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COUNCIL REPORT

DATE: August 26, 2025

CATEGORY: Public Hearing

DEPT.: Community Development, Fire

TITLE: **2025 Building Codes Update**

RECOMMENDATION

1. Introduce an Ordinance of the City of Mountain View Amending the Mountain View City Code to Delete Chapter 8, Article VIII (Floodplain Management), in its Entirety and Adopt a New Chapter 48 (Floodplain Management), and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for September 9, 2025 (Attachment 1 to the Council report).
2. Introduce an Ordinance of the City of Mountain View Adopting the 2024 International Property Maintenance Code with Local Amendments, Amending the Mountain View City Code to Delete Chapter 8, Article V (2021 International Property Maintenance Code) in its Entirety and Adopt a New Article VI (Property Maintenance Code) in Chapter 25 (Neighborhood Preservation) to Locate with Other Similar City Regulations, and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for September 9, 2025 (Attachment 2 to the Council report).
3. Introduce an Ordinance of the City of Mountain View Amending Chapter 24 (Hazardous Materials) of the Mountain View City Code to Streamline Content and Make Other Clarifying Amendments, and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for September 9, 2025 (Attachment 3 to the Council report).
4. Introduce an Ordinance of the City of Mountain View: (1) Repealing Local Amendments to the 2022 California Building Standards Code; (2) Adopting Local Amendments to the 2025 California Building Standards Code, Including the 2025 California Energy Code; (3) Amending Chapter 8 (Buildings) and Chapter 14 (Fire Prevention) of the Mountain View City Code to Comply with Changes to State Law; (4) Adopting Findings to Support the Local Amendments; and (5) Finding this Ordinance is Exempt from Review Under the California

Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for September 9, 2025 (Attachment 4 to the Council report).

BACKGROUND

California Building Standards Code

The California Building Standards Commission (CBSC) adopts a new California Building Standards Code (Title 24 of the California Code of Regulations, “State Code” or “Title 24”) every three years, which all cities in California are required to enforce. The new 2025 State Code was released to cities in July and goes into effect on January 1, 2026. Under the provisions of Title 24, cities are allowed to locally amend the State Code to be more restrictive, provided required findings are made. Amendments to the State Code must be reasonably necessary to address local climatic, geologic, or topographic conditions (including environmental) that affect the health, safety, and welfare of residents and visitors. Amendments related to administrative procedures do not require explicit findings.

To adopt local findings, cities must hold a public hearing on the new local amendments. Following adoption of the amendments by the City Council, staff must file the approved amendments with the CBSC and, if amending energy efficiency standards related to or located in the California Energy Code, also file with the California Energy Commission (CEC). The local amendments are considered accepted by the state once the CBSC provides written notification to the City of the filing acceptance and, if submitted to the CEC, upon their written approval.

Typically in a code adoption year, City staff has approximately four months (July to October) to prepare local amendments, conduct public outreach, hold the necessary Council public hearings to adopt the new State Code regulations, including any local amendments, and file the amendments with the CBSC in order to be effective by January 1 of the following year. **Due to newly enacted State law that was adopted on June 30, 2025 and went into effect immediately, City staff significantly accelerated the preparation and adoption of the 2025 State Code to bring it forward within 60 days to Council.**

Assembly Bills 306 and 130

[Assembly Bill \(AB\) 306](#) was introduced in January 2025 in response to the recent Southern California wildfires. The bill sought to “pause” changes in the State Code that may make rebuilding efforts more challenging. The bill proposed a temporary pause on additional changes in the State Code affecting residential construction to bring more certainty to the home

construction industry and help limit construction cost increases, further addressing the statewide housing crisis. Some of the key provisions of the bill include:

