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AGENDA REPORT
City Council

MEETING DATE:	September 24, 2025		
PREPARED BY:	Andrew Maynard, Planning Manager Crystal Najera, Sustainability Manager Jordan Villagomez, Interim Fire Marshall	**DEPARTMENT DIRECTOR:**	Scott Drapkin Joshua Gordon, Fire Chief
DEPARTMENT:	Development Services Fire & Marine Safety Department	**CITY MANAGER:**	Jennifer Campbell

SUBJECT:

Adoption of Ordinance Nos. 2025-10, and 2025-11 proposing Municipal Code amendments which adopt and modify the 2025 California Building Standards Code.

RECOMMENDED ACTIONS:

1. Adopt Ordinance No. 2025-10, titled "An Ordinance of the City Council of the City of Encinitas, California adopting amendments to Chapter 23.12 (Building Codes for Construction) of Title 23 (Building and Construction) and to Chapter 10.04 (2021 International Fire Code and 2022 California Fire Code) of Title 10 (Fire Prevention) of the Encinitas Municipal Code to adopt the 2025 California Building Standards Code and the 2024 International Fire Code the 2025 California Fire Code and California Wildland Urban-Interface Code with certain amendments, additions, and deletions" (Attachment 1);

2. Adopt Ordinance No. 2025-11, titled "An Ordinance of the City Council of the City of Encinitas, adopting amendments to Chapter 23.12 (Building Codes for Construction) of Title 23 (Building and Construction) of the Encinitas Municipal Code to make certain amendments, additions, and deletions related to building decarbonization, energy efficiency, electric vehicles, and water conservation" (Attachment 2).

ENVIRONMENTAL CONSIDERATIONS:

The minor amendments proposed will not have a significant effect on the environment because the strengthened requirements reduce hazards and accommodate features to reduce environmental effects. Adoption of the amendments is exempt from environmental review as per Section 15308 of the CEQA Guidelines, which allows a categorical exemption for "actions taken

by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Furthermore, the amendments were previously evaluated in the Final Negative Declaration (ND) for the Climate Action Plan (Case No. 17-224), dated December 5, 2017, and Addendum to the ND (Case No. ENV-004106-2020), dated Oct 20, 2020. The ND and the Addendum evaluated the potential environmental effects of the implementation of the Climate Action Plan, including the adoption and enforcement of energy efficiency and renewable energy ordinances. This project is within the scope of the Final Negative Declaration and the Addendum, and no further California Environmental Quality Act (CEQA) compliance is required.

This item is related to the following goals in the City's Climate Action Plan:

Goal 1.1: Reduce Building Energy Consumption
Goal 2.1: Achieve 100 Percent Renewable Electricity Supply in Homes and Businesses
Goal 4.3: Increase the Use of Alternative Fuels

GENERAL PLAN/CITY COUNCIL FOCUS AREAS:

The recommended action relates to the following General Plan Elements:

- Housing Element, Program 1F: Implement Energy Conservation and Energy Efficiency Opportunities; and
- Resource Management Element, Goal 15: The City will make every effort to conserve energy in the City, thus reducing our dependence on fossil fuels.

The recommended action aligns with the following Focus Areas of City's FY2025-26 Work Plan:

- Public health and safety for the protection of life, property and the physical environment;
- Leadership and Stewardship of Our Environment, Shoreline and Open Space; and
- Strengthening and Adhering to the General Plan while Implementing Responsible Development.

FISCAL CONSIDERATIONS:

There is no direct fiscal impact associated with the staff recommendation. Costs associated with administering the ordinances will be recovered through plan check, permitting, and inspection fees currently in effect. No fee modifications are proposed.

BACKGROUND:

The California Building Standards Commission (CBSC) is the State agency responsible for establishing and updating the building and fire standards and codes for new construction in the state, known as the California Title 24 Building Standards Code, the International Fire Code, and the California Fire Code and hereinafter referred to as the "Building Code" and the "Fire Codes," respectively. Updates to the Building and Fire Codes are completed by the CBSC on a triennial cycle (every three years). The California Health and Safety Code requires that each jurisdiction in the state adopt the most recent edition of the Building Code and Fire Codes. If it is not adopted by a jurisdiction, it has the force of law 180 days after publication. This year, the updated Building Code and Fire Codes were published throughout July 2025. The 2025 Building Code includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code.

The Building Codes contain general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. The Fire Codes contain regulations consistent with nationally recognized and accepted practices for safeguarding life and property from the hazards of fire, explosion, and hazardous materials. The Energy Code contains requirements for building energy efficiency and conservation. The Green Building Standards Code, also referred to as CALGreen, contains regulations for water efficiency and conservation, material conservation and resource efficiency, environmental quality, and more.

