

ORDINANCE NO. 786 N.S.

AN ORDINANCE REPEALING AND REPLACING DIVISION 8.02 [ADOPTION OF CALIFORNIA BUILDING STANDARDS CODE AND AMENDMENTS] OF THE CITY OF PIEDMONT CITY CODE BY ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS PARTS 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12), TOGETHER WITH LOCAL AMENDMENTS TO PARTS 2, 2.5, 3, 4, 5, 6, 7, 9 and 11

WHEREAS, the City of Piedmont ("City") is required, pursuant to state law, to enforce the 2025 Building Standards Code, Title 24 California Code of Regulations, as adopted by the California Standards Building Commission, subject to such local amendments as may be adopted by the City in accordance with applicable law; and

WHEREAS, the City of Piedmont desires to adopt the 2025 edition of the California Building Standards Code by reference, including all parts thereof, to replace the currently adopted edition, and to re-enact certain local amendments necessary to address local conditions; and

WHEREAS, California Health and Safety Code §§17958.5, 17958.7 and 18941.5 provide that the City may make changes or modifications to the building standards contained in the California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, Public Resources Code §25402.1(h)2 establishes a process which allows local amendments to the energy standards that are more stringent than the California Energy Code, provided that such local standards are cost effective and will require buildings to be designed to consume less energy than permitted by the California Energy Code; and

WHEREAS, studies commissioned by the California Codes and Standards Reach Code Program, including the 2022 Cost-Effectiveness Study: Existing Single Family Buildings, Application of 2022 Studies to 2025 Energy Code: Existing Single Family Building Upgrades, and the 2025 Cost-Effectiveness Study: Single Family AC to Heat Pump, have determined that the City's proposed energy standards are cost effective and will result in designs that consume less energy than they would under the 2025 California Energy Code; and

WHEREAS, the City has made a commitment to accelerate climate action implementation and has adopted the 2018 Climate Action Plan 2.0 with a bold goal to achieve carbon neutrality by 2045; and

WHEREAS, the proposed local amendments support the Climate Action Plan 2.0 goal by requiring that certain additions or alterations to existing single-family buildings include additional energy efficiency measures; and

WHEREAS, the proposed local amendments support the Climate Action Plan 2.0 goal by requiring that residential additions or alterations that include certain electrical work to make gas appliances ready for conversion to electric appliances to avoid the greenhouse gas emissions that come from natural gas-powered equipment; and

WHEREAS, the proposed local amendments are also necessary to address local climactic, geological and topographic conditions; and

WHEREAS, this ordinance is exempt from California Environmental Quality Act (CEQA) under §15061(b)(3) on the grounds that these standards are more stringent than the State energy standards, there are no reasonably foreseeable adverse impacts and there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, the proposed local amendments applicable to residential units in Parts 2, 2.5, 3, 4, 5, 6, 9, and 11 of the 2025 California Building Standards Code, are substantially equivalent to local amendments previously adopted and effective prior to Oct. 1, 2025 as part of the 2022 California Building Standards Code triennially code cycle because they are carried forward from a previously filed ordinance amending the 2022 edition of Title 24 and do not contain a material change in regulatory effect to the existing standards; and

WHEREAS, the proposed local amendments applicable to residential units in Parts 2, 2.5 and 7 of the 2025 California Building Standards Code relate to home hardening; and

WHEREAS, the proposed local amendments applicable to residential units in Parts 2.5, 3 and 6 of the 2025 California Building Standards Code, are necessary to align with the Piedmont General Plan adopted before June 10, 2025 on April 6, 2009, and that permit mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of the City's Climate Action Plan 2.0, adopted on March 19, 2018.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT:

SECTION 1: Findings and determinations. The City Council of the City of Piedmont hereby finds the following:

- A. Climactic, Topographical and Geologic Findings: Pursuant to Health and Safety Code §§17958.5, 17958.7 and 18941.5, the amendments, additions and deletions to the California Building Standards Code contained in this ordinance, including Parts 2, 2.5, 3, 4, 5, 6, 7, 9 and 11, including appendices adopted by this ordinance, of the 2025 California Building Standards Code are reasonably necessary for public health and safety. Over the next century, increasing levels of atmospheric greenhouse gas concentrates are expected to result in global temperature increases, and based on scientific literature and studies are likely to cause a variety of local changes, including extreme weather conditions, sea level rise, more frequent heat waves and extended

period of drought. Local geographic, topographic and climatic conditions are described below.