- A prohibition on the CBSC and cities from adopting amendments to the State Code that apply to residential development for six years (from October 1, 2025 to June 1, 2031). This is effectively two, three-year cycles of the State Code; and
- There are limited exceptions for CBSC and cities to be able to make amendments after October 1, 2025 and during the six year prohibition. For cities, these exceptions are limited to new proposed amendments that are:
 1. Substantially equivalent to local amendments previously adopted by a city and in effect as of September 30, 2025;
 2. Necessary as emergency standards to protect health and safety;
 3. Relate to home hardening (e.g., making a structure more resistant to wildfire damage through construction techniques and material selection);
 4. Related to home hardening proposed by a fire protection district;
 5. Necessary to implement a local code in alignment with a general plan approved prior to June 10, 2025 that continues to permit mixed-fuel residential construction consistent with federal law, while also incentivizing all-electric construction, as part of an adopted greenhouse gas emissions reduction strategy; and
 6. Related to administrative practices that exclusively result in: reductions in time to issue a postentitlement permit (e.g., all permits issued after a planning permit is approved); postentitlement fee schedule; new permitting platforms and software; reduction in cost of internal City operations; or establish, alter, or remove a local program related to the enforcement of building code violations.

On June 30, 2025, Governor Newsom signed into law [AB 130](#) (a budget trailer bill) as part of the statewide budget approval, which included the provisions of AB 306. Among numerous other provisions, AB 130 amended in relevant part Health and Safety Code Sections 17958, 17958.5, and 17958.7. The bill became effective immediately.

As a result, City staff has accelerated preparation of new local amendments to the 2025 State Code to align with Exception 1 noted above. Specifically, staff is presenting ordinances for Council adoption of new 2025 local amendments to the State Code in order to allow staff to file with the CBSC in advance of the September 30 deadline for CBSC acceptance. **Submitting adopted ordinances with local amendments to the State Code as far in advance as possible of**

the September 30, 2025 deadline will give the City the best chance to comply with the exception. Despite these diligent efforts, staff cannot guarantee CBSC acceptance will occur by the statutory deadline. It should be noted, however, that local amendments that bring the City Code into compliance with minimum State Code requirements are allowed to be accepted by the CBSC at any time, irrespective of the September deadline.

Council Sustainability Committee and Potential 2025 Reach Codes

On June 26, 2025, Community Development Department staff provided a verbal update to the Council Sustainability Committee (CSC) on new Reach Code regulations being considered for the 2025 State Code (see [Item 5.2](#) presentation). A “Reach Code” is a set of local amendments to building regulations that exceed State Code minimums to meet the City’s sustainability goals. While these regulations are often focused on energy efficiency and greenhouse gas emission reductions, they can include other green building or environmental measures.

Under the coordination of Silicon Valley Clean Energy (SVCE) and their consultant, TRC Companies Inc., the City of Mountain View participates in a regional group of South Bay cities each State Code cycle to discuss new Reach Codes. For 2025, there are three new SVCE-identified Reach Code items focused primarily on furthering electrification or energy improvements in existing single-family residential building renovations or appliance replacements, including:

1. **AC to Heat Pump:** The replacement or installation of a new air conditioning (AC) unit at an existing single-family residential home must either be a heat pump system (which is capable of both heating and cooling) or, if retaining an air conditioner unit (only capable of cooling), would require other energy improvements to the home (e.g., greater attic insulation, air duct sealing, etc.).
2. **Electric-Readiness:** The installation of electric infrastructure would be required when installing a gas or propane appliance in a single-family residential home (including reserving circuit breaker space in the main electrical service panel, running a conduit line from the main service panel to within three feet of the appliance, and installing an outlet or upgrading an existing outlet). This could apply to kitchen remodels or the installation (new or replacement) of water heaters, clothes dryers, space heaters, or outdoor appliances.
3. **Flex Path:** A flexible option for single-family residential home renovations that allow, through a point or percentage system, a menu of energy improvements to be installed that exceed the minimum requirements of the 2025 California Energy Code. This option is similar to an “Energy Performance” approach used for new construction. For example, if a home is required to obtain 19 points, a project could either choose to install a heat pump water heater and a heat pump space heater to comply, or maintain a gas furnace and, instead, install new attic and wall insulation, new windows, and new sealed ducting to comply. In order to adopt this requirement, a City must submit a Cost Effectiveness Study

to demonstrate the cost of the improvement can be recouped over a reasonable time frame compared to the ongoing operational cost. This Study must be submitted and accepted by the California Energy Commission since the code requirements enacted by the local amendments exceed the California Energy Code. (Note: the Statewide Investor-Owned Utilities Codes and Standards Program has prepared a Cost Effectiveness Study that cities can use for the Flex Path.) Additionally, the best practice to develop a Flex Path program is to analyze historical construction/permitting trends of the City in order to appropriately design the parameters, including threshold triggers and exceptions.

