply of electricity as the source of energy for all space heating (including but not limited to fireplaces), water heating (including but not limited to pools and spas), cooking appliances (including but not limited to barbecues), and clothes drying appliances, and has no

natural gas or propane plumbing installed in the building or within the property lines. An all-electric building may also include solar thermal collectors.

- (3) "Accessory Dwelling Unit (ADU)" means a residential unit that meets all of the regulations outlined in Title 10, Chapter 6, Accessory Dwelling Units of the San Anselmo Municipal Code and as set forth in California Government Code sections 65852.2 and 65852.22.
 - (4)
 - (4) "CALGreen" refers to the California Green Building Standards Code, as included in Title 24, Part 11 of the California Code of Regulations.
 - (5) "CALGreen mandatory" means those measures that are required under Title 24, Part 11. Residential mandatory measures are contained in CALGreen Chapter 4. Nonresidential mandatory measures are contained in CALGreen Chapter 5.
 - (6) "CALGreen Tier 1" refers to required pre-requisite and elective measures in addition to the CALGreen mandatory measures, as outlined in CALGreen Appendix A4.602 for residential projects and CALGreen Appendix A5.601.2 for nonresidential projects.
 - (7) "Conductor ready" means adding 10 gauge 4 wire for any laundry room remodel for future appliance electric upgrades and/or adding 8 gauge 4 wire for any kitchen remodel for future appliance electric upgrades.
 - (8) "Covered project(s)" means a development project provided below as set forth by the standards for compliance outlined in Section 9-19.050 of the San Anselmo Municipal Code, Table 1, 2, or 3 for which one (1) or more building permits are required:
 - (i) All residential and nonresidential new construction buildings as defined below in Section 9-19.020 (28); and/or
 - (ii) Additions or alterations to an existing single-family residential building, except for any projects less than seven hundred and fifty (750) square feet. Conductor ready required for laundry room and kitchen remodels regardless of remodel size;
 - (iii) Substantial improvements to an existing single-family residential building.
 - (9) "Mixed-fuel" means a building or unit in a building that is plumbed for the use of natural gas or propane as fuel for space heating, water heating, cooking or clothes drying appliances or has gas plumbing within a building or within the property lines of the premises connected to a gas meter or propane tank.
 - (10) "Natural gas" has the same meaning as "Fuel Gas" as defined in the California Plumbing Code and Mechanical Code.
 - (11) "Newly constructed" means a building that has never before been used or occupied for any purpose. Also means "newly constructed" as defined in the California Building Code 2025.
 - (12) "Qualified green building rater" means an individual who has been trained and certified as a CALGreen inspector, LEED AP w/a specialty, GreenPoint rater, PHIUS consultant, or has similar qualifications and certifications if acceptable to the Chief Building Official.
 - (13) "Single-family" means a building designed for and/or occupied exclusively by one (1) family. It is used herein to describe one and two-family dwellings and townhouses with attached private garages. It also includes factory-built, modular housing units, constructed in compliance with the California Building Code.
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(14) "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. If 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:

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.

9-19.030 Requirements for additions and alterations - Local amendments to 2025 California Energy Code.

Pursuant to Section 9-1.101(h) of the San Anselmo Municipal Code, the Town has adopted the 2025 edition of the California Energy Code known as California Code of Regulations, Part 6 of Title 24 with additions, and deletions as provided in this subchapter.

The provisions of this subchapter shall constitute local amendments to the cross-referenced provisions of the 2025 California Energy Code and shall be deemed to replace the cross-referenced sections of said Code with the respective provisions set forth in this subchapter.

The California Energy Code, Title 24, Part 6, is hereby amended as underlined and struck through:

Section 100.0 of Subchapter 1 of the 2025 California Energy Code is modified to add 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 existing single-family building additions and alterations, the energy efficiency and renewable energy measures specified in Section 150.0(w) shall be required for covered projects of mixed-fuel buildings.

Section 100.1(b) is modified by adding the following definitions:

"All-electric building" or "All-electric design" as defined in Section 9-19.020 (2) of the San Anselmo Municipal Code.

"Covered project(s)" as defined in Section 9-19.020 (8), of the San Anselmo Municipal Code.

"Mixed-fuel" building as defined in Section 9-19.020 (9), of the San Anselmo Municipal Code.

Section 150.0 Single-Family Residential Buildings - Mandatory Features and Devices, first two (2) paragraphs, are modified to read as follows:

Existing single-family residential buildings shall comply with the applicable requirements of Sections 150(a) through 150.0(v), and covered existing single-family projects, other than projects identified as all-electric construction for new residential buildings in Section 9-24.01 et seq. of the San Anselmo Municipal Code, shall comply with the applicable requirements of Section 150.0(w).