1. Climatic: The City is located in Climate Zone 3 as established in the 2025 California Energy Code. Climate Zone 3 incorporates mostly coastal communities from Marin County to southern Monterey County including San Francisco. The average annual precipitation rate in Piedmont is 23 inches per year. Ninety-seven percent of precipitation occurs in the months of October through April, creating a dry season of five months per year. Additionally, periodic drought conditions extend the dry season and exacerbate fire hazard. Average relative humidity ranges between 60% to 80% but can drop to 20%. Normal wind pattern originates from the marine area to the west producing light, westerly winds of 9 mph. Occasionally, reverse wind flows from the inland valleys produce higher than normal easterly winds and carry with them warm air mass which result in severe fire hazard conditions. Average high temperatures in the dry season range from 66 degrees F to 72 degrees F; however, seasonal spikes can push temperatures in the upper 90's degrees F. The confluence of low precipitation, high temperatures, low relative humidity and high winds can create conditions of high fire hazard. These local climatic conditions pose an increase hazard in acceleration, spread, magnitude and severity of potential fires in the City, and may cause a delayed response from emergency responders, allowing further growth of the fire. These climatic conditions along with the greenhouse gas emissions generated from structures in both the residential and non-residential sectors exceed the energy standards for building construction established in the 2025 California Buildings Standards Code. In 2018, the City Council adopted a Climate Action Plan 2.0 (CAP), and in 2023 the City Council updated the CAP setting goals to reduce GHG emissions 40% by 2030, and be on track to reduce emissions 80% by 2050. The CAP outlines strategies to achieve its GHG emissions reduction goals. To achieve and maintain the CAP emissions reduction goals, the City needs to adopt policies and regulations that reduce the use of fossil fuels, including natural gas consumed in buildings and used to generate electricity, that contribute to climate change. Burning natural gas releases greenhouse gases, which warms the planet and causes extreme weather patterns of severe droughts, increased rain events such as atmospheric rivers and increased wind events that can cause local flooding, landslides and fire danger. Increased heat as a result of climate change can have a local impact on the health, safety and welfare of the City's population, especially those without resources to purchase air conditioning, the elderly, disabled, or those with children.
2. Geologic: The City of Piedmont is subject to earthquake hazard caused by its proximity to two faults. The San Andreas Fault runs from Hollister, through the Santa Cruz Mountains – epicenter of the 1989 Loma Prieta earthquake – then up the San Francisco Peninsula, then offshore at Daly City near Mussel Rock – the approximate location of the epicenter of the 1906 San Francisco earthquake. The other fault is the Hayward Fault, which is within 2 km of Piedmont. 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 faults are considered major Northern California earthquake faults, which may experience rupture at any time. This potential for rupture of natural gas piping during a seismic event increases the risk of fire.

Geologic conditions including soil composition, bedrock location, drainage patterns effects landslide stability. Piedmont is a hillside community and most of the structures are single-family dwellings built before 1950 and on sloping terrain. Many homes have original foundations and need seismic retrofitting, foundation replacement and drainage improvements. In most areas of Piedmont, the dwelling units are located in close proximity to one another and in many cases are less than 8 feet apart. Fires can easily spread from house-to-house and are more readily spread upslope in the direction of prevailing winds. Extreme storms as a result of climate change increases the chance of rainfall-induced landslides; fire and drought may kill vegetation in the City's WUI zone increasing runoff and potential for landslides.

3. Topographic: Piedmont is a hillside community and most of the structures are single family dwellings built on sloping terrain. In most areas, the dwelling units are located in close proximity to one another and in many cases are less than 8 feet apart. Fires can easily spread from house to house and are more readily spread upslope in the direction of prevailing winds. All areas of Piedmont are designated as a Wildland-Urban Interface zone. Topographic changes and the winding roadways that are associated with hilly areas may constrain sight lines to signs, thus additional attention on their construction and location is warranted. Buildings in the City are constructed on steeply sloping terrain susceptible to landslides. Retaining walls constructed in the City are intended to stabilize the terrain and therefore need structural reinforcement at a lower height to prevent failure and earth movement during seismic events. Seismic activity may adversely affect signs elevated off the ground, thus additional attention on their construction is warranted. Retaining walls built on Piedmont's steep terrain require structural reinforcement at a lower height to prevent failure. Taller fencing, tool and storage sheds, playhouses and similar structures built on Piedmont's steep terrain create more fuel in the event of a wildfire, and are closer to the tree canopy and thereby act as part of a fuel ladder. These improvements should be kept to a minimum height that provides separation from the tree canopy. In addition, restricting the location of these structures and fuel load so that they are not located between the residence and street is necessary so that public safety access is not impeded during wildfire and other environmental hazard events.