In addition to these potential Reach Code items, City staff also shared with the CSC the idea of a voluntary zoning incentive for single-family home additions and new construction. The incentive could provide relief to single-family residential development standards in exchange for all-electric construction, such as allowing additional floor area beyond the maximum allowed and/or relief from lot coverage, building setbacks, etc. This idea was previously raised at Council hearings in 2024 during the adoption of electric rewiring requirements to Chapter 8 (Buildings) of the City Code. The City of Sunnyvale currently has a program in place, which staff has begun to research.

Based on staff's update, CSC provided the following feedback in the context of timing concerns of AB 306:

- Prefer staff focus on pursuing the AC to Heat Pump and Electric-Readiness requirements in the 2025 Building Codes Update. There was not an interest to pursue a Flex Path program due to concerns with how complicated implementation could be for applicants and the necessary time it would take to develop the program; and
- Continue to pursue a zoning incentive for all-electric single-family home construction, understanding it will be prepared by staff after the 2025 Building Codes Update and located in Chapter 36 (Zoning) of the City Code. This incentive would not be part of the local amendments to the State Code and, thus, would not be subject to the CBSC acceptance deadline.

The proposed 2025 local amendments to the State Code included in this report incorporate the new Reach Code requirements recommended by the CSC.

Proposed Code Adoption

The triennial building code adoption process requires extensive coordination with City staff and other technical agencies/consultants, including SVCE and TRC Companies (SVCE's technical consultant). These technical codes are reviewed by various City departments and divisions, including Community Development (Building), Fire (Environmental Safety and Hazardous Materials), Public Works (Public Services and Land Development), and the City Attorney's Office.

The City has historically adopted local amendments to the State Code each cycle. For the last three State Code cycles, the City has also adopted Reach Codes, including in 2016, 2019, and 2022. The City's Reach Codes began with implementing provisions for new construction, such as electric-vehicle parking in 2016, and has expanded over the years to add photovoltaic (solar) requirements, bird-safe glass design requirements, and electric-readiness (or rewiring) requirements for both new construction and renovations in existing buildings. Each State Code cycle, staff has to review the new State Code and compare it with currently adopted local codes to ensure our building and life safety regulations are current, meet State Code minimums, align with current City administrative procedures, maintain our previously adopted Reach Code requirements (if still applicable), and advance the City's sustainability objectives with incorporation of any new Reach Code requirements.

Unfortunately, the compressed timeline for code adoption this year has limited staff's ability to conduct extensive community engagement. SVCE and Peninsula Clean Energy (a similar organization to SVCE for cities in San Mateo County) held a virtual meeting with City staff, contractors, architects, and other members of the public on the new Reach Code items on July 31, 2025, to introduce the new Reach Code materials and discuss implementation, which Mountain View constituents attended. Staff also posted announcements on the City website and distributed email notifications regarding the proposed new Reach Code requirements to parties interested in building code updates.

From nearby jurisdictions who recently held public hearings on the new 2025 Reach Code provisions, City staff heard concerns raised about whether the AC to Heat Pump and Electric-Readiness provisions proposed will require electrical panel upgrades. To clarify, the proposed amendments for the 2025 code update include allowable exceptions addressing this concern and no staff discretion is required. As the code provisions are drafted, an applicant would be exempt from complying with these provisions if the installation of a heat pump system alone, for example, would exceed the current electrical panel capacity of their dwelling unit (an alternative option for compliance is also in the code), or if rewiring for a gas or propane appliance would, in itself, require the upgrading of an electrical panel. Staff has also posted information on the City website with frequently asked questions to provide additional clarification.

Additionally, in preparing for the 2025 State Code, City staff identified a number of code clean-up, streamlining, and reorganization improvements to bring the City Code up-to-date and be more user-friendly, which have also been incorporated in the proposed ordinances and are discussed later in this report.