In the past, the state allowed local code amendments (commonly called “reach codes”) to the proposed Building and Fire Codes when findings can be made to support that the locally unique topographical, geological, and climatic conditions necessitate the amendments. In no circumstances can a local amendment be less restrictive than the state adopted codes. Additionally, to amend building codes related to energy efficiency, a local jurisdiction must demonstrate the modifications will save energy and be cost-effective when installed by an applicant.

On October 26, 2022, the City Council adopted Ordinance Nos. 2022-12, 2022-13, and 2022-14 which incorporated the 2022 Building Code and Fire Codes, with certain amendments, additions, and deletions related to building safety, fire prevention, energy efficiency, and green building.

On January 23, 2025, Assembly Bill (AB) 306 was introduced by Speaker Rivas and Assemblymember Schultz. In recent years, several state laws have limited the City’s ability to locally control zoning regulations, with the intent of increasing housing supply. AB 306 is the first bill the state legislature passed which, according to Rivas and Schultz, aims to restrict local control over the building code in an attempt to reduce housing construction costs.

On April 16, 2025, City Council approved an opposition letter for proposed AB 306. AB 306 was eventually merged into AB 130, as a “budget trailer bill.”

On June 30, 2025, AB 130 was signed into law; it states that, from October 1, 2025, to June 1, 2031 (a six-year period), a city or county shall not make changes to the Building Code that are applicable only to residential units, unless specific conditions are met.

On August 13, 2025, City Council directed staff to, “Table Item 10C and continue to a special meeting with a date certain of August 27, 2025 with direction to staff to bring back as much information and clarity regarding the implications of AB 130 and to provide the public with an opportunity to ‘weigh in’ including options for the City, implications of adopting or not adopting the reach codes, and what happens in three years.”

On August 27, 2025, City Council voted unanimously to readopt all relevant existing local code amendments before October 1, 2025.

On September 10, 2025, City Council held a public hearing to introduce and consider Ordinance Nos. 2025-10 and 2025-11. City Council voted unanimously to accept the introduction, as drafted, and schedule the adoption hearing. At that hearing, one of the Councilmembers asked staff and staff confirmed that approving the proposed amendments was necessary to establish these provisions prior to the AB 130 limitations on local control; however, these codes could be modified in the future by the City Council, if desired.

ANALYSIS:

The following sections summarize the major proposed amendments, additions, and deletions to the Building Code, Fire Codes, Energy Code, and Green Building Code that are defined in Ordinance Nos. 2025-10 and 2025-11.

Building and Fire Codes (Ordinance No. 2025-10)

Proposed Ordinance No. 2025-10 would update the Encinitas Municipal Code to adopt the current state-mandated 2025 Building and Fire Codes. The following amendments are proposed pursuant to the City's locally unique topographical, geological and climatic conditions, as stated in the ordinance preamble:

Building Code Amendments (EMC 23.12.030.B)

Building code amendments add various administrative authority such as the designation of a separate body appointed by the City Council to act as the board of appeals, a common practice among jurisdictions, instead of the City Council itself acting in that role. Additionally, definitions for "Closet", "Enclosed Space", and "Newly Constructed Building" are added for clarity in determining what regulations apply to certain building permits. In particular, the "Newly Constructed Building" definition defines when an addition or renovation to an existing building is considered new construction. Most importantly, Building Code amendments explicitly state the City may leverage cost recovery for the review of building permit applications.

Fire Code Amendments (EMC 10.04.020)

The goal of the proposed Fire Code amendments is to align the City with regional and neighboring jurisdictions to promote consistency and efficiency in fire prevention and emergency response, as well as adapt our regulations to meet the specific needs and risks of Encinitas, including increased development, evolving wildfire threats, and community expectations for safety. The amendments include updates to definitions and application of fees, updates to Fire Service Features to meet regional standards and Encinitas Fire Department apparatus capabilities, additional requirements where fire protection systems are required, additional requirements for fuel reduction and vegetation in Fire Hazard Severity Zones, optional cost recovery for excessive service/nuisance calls and maintenance of fire protection systems, additional safety requirements for midrise and largescale developments, restrictions for above-ground flammable and combustible liquid tanks, flammable gases and cryogenic fluids, and prohibition of liquefied petroleum gases.