B. General Findings:

1. The City finds that making amendments and additions to the 2025 California Building Standards Code, California Code of Regulations, Title 24, including Parts 2, 2.5, 3, 4, 5, 6, 7, 9 and 11, that make more restrictive provisions for fire and other types of safety is reasonably necessary based on climatic, topographical and geological conditions described in Findings 1.A; and those that make more restrictive provisions for the construction of signs, fences and retaining walls are reasonably necessary based on topographical and geological conditions described in Findings 1.A.
2. With regards to amendments to Part 2.5, exception 3 of CRC Section 325.1.1 and exceptions 1 and 2 of CRC Section 325.1.2 preclude the requirement in habitable rooms for natural light and natural ventilation respectively, which could result in construction of habitable rooms without any direct exterior means of escape or

- rescue. The local conditions outlined in Finding 1.A increase the potential severity of fire hazard. Without direct exterior means for emergency escape or rescue, building occupant safety would be diminished in a fire event.
3. To ensure public health and wellbeing in the City it is beneficial to adopt Appendix BG Sound Transmission of the 2025 California Residential Code, Part 2.5 of Title 24 of the California Code of Regulations and add Section BG105 – Mechanically Generated Noise Sources. Due to the hillside topography of Piedmont, the historical development pattern took the form of narrow, deep lots, as opposed to the typical suburban form of wide, shallow lots. As a result, most of the dwellings are in close physical proximity to one another with additional sound impacts due to the terrain. Limiting exterior sources of mechanically generated sound contributes to the health and overall wellbeing of the community.
 4. With regards to amendments to Parts 2 and 2.5, local conditions outlined in Finding 1.A increase the potential severity of fire hazards. When altering or repairing existing basements, improvements to occupant and fire fighter safety are warranted. Hence, requiring an emergency escape and rescue opening provides greater safety for both.
 5. With regards to amendments to Parts 2, 2.5 and 5, due to Piedmont's hillside topography and its underlying geology consisting of shallow sedimentary deposits and bedrock as noted in Finding 1.A, stricter control of drainage water is reasonable to maintain building foundation performance, minimize water intrusion into enclosed below grade spaces and prevent exacerbation of subsurface water related issues to neighboring properties.
 6. With regards to amendments to Parts 2 and 2.5, due to Piedmont's topography as outlined in Finding 1.A, structures constructed on sloping sites are common. Soil investigations contribute to proper foundation design and can minimize adverse effects to adjacent properties.
 7. With regards to amendments to Part 5, properly grounded electrical panels dissipate electrical surges safely and contribute to fire safety, an important consideration as outlined in Findings 1.A.
 8. With regards to Part 11, capturing more construction debris waste and encouraging the timely removal of such waste from the project site is an important factor in reducing potential fuel for a fire at a project site and is an important consideration as outlined in Findings 1.A.
 9. In regards to the Electrical Vehicle Charging Infrastructure provisions of Part 2.5, encouraging EV's to be charged and stored in garages helps to keep parked cars off narrow streets, allowing for better access for emergency vehicles, an important consideration as outlined in Finding 1.A.
 10. To ensure healthy and safe construction in the City it is beneficial to adopt Appendix H - Signs of the 2025 California Building Code, Part 2 of Title 24 of the California Code of Regulations, Volumes 1 and 2.
 11. To ensure healthy and safe construction in the City it is beneficial to adopt Appendices D - Fire Apparatus Access Roads, E – Hazard Categories, I - Fire Protection Systems – Noncompliant Conditions, L Requirements for Fire Fighter Air Replenishment Systems, and N Indoor Trade Shows and Exhibitions, of the 2025 California Fire Code, Part 9 of Title 24 of the California Code of Regulations.