ANALYSIS

Major 2025 State Code Updates

City staff is recommending Council adopt the 2025 State Code in Chapter 8 (Buildings) and Chapter 14 (Fire Prevention) of Attachment 4 to this report. Some noteworthy changes in the 2025 State Code include:

- The 2025 California Energy Code (Part 6 of Title 24) is more stringent with tougher requirements for residential construction. For example, heat pump space conditioning and heat pump water heating, without the use of gas heating, is required for all new single-family residential construction. It also requires lower U-factor ratings for windows (e.g., higher insulated) in single-family homes to improve energy efficiency.
- The 2025 California Fire Code (Part 9 of Title 24) has new requirements for life safety, including two-way emergency response communication systems required at exits in buildings that do not include an elevator lobby, and new additional fire-rated wall requirements for stairways near roofs and along exterior building walls, based on occupancy types.
- The 2025 State Code includes a new California Wildland-Urban Interface Code (Part 7), which aims to reduce the risk of wildfires in California by incorporating more fire resilience building practices and requirements. (Note, Mountain View is not located within a designated wildland-urban interface area).
- The 2025 California Green Building Code (Part 11 of Title 24) includes greater photovoltaic (solar) requirements, greater electric vehicle (EV) charging requirements, and new voluntary measures located in appendices that cities can voluntarily chose to adopt for the first time – including new AC to Heat Pump requirements for single-family residential alterations and new bird-safe glass design requirements for new nonresidential development.

Based on the increasingly more stringent 2025 State Code requirements and the time limitations of AB 130, City staff is proposing to carry forward existing building and fire regulations from the City's 2022 code adoption that continue to exceed 2025 State Code minimums while incorporating a small list of new local Reach Code amendments that advance the City's environmental goals.

New Proposed Local Reach Code Amendments

Specifically, staff is proposing the following local amendments in Table 1 to the 2025 California Green Building Standards Code (Part 11 of Title 24, or “CalGreen”), where the City’s Reach Code provisions reside. Table 1 summarizes the Reach Code changes from the 2022 code versus the proposed 2025 code. For clarity, staff has indicated SVCE-identified provisions for the 2025 code cycle (where applicable) and any proposed new 2025 Reach Code requirements.

Table 1: Proposed Local Reach Code Amendments

Current 2022 Reach Code Requirement	2025 State Code Changes	Proposed 2025 Code Amendment	Alignment with 2022 Reach Code
Photovoltaic (PV) requirements			
Single-Family, Duplexes, ADUs: PV installation per California Energy Code (CEC) and prewired to expand system to accommodate an all-electric building to 100% annual kWh consumption offset.	- Requires PV installation per CEC prescriptive requirement.¹ NEW: Requires installing infrastructure to be battery energy storage system (BESS) ready per CEC prescriptive requirement.	Refer to prescriptive requirements in 2025 CEC. (Local Amendment)	UPDATED REQUIREMENT. State introduced BESS requirement.
Multifamily Residential: PV installation on roof area to accommodate an all-electric building to 100% kWh consumption offset.	NEW: Requires PV installation based on available roof area and minimum capacity per CEC prescriptive requirement.	Refer to prescriptive requirements in 2025 CEC. (Local Amendment)	UPDATED REQUIREMENT. State introduced a standardized formula to calculate PV output based on occupancy and available roof area, which are improvements over the 2022 code and City’s prior Reach Code requirement.
Mixed-Use, Hotel/Motel, and Nonresidential: PV installation on roof area to accommodate an all-electric building to 100% kWh consumption offset.	NEW: Requires install of battery energy storage system (BESS) per CEC prescriptive requirement.		
Electric Vehicle Charging requirements			
Single-Family, Duplexes, ADUs: Install (1) Electric Vehicle Charging Station (EVCS) Level 2 and, for each additional parking space, must be EV Level 1 Ready. ²	2025 California Green Building Standards Code (CalGreen) Tier 1/2 ³ aligns with current 2022 City Reach Code requirements.	Adopt CalGreen Tier 1/2 as mandatory measure. (Local Amendment)	SAME REQUIREMENTS. Staff recommends continuing EVCS and EV Ready requirements from 2022 code.