Energy and Green Building Standards Codes (Ordinance No. 2025-11)

Proposed Ordinance No. 2025-11 would update the Encinitas Municipal Code to adopt an amended version of the Energy Code that includes advanced local energy efficiency and solar photovoltaic requirements pursuant to the City's locally unique topographical and climatic conditions. The proposed local code amendments have undergone cost-effectiveness studies which demonstrate the requirements conserve energy and are cost-effective. The following modifications are proposed to ensure the local code is consistent with the 2025 State Energy Code yet retains the "reach codes" adopted by the City Council in Ordinance Nos. 2022-13 and 2022-14, with minor modifications:

Electric Readiness

New single-family homes with gas furnaces would be required to designate and prepare a location to support the replacement of the gas furnace with an electric heat pump compressor in the future. For a summary of requirements, see Attachment 3 – Electric Readiness Fact Sheet.

Existing Building Energy Efficiency

Single-family and multifamily projects seeking addition or alteration permits with a permit valuation of $50,000 or more shall include a minimum of one of several of the energy efficiency measures including options such as R-38 attic insulation and air sealing, a heat pump water heater, or an induction cooktop. Available measures depend on the building vintage – the year in which the building was originally permitted for construction. Several measures have been determined to be cost effective based on the 2022 Cost Effectiveness Study for Existing Single Family Building Upgrades (Attachment 4) and the Application of the 2022 Studies to the 2025 Energy Code Memorandum (Attachment 5). The LED lighting option has been removed for the 2025 Building Code cycle because it results in minimal energy and greenhouse gas reductions. For a summary of requirements, see Attachment 6 – Residential Energy Efficiency Fact Sheet.

Electric Vehicle Charging

New single-family dwellings must install a dedicated circuit and electric outlet for the purpose of being "EV-ready."

Alterations and additions to hotel/motel or nonresidential buildings with a permit valuation greater than $500,000 must equip at least eight (8) percent of their parking spaces with Level 2 Electric Vehicle Supply Equipment (EVSE). This is a minor change from the reach code adopted by Ordinance No. 2022-14 which required all nonresidential buildings over 10,000 square feet to comply with this requirement. In practice, this threshold created a substantial financial burden for some projects. The proposed $500,000 threshold better aligns with the incremental cost of installing EV charging equipment for a project.

See Attachment 7 – Electric Vehicle Charging Fact Sheet.

Graywater Systems

Newly constructed single-family dwelling units are to be pre-plumbed for a graywater system with a convenient location for integration of the graywater system with landscape irrigation systems and accepting graywater from all sources permissible in conformance with the definition of graywater. See Attachment 8 – Graywater Fact Sheet.

A redline version of the proposed ordinances which make amendments to the Encinitas Municipal Code are shown in Attachments 9 and 10, including redlines to the 2025 Energy Code tailored for submission to the California Energy Commission. '~~Strikethrough~~' font indicates deletions, while 'underlined' font indicates additions.

Since being introduced on September 10, 2025, Ordinance No. 2025-10 (Attachments 1 and 9) was updated with minor corrections. The updates include minor changes to accurately reflect the version of the California Building Standards Code being adopted and minor reformatting.

If City Council adopts Ordinance Nos. 2025-10 and 2025-11, the ordinances will promptly be submitted the California Energy Commission and the California Building Standards Commission for acceptance and filing. The ordinances would go into effect on January 1, 2026.

ATTACHMENT(S):

1. Clean version of Ordinance City Council Ordinance No. 2025-10, titled "An Ordinance of the City Council of the City of Encinitas, California adopting amendments to Chapter 23.12 (Building Codes for Construction) of Title 23 (Building and Construction) and to Chapter 10.04 (2021 International Fire Code and 2022 California Fire Code) of Title 10 (Fire Prevention) of the Encinitas Municipal Code to adopt the 2025 California Building Standards Code and the 2024 International Fire Code and 2025 California Fire Code and 2025 Wildland Urban-Interface Code with Certain amendments, additions, and deletions"
2. Clean version of Ordinance No. 2025-11, titled "An Ordinance of the City Council of the City of Encinitas, adopting amendments to Chapter 23.12 (Building Codes for Construction) of Title 23 (Building and Construction) of the Encinitas Municipal Code to make certain amendments, additions, and deletions related to energy efficiency and solar energy"
3. Electric Readiness Fact Sheet
4. 2022 Cost Effectiveness Study for Existing Single Family Building Upgrades
5. Application of the 2022 Studies to the 2025 Energy Code Memorandum
6. Residential Energy Efficiency Fact Sheet
7. Electric Vehicle Charging Fact Sheet
8. Graywater Fact Sheet
9. Redline amendments to the 2025 Title 24 California Building Standards Code, Part 2, Building Code and 2025 Title 24 California Building Standards Code, Part 5, Fire Code for filing with the California Building Standards Commission.