NOTE: The requirements of Sections 150.0(a) through 150.0(v) apply to new construction. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(v) also apply to additions or alterations, with the exception that covered existing single-family projects, other

than projects identified as all-electric construction for new residential buildings in Section 9-24.01 et seq. of the San Anselmo Municipal Code, shall also be required to comply with Section 150.0(w).

A new Section (w), is added to Section 150.0 as follows:

(w) Requirements for a covered project are outlined by project type in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code. A covered existing single-family project, as defined in Section 9-19.020 (8)(ii) of the San Anselmo Municipal Code, that includes an electrical panel upgrade, a kitchen remodel or a laundry room remodel shall comply with the requirements for Measure ER2 in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code. In addition, a covered existing single-family project in a building originally permitted for construction on or before December 31, 1991 shall install a set of measures from the Measure Menu in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code, to achieve a total measure point score that is equal to or greater than the target score in said table and shall conform to the List of Measure Specifications in Table 3 of Section 9-19.050 of the San Anselmo Municipal Code, except as otherwise described below:

(i) Projects identified as all-electric construction for new residential buildings in Section 9-24.01 et seq. of the San Anselmo Municipal Code.

(ii) Projects less than seven hundred and fifty (750) square feet that are not considered substantial improvements. Square footage associated with the creation of a new ADU or JADU will not be included in the calculation of project square footage.

(iii) Substantial improvements to an existing single-family residential building.

(iv) 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).

(v) If due to conditions specific to the project, it is technically or economically infeasible to achieve compliance, the Chief Building Official may reduce the target score and/or waive some or all of the mandatory requirements.

(vi) If the applicant demonstrates that the energy budget of the proposed building, as calculated under Section 150.1(b), would be less than or equal to the energy budget of the building if it otherwise complied with this Section, 150.0(w).

(vii) A resident owner or occupant demonstrates that they qualify for the California Alternative Rates for Energy (CARE) or Family Electric Rate Assistance (FERA) program may comply by installing, to the specifications in Table 3 of Section 9-19.050 of the San Anselmo Municipal Code the following:

(a) E1: Lighting Measures; and

(b) E2: Water Heating Package.

In addition, all mandatory measures listed in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code shall be installed.

9-19.050 Standards for compliance.

The San Anselmo Green Building Requirements define compliance thresholds for different projects that are covered by this ordinance. These standards are summarized below in Table 1. The energy efficiency and electrification measures menu and specifications are detailed in Tables 2 and 3.

Table 1: Requirements by Project Type and Size			
Project Type and Size	Green Building Requirements	Energy Efficiency Requirements	Electric Vehicle Requirements
Single and Two-Family New Construction	CALGreen Mandatory	Meet the standards outlined for the project in the 2025 California Energy Code	CALGreen Mandatory
Multifamily Residential New Construction	CALGreen Mandatory		CALGreen Mandatory
Nonresidential New Construction	CALGreen Mandatory	Meet the standards outlined for the project in the 2025 California Energy Code	CALGreen Mandatory
Single and Two-Family Additions and Alterations less than 750 square feet	CALGreen Mandatory Conductor ready required for laundry room and kitchen remodels regardless of remodel size.	Meet the standards outlined for the project in the 2025 California Energy Code	CALGreen Mandatory
Single and Two-Family Additions and Alterations 750 square feet or greater; and Substantial Improvements	CALGreen Mandatory	For homes built before 1992, using the Measure Menu in Table 2, achieve a total score that is equal to or greater than the Target Score for the applicable climate zone and install the electric readiness measures (ER2) as applicable in Table 3	Mandatory
Multifamily Residential Additions and Alterations less than 750 square feet	CALGreen Mandatory Conductor ready required for laundry room and kitchen	Meet the standards outlined for the project in the 2025 California Energy Code	CALGreen Mandatory

	remodels regardless of remodel size.		
Multifamily Residential Additions and Alterations 750 square feet or greater; and Substantial Improvements	CALGreen Mandatory		
Nonresidential Additions and Alterations			

The following conditions also apply to Table 1:

- (a) Cumulative new construction or remodels during the preceding 36-month period from the acceptance of this application shall be considered as a single covered project, and subject to the highest compliance threshold based on the cumulative project size or valuation.
- (b) Mixed-use (residential and commercial) projects must comply either with the applicable covered project requirements for the respective residential and commercial portions of the project or may propose to utilize a mixed-use rating system, subject to approval by the chief building official.