Current 2022 Reach Code Requirement	2025 State Code Changes	Proposed 2025 Code Amendment	Alignment with 2022 Reach Code
Electric Vehicle Charging requirements (continued):			
Multi-Family Residential 20 Units or less: - Install 40% of spaces as EVCS Level 2 and 60% of spaces as EV Level 1 Ready Multi-Family Residential 21 Units or More: - Install 15% of spaces as EVCS Level 2 and 85% as Level 1 EV Ready - At least (1) EVCS must be located in common-use parking All Sites: Install (1) EVCS Level 3 (DC Fast Charger) for every 100 spaces and all remaining parking to be EV Ready Level 1.	NEW: Install (1) EV Level 2 Ready per dwelling unit per CalGreen min. requirement. NEW: Install 25% of unassigned or common use parking as EVCS Level 2 per CalGreen min. requirement.	- Refer to 2025 CalGreen min. requirements - Add Level 2 EVCS install of 40% of total spaces for 20 units or less and 15% of total spaces for 21 units or more, 25% of which must be located in unassigned or common use parking area. (Local Amendment) - Add DC Fast Charger requirement and all remaining parking to be EV Ready Level 1 (Local Amendment)	UPDATED REQUIREMENT. State introduced higher EV Ready and EVCS requirements for common use areas than 2022 Code. SAME REQUIREMENTS. Staff recommends carrying forward min. EVCS install for 20 units or less and 21 units or more, DC Fast Charger, and EV Ready Level 1 requirements from 2022 Reach Code.

Current 2022 Reach Code Requirement	2025 State Code Changes	Proposed 2025 Code Amendment	Alignment with 2022 Reach Code
Nonresidential: - Install EVCS Level 2 for approx. 10 to 33% of spaces, depending on total number of spaces. - Install EV-Capable Level 2 for approx. 33% to 45% of spaces, depending on total number of spaces. - Install (1) EVCS Level 3 (DC Fast Charger) for every 100 spaces. - Any remaining spaces must be EV Level 1 Ready.	NEW: Increased EVCS install requirements, especially for projects with over 200 parking spaces. NEW: Added specific requirements for the receptacles for EV Capable spaces.	- Adopt CalGreen min. requirement and update to match minimum EVCS and EV-Capable parking from 2022 City Reach code. (Local Amendment) - Add DC Fast Charger requirement (Local Amendment) - Add EV Level 1 Ready requirement. (Local Amendment)	UPDATED REQUIREMENT. State introduced higher EVCS requirement for properties with 200+ parking spaces. SAME REQUIREMENTS. Staff recommends carrying forward min. EVCS, EV-Capable, DC Fast Charger, EV Ready and requirements from City's 2022 Reach Code.
Hotel and Motel: Same as nonresidential	- Same EV Ready requirement as 2022 code. NEW: Increased EVCS install requirements.	- Adopt the CalGreen min. requirements. - Add DC Fast Charger requirement (Local Amendment) - Add EV Ready Level 1 requirement (Local Amendment)	UPDATED REQUIREMENT. State introduced higher EVCS requirement. SAME REQUIREMENTS. Staff recommends carrying forward DC Fast Charger and EV Ready and requirements from City's 2022 Reach Code.
Electric-Readiness (Pre-wiring) and Heat Pump			
Single-Family, Duplexes, ADUs: (adopted in 2024 for new construction) If installing a gas furnace, must show location for future	NEW: Heat pump heating and cooling and water heater systems required in new construction per CEC requirements.	- Refer to 2025 CEC requirements for new construction. - Adopt voluntary	SAME REQUIREMENTS. Staff recommends carrying forward City's 2024 pre-wiring requirements.