10. Redline amendments to the 2025 Title 24 California Building Standards Code, Part 6, Energy Code and 2025 Title 24 California Building Standards Code, Part 11, Green Building (CALGreen) Code for filing with the California Building Standards Commission.

ORDINANCE 2025-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENCINITAS, CALIFORNIA ADOPTING AMENDMENTS TO CHAPTER 23.12 (BUILDING CODES FOR CONSTRUCTION) OF TITLE 23 (BUILDING AND CONSTRUCTION) AND TO CHAPTER 10.04 (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA FIRE CODE) OF TITLE 10 (FIRE PREVENTION) OF THE ENCINITAS MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA BUILDING STANDARDS CODE AND THE 2022 INTERNATIONAL FIRE CODE THE 2025 CALIFORNIA FIRE CODE AND WILDLAND URBAN-INTERFACE CODE WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS.

CASE NUMBER: PLCY-008321-2025; CITYWIDE

SECTION ONE. The City Council of the City of Encinitas hereby finds and declares as follows:

WHEREAS, The California Building Standards Commission published the 2025 Building Standards Code on July 1, 2025;

WHEREAS, California Health and Safety Code requires that each jurisdiction in the state adopt the most recent edition of the California Building Standards Code within 180 days of publication;

WHEREAS, if the California Buildings Standards Code is not adopted by a jurisdiction, it has the force and effect of law 180 days after publication;

WHEREAS, the State allows local amendments when findings can be made that the proposed code changes are necessary to address locally unique topographical and climatic conditions, so long as the local amendments are no less restrictive than the State code;

WHEREAS, the local amendments and changes to the California Building Standards Codes are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City is situated in hilly, coastal and inland terrain. Approximately 50 percent of the area is “wildland” for fire purposes, covered by native vegetation on steep and frequently inaccessible hillsides. The native vegetation consists of highly combustible grasses, dense brush, and chaparral. Natural firebreaks in these areas are significantly lacking.

2. The City’s climate is warm and dry. The winds prevail from the west with seasonal strong dry east winds that vary in duration and intensity. These winds can significantly enlarge wildland fires as well as cause abrupt and unpredictable changes in fire direction. Temperatures ranging between 75- and 90-degrees Fahrenheit are common during the year.

3. The potential for fire damage is great in the wildland area. As such, a fire can spread rapidly, and hilly terrain, and combustible vegetation can slow response time.

4. Rural roads include many narrow winding roadways, often with grades in excess of that necessary for optimal response time for large fire apparatus. An additional factor affecting response time is the distance between fire stations and the fire location.

5. The water supply is limited making it necessary for fire apparatus to travel time-consuming distances to refill once their initial water supply has been utilized.

6. As a result of prolonged drought, exacerbated by climate change, water supplies from imported sources are reduced and local water suppliers have been directed to achieve significant reductions in potable water use, while population and economic growth are expected to increase demand for water. Requiring plumbing for graywater stub out in new residential development facilitates the use of graywater for irrigation, which in turn helps address drought-related water supply impacts.

7. As a result of high summer ambient temperatures and periods of heat waves, the average load demand and peak load demand of energy used in San Diego County is an important factor concerning the public safety, as well as the adverse economic impacts of power outages or reductions. Facilitating the installation of an electric panel large enough for future photovoltaic and/or electric vehicle charging system, installation of conduit for future photovoltaic and electric vehicle charging system, and reserving south facing roofs for future solar, will have local and regional benefits in reduction of total and peak energy use and greenhouse gas emissions.

WHEREAS, Chapter 10.04 of the City of Encinitas Municipal Code is the Encinitas Fire Code, which adopts by reference the International Fire Code and the California Fire Code;

WHEREAS, Chapter 10.04 currently adopts by reference the 2021 version of the International Fire Code and the 2022 version of the California Fire Code;

WHEREAS, there is a need to replace Chapter 10.04 because the State of California ("State"), pursuant to Health & Safety Code section 17922, has recently adopted the 2024 version of the International Fire Code and the 2025 version of the California Fire Code and 2025 Wildland Urban-Interface Code. (together, the "Fire Code");

WHEREAS, Health & Safety Code section 17958 mandates that cities such as the City of Encinitas shall adopt ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code section 17922;

WHEREAS, Health & Safety Code section 17958.5 permits the City of Encinitas to make such changes or modifications to the Fire Code as are reasonably necessary because of local conditions or circumstances;

WHEREAS, Health & Safety Code section 17958.7 requires that, before making any changes or modifications pursuant to section 17958.7, the City of Encinitas make express findings that such changes or modifications are needed due to climatic, geographic, or topographic conditions;