The following are exceptions to Table 1:

- (1) Where the requirements of Tier 1 are infeasible as a result of the market, economy, or technology available as determined by the chief building official the chief building official may provide an alternative or waive the requirement.

Table 2: Energy and Electrification Menu of Measures by Climate Zone			
Measure		Climate Zone	Steps
		2	1) Choose your Climate Zone using CEC toolfinder ¹
Specification	Spec. ID (Refer to Table 3)	Target Score	2) Minimum Target Score needed to comply (1 point = 1 MMBTU savings per yr.)
		8	
Lighting	E1	Mandatory	3) Choose a measure or a combination of measures that adds up to the minimum target score above based on CZ. Measures listed as "Mandatory" MUST be installed.
Water Heating Package	E2	2	
Air Sealing	E3	1	
R-49 Attic Insulation	E4	2	
Duct Sealing	E5	3	
New Ducts, R-8	E6.B	6	4) Use the Specification Number (Spec. ID) column as a key and conform to the specifications in

Insulation + Duct Sealing			Table 3 below. Table 3 describes, specifies, and details compliance with each corresponding measure.
Windows	E7	3	
R-19 Raised floor insulation	E10.A	8	
Radiant Barrier Under Roof	E12	1	
HPWH Replacing Gas	FS1	12	
High Eff HPWH Replacing Gas	FS2	13	
HPWH Replacing Electric	FS3	4	
High Eff HPWH Replacing Electric	FS4	5	
HVAC Heat pump	FS5	17	
High Eff HVAC Heat Pump	FS6	19	
Heat Pump Clothes Dryer	FS8	1	
Induction Cooktop	FS9	1	
Solar PV	PV	14	

¹ California Energy Commission climate zone tool finder at <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/climate-zone-tool-maps-and>.

The following conditions also apply to Table 2:

- (a) Unless otherwise specified, the requirements shall apply to the entire dwelling unit, not just the additional or altered portion.
- (b) Measures from the Measure Menu in Table 2 and specified in Table 3, that already exist in the home, may be counted towards compliance with these requirements, unless otherwise specified in Table 3.
- (c) Measures from the Measure Menu in Table 2 that are to be installed to satisfy requirements under the State Energy Code, Title 24, Part 6, may also be counted

towards compliance with these requirements. Where these requirements conflict with other Energy Code requirements, the stricter requirements shall prevail.

ID	<u>Measure Specification</u>
	<u>Energy Efficiency Measures</u>
E1	<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>
E2	<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.</u> <u>Exception: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2022 California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements.</u>
E3	<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, seven for 1978 to 1991 vintage buildings and five for 1992-2010 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>
E4.B	<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 2022 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.B</u>	<u>New Ducts, R-8 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2022 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 in Climate Zone 2].</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>Reserved for future use</u>
<u>E10.A</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>E12</u>	<u>Radiant Barrier: A radiant barrier that meets the requirements of Section 150.1(c)2 shall be installed under at least 50% of the roof surface.</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 an electric-only heat pump system that meets</u>

	<u>the requirements of Sections 110.3, 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 a system that meets the requirements of Sections 110.3 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 ducted electric-only 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>A ductless mini-split heat pump system with a SEER2 rating of 14.3 or greater, an EER2 rating of 11.7 or greater and an HSPF2 rating of 7.5 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 110.3 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>Replaces all existing gas and electric resistance primary heating systems with a hybrid gas and electric heat pump system, or</u> <u>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 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 inductive stove top and cap the gas line.</u>
<u>PV.A</u>	<u>Solar PV: Install a solar PV system that meets the requirements of Section 150.1(c)14.</u>

9-19.060 Incentives for compliance.

In addition to the required standards for compliance, the Town Council may establish by resolution, financial or application processing incentives and/or award or recognition programs to encourage higher levels of green building compliance for a project.

9-19.070 Administrative procedures.

The procedures for compliance with the provisions of this chapter shall include, but not be limited to the following:

- (a) *Project design.* Applicants for a covered project are strongly encouraged to involve a qualified green building rater in the initial design phases of the project in advance of submittal of an application to determine applicable green building compliance thresholds and the most cost effective and appropriate means of achieving compliance.
- (b) *Planning applications.* If a discretionary planning application is required for a covered project, applicants should be prepared to identify expected green building measures to be included in the project to achieve the compliance thresholds. Applicants should identify any anticipated difficulties in achieving compliance and any exemptions from the requirements of this chapter that may be requested.
- (c) *Building plan check review.* Upon submittal of an application for a building permit, building plans for any covered project shall include a green building program description and completed checklist. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. Evidence that the project, as indicated by the project plans and green building program description, will achieve the standards for compliance outlined in Section 9-19.050 shall be provided prior to issuance of a building permit.
- (d) *Changes during construction.* During the construction process, alternate green building measures may be substituted, provided that documentation of the proposed change and the project's continued ability to achieve the standards for compliance to the chief building official shall be provided.
- (e) *Final building inspection.* Prior to final building inspection and occupancy for any covered project, evidence that project construction has achieved the required compliance set forth in the standards for compliance outlined in Section 9-19.050 shall be provided. The Chief Building Official shall review the documentation submitted by the applicant and determine whether the project has achieved the compliance threshold as set forth in the standards for compliance outlined in Section 19.04.140. If the Chief Building Official determines that the applicant has met these requirements, the final building inspection may proceed.
- (f) *Conflict with other laws.* The provisions of this chapter are intended to be in addition to and not in conflict with other laws, regulations and ordinances relating to building construction and site development. If any provision of this chapter conflicts with any duly adopted and valid statutes or regulations of the federal government or the State of California, the federal or state statutes or regulations shall take precedence.

9.19.080 Exemptions.

- (a) The provisions of this chapter shall not apply to:
 - (1) Buildings which are temporary (such as construction trailers).
 - (2) Building area which is not or is not intended to be conditioned space.
 - (3) 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 Chief Building Official and as regulated by the California Historic Building Code (Title 24, Part 8). In making such a determination, the Chief Building Official may require the submittal of an evaluation by an architectural historian or similar expert.
 - (4) Accessory Dwelling Units as defined in Section 9-19.020(3).
 - (5) All residential and nonresidential buildings structures constructed after 1991.
- (b) As outlined in the 2025 CALGreen Code, Sections 4.106.4 and A5.106.5, applicants may be exempted from the electric vehicle charging requirements on a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one (1) or more of the following conditions:
 - (1) Where there is no commercial power supply or the local utility is unable to supply adequate power.
 - (2) Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Sections 4.106.4 and A5.106.5 may adversely impact the construction cost of the project.
 - (3) ADUs and JADUs without additional parking facilities.
 - (4) Parking spaces accessible only by automated mechanical car parking systems are not required to comply with CALGreen Code Sections 4.106.4 and A5.106.5
- (c) Hardship or infeasibility exemption. If an applicant for a covered project believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this chapter, the applicant may request an exemption as set forth below. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility.
 - (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. Circumstances that constitute hardship or infeasibility shall include one (1) of the following:
 - a. That the cost of achieving compliance is disproportionate to the overall cost of the project;
 - b. That strict compliance with these standards would create or maintain a hazardous condition(s) and present a life safety risk to the occupants.
 - (2) *Granting of exemption.* If the chief building official 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 chief building official shall determine the maximum feasible threshold of compliance reasonably achievable for the project. In making this determination, the chief building official shall consider whether alternate, practical means of achieving the objectives of this chapter can be satisfied, such as reducing comparable energy use at an off-site location within the county. 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 Chief Building Official.

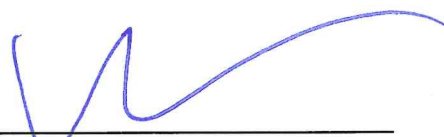
- (3) *Denial of exception.* If the chief building official determines that it is reasonably possible for the applicant to fully meet the requirements of this chapter, the request shall be denied, and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.
- (4) *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 chief building official shall be filed in writing and processed in accordance with the provisions of Section 10-1.06 of this Code.

SECTION 5. Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of this Ordinance is for any reason found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

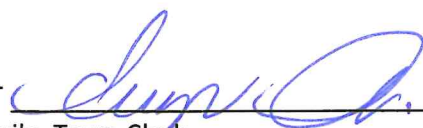
SECTION 6. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage. Within fifteen (15) days following its passage, a summary of the Ordinance shall be published with the names of those Town Council members voting for and against the Ordinance and the Town Clerk shall post in the office of the Town Clerk a certified copy of the full text of the adopted Ordinance along with the names of the members voting for and against the Ordinance.

The foregoing ordinance was introduced at a regular meeting of the San Anselmo Town Council on the 28th day of October 2025 and was adopted at a regular meeting on the 10th day of November 2025 by the following vote.

AYES: Councilmember: Schlesinger, Walker, Burke, Burdo, Mayor Kullaway
NOES: Councilmember: None
ABSENT: Councilmember: None



Tarrell Kullaway, Mayor

ATTEST 

Serge Avila, Town Clerk