Current 2022 Reach Code Requirement	2025 State Code Changes	Proposed 2025 Code Amendment	Alignment with 2022 Reach Code
heat pump space heater with drainage. Must pre-wire for any indoor or outdoor gas or propane appliance installed.	NEW: 2025 CalGreen voluntary measure to either install a heat pump system when replacing or installing a new AC unit or complete other energy efficiency improvements <i>(SVCE & CSC Recommended)</i>	measure for AC to heat pump in additions and remodels. <i>(Local Amendment)</i> - Maintain City's 2024 pre-wiring requirements. <i>(Local Amendment)</i> - Add pre-wiring requirement for any gas or propane appliance installed in additions, remodels or when require a building permit. <i>(Local Amendment)</i>	NEW REACH CODE REQUIREMENTS: - Add new AC to heat pump requirement for AC replacements. <i>(SVCE & CSC Recommended)</i> - Add pre-wiring requirement for any gas or propane appliance installed in addition, remodel or when a building permit is required. <i>(Similar to SVCE-Identified Electric-Readiness, CSC Recommended)</i>

Current 2022 Reach Code Requirement	2025 State Code Changes	Proposed 2025 Code Amendment	Alignment with 2022 Reach Code
Electric-Readiness (Pre-wiring) and Heat Pump (continued)			
Multifamily Residential and Hotel/Motels: <i>(adopted in 2024 for new construction)</i> - Install minimum building electrical panel size to meet future electric requirements for space conditioning, cooking, and clothes dryers. - Design to be ready for individual unit/room and central area heat pump water-heater systems. - Pre-wire when installing any gas or propane appliance to accommodate future electric appliance.	NEW: Requires min. panel size and to be heat pump water heater system ready in new construction per CEC <i>(replaces City's 2024 amendments for panel size and heat pump water heaters)</i> .	- Defer to 2025 CEC requirements. - Maintain 2024 pre-wiring requirement for any gas or propane appliance in new construction. (Local Amendment) - Add prewiring when installing any gas or propane appliance in building additions, remodels, or work requiring a building permit. (Local Amendment & CSC Recommended)	UPDATED REQUIREMENT. State introduced pre-wiring for multifamily electrical panel size and heat pump water heaters for new construction. SAME REQUIREMENT. Staff recommends carrying forward 2024 prewiring requirements for any gas or propane appliance installed in new construction. NEW REACH CODE REQUIREMENT. Add electric prewiring requirements for any gas or propane equipment installed in additions, remodels, or when a building permit is required. <i>(Exceeds SVCE-Identified Electric Readiness & CSC Recommended)</i>
Nonresidential: - Prewire for new commercial kitchens - Prewire when installing any gas or propane appliance to accommodate future electric appliance	NEW: CEC requires commercial kitchens to pre-wire when installing gas or propane equipment <i>(replaces City's 2024 amendment)</i> .	- Defer to 2025 CEC requirements for commercial kitchens. - Maintain 2024 pre-wiring for new construction.	UPDATED REQUIREMENT. State introduced pre-wiring requirements for commercial kitchens. SAME REQUIREMENT. Staff recommends carrying forward 2024

Current 2022 Reach Code Requirement	2025 State Code Changes	Proposed 2025 Code Amendment	Alignment with 2022 Reach Code
		(Local Amendment) Add pre-wiring when installing any gas or propane appliance in building additions, remodels, or work requiring a building permit. (Local Amendment)	prewiring requirement for any gas or propane installed in new construction. NEW REACH CODE REQUIREMENT: Add electric prewiring requirement for any gas or propane equipment installed in additions, remodels, or when a building permit is required. <i>(Exceeds SVCE-Identified Electric Readiness & CSC Recommended)</i>
Bird-Friendly Glass requirements:			
Mixed-Use, Hotel, and Nonresidential: New construction of 10,000 square feet or more requires bird-safe glass to be installed on exterior of structure.	NEW: 2025 CalGreen includes a voluntary Appendix A5⁴ with bird-safe glass design guidelines.	Adopt Appendix A5 as mandatory measures for new construction of 10,000 square feet or more and if applicable by zoning (e.g. Precise Plan). (Local Amendment)	UPDATED REQUIREMENT. State adopted standards for bird-friendly glass design requirements which provide greater clarity and definition to requirements than 2022 code and City's prior Reach Code. Also expands to include major alterations (50% of exterior glazing modified) for existing multifamily residential, mixed-use, and nonresidential buildings.