12. With regards to altering, repairing or additions to existing buildings and due to local conditions outlined in Findings 1.A that increase the potential severity of fire hazards, it is important to harden the building regarding fire safety that is necessary to ensure public health and safety. Several triggers such as the amount of wall or building demolition requires additional compliance measures that would be applicable to new construction. Amendments to Parts 2, 2.5 and 7 include deck fire protection, overhang features, exterior wall assemblies and materials, roof materials, fire sprinkler requirements, smoke alarm wiring, Energy Storage (ESS) locations, openings for under-floor ventilation, and roof ventilation are added in order to comply with fire safety requirements and portions of the 2025 California Wildland-Urban Interface Code (Title 24 Part 7).
 13. With regards to the fire hazards as outlined in Findings 1.A, and to comply with the designation of the City of Piedmont as a Wildland-Urban Interface Zone, the City adopts the 2025 California Wildland-Urban Interface Code, Part 7 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices F, and G to ensure public health and safety.
- C. Cost Effectiveness Findings related to local amendments to the 2025 California Energy Code (Title 24 Part 6): The City Council hereby also makes the additional following findings with respect to cost effectiveness for each of the local amendments of Part 6, to the extent findings are required:
1. A May 25, 2024 study prepared by Frontier Energy, Inc. and Misti Bruceri & Associates, LLC, funded by California utility ratepayers, and submitted to the California Energy Commission, entitled “2022 Cost-Effectiveness Study: Existing Single Family Residential Building Upgrades” and an August 18, 2025 memo entitled “Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades” found that the proposed menu items related to new ducts, duct sealing, replacing a natural gas water heat with a heat pump water heater, wall insulation, and raised floor insulation are cost effective using the Long-term Systemwide Cost (LSC) methodology .
 2. Based on the foregoing studies, memos, staff reports, and testimony of staff, this Ordinance energy efficiency amendments are cost-effective; and
 3. The Department of Energy sets the minimum efficiency standards for equipment and appliances; none of the provisions in this Ordinance change minimum efficiency standards or regulations for covered products under the Energy Policy and Conservation Act, and therefore this Ordinance is consistent with federal law; and
 4. This Ordinance’s amendments to the Building Energy Efficiency standards will require buildings to achieve increased energy reductions by providing applicants with mixed fuel choices.
- D. Substantial Equivalence: It is determined that the re-enactment of the proposed local residential amendments to Parts 2, 2.5, 3, 4, 5, 6, 9 and 11 of the 2025 California Building Standards Code [Parts 2, 2.5, 3, 4, 5, 6, 9 and 11] of Title 24 are substantially equivalent to amendments previously adopted and filed with the California Building Standards Commission as part of the 2022 California Building

Standards Code cycle. The re-enactment of these provisions has no material change in regulatory effect, and the continued adoption is necessary to maintain consistency with existing local standards that protect the public health, safety, and welfare.

- E. Home Hardening: Due to climactic, topographical and geologic conditions outlined in Section 1.A and due to the precedent of urban wildfires in the East Bay Hills, the City of Piedmont finds that the adoption of and local amendments to Parts 2, 2.5 and 7 of the 2025 California Building Standards Code, specifically PCC Sections 8.02.020 K, P, V, AA and Section 8.02.030 F and Section 8.02.100 A, including the adoption of the California Wildland-Urban Interface Code (Part 7 of Title 24) and its provisions for home hardening, are necessary to protect the health and safety of the City's residents and workers.
- F. Consistency with General Plan: The local amendments applicable to residential units in Parts 2.5, 3 and 6 of the 2025 California Building Standards Code, are in alignment with the Piedmont General Plan adopted on April 6, 2009. In the General Plan, the Natural Resources and Sustainability Element states that "sustainability is one of the overarching goals of this General Plan" and that the reduction of GHG emissions is a key component of ensuring a sustainable future for Piedmont. These local amendments permit mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction by providing a menu of energy efficiency and electrification options as well as electric ready requirements, and as part of a greenhouse gas emissions reduction strategy: Piedmont's Climate Action Plan 2.0, adopted on March 19, 2018.
- G. CEQA Findings: This ordinance is exempt from California Environmental Quality Act (CEQA) under §15061(b)(3), the common sense exemption because it can be seen with certainty that there is no possibility the ordinance may have a significant effect on the environment. The ordinance establishes local standards that are more stringent than the State Building Standards Code and does not authorize or result in any construction, expansion of use, increase in development potential or other physical change to the environment. Instead, the ordinance strengthen existing regulatory requirements in a manner that reduces energy consumption and environmental impacts relative to the state's baseline standards, and no reasonably foreseeable adverse environmental effects have been identified. As a regulatory action involving the adoption of more protective building code provisions, the ordinance will not directly or indirectly cause a physical environmental impact.