⁴ California Energy Code (CEC) requires an applicant to comply with mandatory requirements and either prescriptive requirements or performance-based requirements.

- ². “EVCS” refers to fully installed EV charger available for use; “EV Capable” refers to installing electrical conduit to parking space and having electrical service capacity to serve a future EVCS, but no charger installed; “EV Ready” refers to having electrical capacity and conduit line, but no receptacle installed at parking space.
- ³. Tier 1 or Tier 2 are voluntary requirements that a local agency can choose to adopt within the State Code.
- ⁴. Attachment 5 includes the new bird-friendly glass design requirements from 2025 CalGreen Appendix A5 for reference.

Cost Effectiveness Study

The California Energy Commission (CEC) requires any local amendments to the California Energy Code (Part 6 of the State Code), or any other Parts of the State Code that affect energy use in regulated buildings, to be cost effective and to use less energy than the standard requirements in Part 6. A Cost Effectiveness Study must demonstrate that local amendments to the State Code are financially responsible and do not represent an unreasonable burden to building owners and occupants; specifically, that the cost to implement the improvement is recouped over a reasonable time based on operational savings. Furthermore, the CEC requires the local agency to adopt a determination that the energy standards are cost effective at a public meeting, and, once adopted, the determination must subsequently be submitted for CEC approval.

In support of advancing local Reach Codes, the California Energy Codes and Standards Statewide Utility Program, which includes the State’s Investor-Owned Utilities (e.g. PG&E), developed and published the 2025 Cost-Effectiveness Study: Single Family AC to Heat Pump Replacement. The study supports the findings required for CEC approval and is the basis for the City findings for local amendments in Attachment 4 to this Report (the Study is Exhibit A in Attachment 4). **Based on this study, staff finds the proposed local amendment related to AC to heat pump space conditioning in existing single-family residential buildings in Part 11 (2025 California Green Building Standards Code) to be cost-effective and consume less energy than otherwise permitted by Part 6 (2025 California Energy Code).**

Other Code Reorganization and Cleanup

In addition to the 2025 State Code and local amendments, City staff has coordinated other code cleanup and reorganization to improve ease of public use, streamline content, and collocate similar provisions. Specifically, this reorganization includes:

- **Establishing a new Chapter 48 for existing floodplain management regulations.** These regulations are frequently used by applicants (or licensed professionals) who are constructing in flood zone areas of the City. It is currently located in the middle of Chapter 8 (Buildings). Considering the frequency of its use, City staff is recommending removal from Chapter 8 entirely and locating the existing regulations into a new Chapter 48 so it can be more readily visible in the online menu of the City Code chapters.

- **Relocate (and adopt the 2024 version of) the International Property Maintenance Code (IPMC) from Chapter 8 (Buildings) to Chapter 25 (Neighborhood Preservation).** Chapter 25 of the City Code focuses on regulations that pertain to the regular maintenance and proper habitability/use of structures and properties with code provisions related to graffiti, code compliance inspections, multi-family housing inspections, etc. Along with being similar in context, collocating IPMC regulations in Chapter 25 also provides easy functional access by the various City teams that enforce these related provisions, such as Multi-Family Housing Inspection, Code Enforcement, and Building Inspection staff.
- **Remove duplicative or outdated code language in Chapter 24 (Hazardous Materials).** The majority of deletion proposed from Chapter 24 is due to the removal of Toxic Gas regulations, which was adopted by the City over 30 years ago when state and federal codes did not adequately regulate highly toxic, toxic, and moderately toxic gases. Current codes regulate highly toxic and toxic gases. Moderately gases are not included, but instead are regulated via other means of hazards (not toxicity). Additionally, the 2025 California Fire Code currently has regulations for these gases. Therefore, it is no longer necessary to retain numerous requirements, provisions, and standards in Chapter 24.
- **Delete outdated regulations in Chapter 8 (Buildings) that are functionally no longer necessary or enforceable, such as:**
 - Building security standards originally adopted in the 1970s to support crime prevention by requiring door locks, secured gates, bars on windows, and landscape maintenance to deter burglaries. These regulations are no longer necessary based on current building security standards and are not functionally enforceable by the City as no City permits are required to install them;
 - Earthquake hazard-reduction requirements for existing buildings, which were originally adopted after the 1989 Loma Prieta earthquake to encourage seismic retrofits for buildings constructed prior to 1933. All buildings that qualified for this program have been repaired. Therefore, it is no longer necessary to retain these provisions in the City Code; and
 - Repair and reconstruction of buildings, which was related to the earthquake hazard program and adopted to streamline rebuilding efforts for residents and property owners to qualify for Federal Emergency Management Agency (FEMA) funding after the 1989 Loma Prieta earthquake. These provisions for emergency repairs are not necessary for the City to retain in our code as current provisions are in the current State Code (e.g., California Existing Building Code, California Residential Code, or California Building Code).