SECTION 2. ADOPTION OF AND AMENDMENTS TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE

Division 8.02 of Chapter 8 of the City Code is hereby repealed and replaced in its entirety, to read as set forth in the attached Exhibit A. Section 8.02.010 lists the Parts of the California Standards Code adopted as follows:

- A. 2025 California Residential Code, Part 2.5 of Title 24 of the California Code of Regulations, including Appendices BB, BF, BG, BJ, BK, BL, BO, CI, and CJ.

- B. 2025 California Building Code, Part 2 of Title 24 of the California Code of Regulations, Volumes 1 and 2 and Appendices H, I, J, P and Q.
- C. 2025 California Mechanical Code, Part 4 of Title 24 of the California Code of Regulations, including its appendices.
- D. 2025 California Plumbing Code, Part 5 of Title 24 of the California Code of Regulations, and its appendices.
- E. 2025 California Electrical Code, Part 3 of Title 24 of the California Code of Regulations, and its annexes.
- F. 2025 California Energy Code, Part 6 of Title 24 of the California Code of Regulations including all of its appendices.
- G. 2025 California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, including all of its appendices.
- H. 2025 California Referenced Standards Code, Part 12 of Title 24 of the California Code of Regulations, including all of its appendices.
- I. 2025 California Administrative Code, Part 1 of Title 24 of the California Code of Regulations, and its appendices.
- J. 2025 California Historical Building Code, Part 8 of Title 24 of the California Code of Regulations, including all of its appendices.
- K. 2025 California Existing Building Code, Part 10 of Title 24 of the California Code of Regulations, including all of its appendices.
- L. 2025 California Fire Code, Part 9 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices B, C, D, E, H, I, L, and N.
- M. 2025 California Wildland-Urban Interface Code, Part 7 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices F, and G.

The City Clerk is directed to codify this section reflecting the legislative intent of the City Council.

SECTION 3: LOCAL AMENDMENTS TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE

The following sections of Division 8.02 of the Piedmont City Code are repealed and replaced as set forth in Exhibit A:

“220.83 Existing Dwelling Unit. This section shall be permitted to be used to determine if the existing service or feeder is of sufficient capacity to serve additional loads. Where the dwelling unit is served by a 120/240-volt or 208Y/120-volt, 3-wire service, calculate the total load in accordance with Section 220.83(B).

(A) Where Additional Air Conditioning Equipment or Electric Space-Heating Equipment Is Not to Be Installed. *This section is deleted in its entirety.*

(B) Where Additional Air Conditioning Equipment or Electric Space Heating Equipment Is to Be Installed. The following percentages shall be used for existing and additional new loads. The larger connected load of air-conditioning or space-heating, but not both, shall be used.

Load	Percent of Load
Air-conditioning equipment	100
Central electric space heating	100
Less than four separately controlled space-heating units	100
First 8 kVA of all other loads	100
Remainder of all other loads	40

Other loads shall include the following:

- (1) General lighting and general-use receptacles at 33 volt-amperes/m² or 3 volt-amperes/ft² as determined by 220.12
- (2) 1500 volt-amperes for each 2-wire, 20-ampere small-appliance branch circuit and each laundry branch circuit covered in 210.11(C)(1) and (C)(2)
- (3) The nameplate rating of the following:
 - a. All appliances that are fastened in place, permanently connected, or located to be on a specific circuit
 - b. Wall-mounted ovens, counter-mounted cooking units
 - c. Water heaters
- (4) One 30 ampere circuit for clothes dryers per Section 210.52(F)
- (5) One 50 ampere circuit for induction range per Section 210.52 (J)
- (6) One 40 ampere circuit for electric vehicle charging station per Section 4.106.4.1 of the 2025 California Green Building Standards Code, Title 24, Part 11”

8.02.070 2025 California Energy Code (Part 6) – Amendments

This section amends the 2025 California Energy Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 100.0 – Scope. Section 100.0 Scope, is modified to add a new section (i) as follows:

“(i) Single Family Building Remodel Energy Reach Code - Purpose and Intent.

In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the energy efficiency, renewable energy, and electric readiness measures specified in Section 150.2(b) shall be required for certain single family additions and alterations. “

B. Section 100.1(b) Definitions. Section 100.1(b) Definitions, is modified by adding the following definitions:

“**HOME ENERGY SCORE.** Home Energy Score means the score provided by a Home Energy Score Certified Assessor following an assessment of a property, using the Home Energy Score Scoring Methodology developed by the U.S. Department of Energy.”