Attachment 6 summarizes the relocation and reorganization of the current Chapter 8 (Buildings) code provisions into the proposed new locations in the City Code.

ENVIRONMENTAL REVIEW

Adoption of local amendments to the California Building Standards Code and amendments to the Mountain View City Code are not a project under the California Environmental Quality Act (CEQA) and the CEQA Guidelines, pursuant to Public Resources Codes Section 21065 and CEQA Guidelines Section 15378, because it does not approve a project or result in a direct physical impact on the environment, or contemplate known future projects, and as such, there are no known environmental impacts at this time. As a separate and independent basis, adoption of the local amendments is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be shown with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

FISCAL IMPACT—None.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

☒ General policy and legislative actions

For more information about the Levine Act, please see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

CONCLUSION

To maintain consistency with other cities in the region and state and advance the City’s Reach Codes, staff recommends the Council adopt the enclosed ordinances implementing the following:

- 2025 California Building Standards Code, which consists of Building, Fire, Residential, Electrical, Plumbing, Mechanical, Energy, Green Building, Historical, Existing Building, and other international and uniform referenced standards and codes (located in Chapters 8 and 14) as provided in Attachment 4;
- The 1997 Uniform Code for the Abatement of Dangerous Buildings (located in Chapter 8), as provided in Attachment 4, and the 2024 International Property Maintenance Code (located in Chapter 25), as provided in Attachment 2;
- New 2025 Reach Code provisions related to heat pump space conditioning for single-family residential, new electric rewiring requirements for all gas or propane appliances installed (new or replacements) in all development, and new bird-safe glass requirements (located in Chapter 8), as provided in Attachment 4; and
- Reorganization and other code cleanups to Chapter 8 (Buildings) in Attachment 4, Chapter 24 (Hazardous Materials) in Attachment 3, and a new Chapter 48 (Floodplain Management) in Attachment 1.

ALTERNATIVES

1. Modify the proposed local amendments in Chapter 8 (Buildings), Chapter 14 (Fire Prevention), Chapter 24 (Hazardous Materials), Chapter 25 (Neighborhood Preservation) and/or Chapter 48 (Floodplain Management) of the City Code.
2. Do not adopt local amendments to the California Building Standards Code and be mandated, by default, to enforce the version of the State Code published by the California Building Standards Commission effective January 1, 2026. If selected, the City would no longer have an adopted Reach Code.
3. Provide other direction.

PUBLIC NOTICING

The Agenda posting and ordinances were published at least two days prior to adoption in accordance with City Charter Section 522. Notification of this public hearing was circulated in the newspaper each week for two weeks prior to the hearing date. An email notification was sent through the City's email subscription list for members of the public interested in building code amendments and members of the development community, and notification was posted on the City's website.

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CDD/LH-08-26-25CR

- Attachments:
1. Ordinance for Chapter 48 (Floodplain Management)
 2. Ordinance for Chapter 25 (Neighborhood Preservation)
 3. Ordinance for Chapter 24 (Hazardous Materials)
 4. Ordinance for Chapter 8 (Buildings) and Chapter 14 (Fire Prevention)
 5. Bird-Friendly Building Design Requirements
 6. City Code Reorganization for 2025 Building Codes Update