C. Section 150.2 (a) Additions. Section 150.2(a) is amended to replace the first paragraph of to read:

“(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), Section 150.2(d), and either Section 150.2(a)1 or 2.”

D. Section 150.2 (b) Alternations. Section 150.2(b) is amended to replace the first paragraph of to read:

“(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 Section 150.2(d) and either Item 1 or 2 below.”

E. Section 150.2 – Energy Efficiency Standards for Additions and Alterations. – Section 150.2 is amended to add the following subsection 150.2 (d):

“(d) Single Family Additions or Alterations.

The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion.

An alteration of or addition to a single family building, with a stated project value of \$35²~~000~~ or more, is required to submit documentation that one item from the following list of Energy Efficiency and Electrification measures is included in the scope of work, in addition to any requirements imposed under California Energy Code section 150.2.

² The amount of \$35,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2028 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

An alteration of or addition to a single family building with a stated project value of \$135,000³ or more shall require the inclusion of one item marked as **high energy impact* or any two items from the measures below in the scope of work.

Note: To the extent the provisions of Section 150.2(d) conflict with other provisions of the California Energy Code, then the most energy conserving provisions shall supersede and control.

Energy Efficiency and Electrification Measures:

- A. Install R-49 attic insulation, and apply air sealing practices in all accessible areas of the building.
- B. Air seal all space conditioning ductwork to meet the requirements of Section 150.2(b)1.E of the 2025 California Energy Code.
- C. New Ducts, R-6 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-6 ducts that meet the requirements of 2025 California Energy Code Section 150.0(m)11.
- D. Install R-15 wall insulation on exterior walls to meet the requirements of Section 150.0(c) of the 2025 California Energy Code.
- E. Install R-19 insulation at raised floor assemblies meeting standards of 2025 California Energy Code Section 150.0(d).
- F. Install R-3 insulation on all accessible hot water piping. Install R-6 insulation to the exterior of existing residential tank storage water heaters.
- G. *Replace fuel gas furnace with an electric heat pump system meeting the Requirements of the 2025 California Energy Code Section 150.2(b)C or with another high efficiency electric space heating system if approved by the Building Official. ** high energy impact*
- H. *Replace fuel gas water heater with a heat pump water heater meeting the requirements of 2025 California Energy Code Section 150.2(b)H.iii.(b) or 150.2(b)H.iii.(c), or with other high efficiency electric water heating system per approval of the Building Official. ** high energy impact*
- I. Replace existing electric resistance or gas clothes dryer with heat pump dryer with no resistance element and cap gas line.
- J. Replace all existing gas and electric resistance stove tops with induction stove top and cap the gas line.
- K. *Install a solar photovoltaic system that meets the requirements of 2025 California Energy Code Section 150.1(c)14. ** high energy impact*
- L. Implement one or more recommendations specified in a Home Energy Score or Home Energy Audit report that has been completed within five years and that is submitted with the application for a building permit, with the approval of such recommendation by the Building Official.

Exceptions:

³ The amount of \$135,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2028 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

1. A Home Energy Score Report for the single family building, completed within 5 years, demonstrating that the building already has a minimum Home Energy Score of 7, is submitted to the Building Official.
2. The Building Official shall not require the installation of Energy Efficiency and Electrification Measures if one or more of the following conditions apply:
 - a. The unique features of the construction of the single family building structure, including, but not limited to existing heating and/or cooling system(s) that are not configured for conversion to forced air systems preclude installation of those measures.
 - b. The installation of the measures is not commensurate with the project's scope and budget, as determined by the Building Official, because the cost of those measures would exceed 20% of the total project cost or require substantial construction in areas of the residential structure that would otherwise not be part of the project.
 - c. Requiring the installation of measures is otherwise prohibited by other applicable law.”

8.02.080 2025 California Green Building Standards Code (Part 11) - Amendments

This section amends the 2025 California Green Building Standards Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 301.1.1 – Additions and Alterations: Section 301.1.1 is amended to add the following after the first sentence:

“The mandatory provisions of Section 4.408 shall apply to a project with a building permit valuation of \$50,000 or more. The valuation shall be determined by the Building Official.”

8.02.090 2025 California Fire Code (Part 9) – Amendments

This section amends the 2025 California Fire Code as adopted in Section 8.02.010, as set forth below.

A. Section 5601.1.3 – Fireworks. Section 5601.1.3 is amended to read in its entirety:

“5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks or pyrotechnic materials is prohibited within the City of Piedmont.