WHEREAS, the City of Encinitas does herewith find that it has certain climatic, geologic, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services, as set forth in greater detail in the "Findings for the Fire Code" section of Exhibit A (the "Findings");

WHEREAS, the Fire Code, together with the City of Encinitas amendments, shall be City of Encinitas Fire Code for the purpose of prescribing regulations in the territory of the County of San Diego and the City of Encinitas;

WHEREAS, the City of Encinitas finds that the modifications and changes to the Fire Code are reasonably necessary because of the local climatic, geological, and topographical conditions reflected in the Findings and serve to mitigate to the extent possible said deleterious effects;

WHEREAS, code amendments adopted by the State in the 2025 version of the California Fire Code and Wildland Urban-Interface Code shall take precedence over language in the 2021 version of the International Fire Code, while the 2024 version of the International Fire Code language shall be used for those code sections not adopted by the State in the 2025 version of the California Fire Code and Wildland Urban-Interface Code;

WHEREAS, local amendments adopted by the City of Encinitas shall take precedence over the Fire Code;

WHEREAS, sections 50022.1 through 50022.10 of the Government code and Section 13869 of the Health & Safety Code provide authority for the adoption by reference of codes, or portion of such codes; and

WHEREAS, The City finds that the proposed amendments to the Encinitas Municipal Code, to adopt State uniform codes, is exempt from environmental review as per Section 15378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines, since the activity in question is not considered a "project" as defined therein. The action being considered by the City Council is an administrative activity of government that will not result in the direct or indirect physical change in the environment. This action entails adoption of State managed Building Codes that are enforceable upon the City. Minor amendments will not have a significant effect on the environment because the strengthened requirements reduce hazards and accommodate features to reduce environmental effects. The City finds that the minor local amendments will not have a significant effect on the environment. Therefore, pursuant to Section 15061(b)(3) of the CEQA Guidelines, the activity is exempt from the provisions of CEQA.

NOW, THEREFORE, the City Council of the City of Encinitas, California, hereby ordains as follows:

SECTION TWO. Chapter 23.12 of the Encinitas Municipal Code is hereby amended by repealing it in its entirety, and adopting a new Section 23.12 to read as follows:

Chapter 23.12 BUILDING AND CONSTRUCTION

23.12.010 Purpose.

Any person, firm, or corporation that proposes to construct a project subject to the provisions of this Code shall first obtain permits required herein, together with any other licenses, permits, or approvals required by this Code.

23.12.020 Adoption of the 2025 California Administrative Code, Part 1, Title 24 of the California Code of Regulations.

The California Administrative Code, 2025 Edition, is adopted and hereby incorporated in this chapter by reference and made a part hereof the same as if fully set forth herein. The California Administrative Code is on file for public examination in the office of the Building Official.

23.12.030 Adoption of the 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the City Building Code for the purpose of prescribing regulations in the City of Encinitas for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2025

California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq., based on the International Building Code, 2024 Edition, including specified appendices. Except as otherwise provided by the City of Encinitas Municipal Code, all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Encinitas shall be in conformance with the California Building Code which is based on the International Building Code, 2024 Edition and the adopted appendix chapters, published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor Washington, D.C. 20001. The California Building Code is on file for public examination in the office of the Building Official.

B. Deletions, revisions and additions to the California Building Code, 2025 Edition, shall be as follows:

1. Section 101.1 is hereby revised to read:

   101.1 Title. These regulations shall be known as the Building Code of the City of Encinitas, hereinafter referred to as "this code."

2. Section 105.3.1.1 is hereby added to read:

   105.3.1.1 Action on application with grading permit or public improvements. Permits shall not be issued for construction on a site where the City Engineer determines that a grading permit or public improvements is required until the City Engineer notifies the Building Official in writing that the grading or public improvements work has been satisfactorily completed to allow building permits to be issued.

3. Section 105.3.1.2 is hereby added to read:

   105.3.1.2 Action on application with flooding or geologic conditions. Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

4. Section 109.1.1 is hereby added to read:

   109.1.1 No fees for specific governmental organizations. The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fees for filing an application for a building permit pursuant to this Code unless City building inspection services are requested. If so requested, the regular fee schedules in this Code shall apply.

5. Section 109.2 is hereby revised to read:

   109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the fee schedule established by the City Council of the City of Encinitas.

6. Section 109.6 is hereby revised to read:

   109.6 Refunds. Refunds of fees paid shall in accordance with the refund policy adopted by the City Council of the City of Encinitas.

7. Section 113 is modified by amending sections 113.2 and 113.3 to read:

Section 113.2 Limitations on Authority. The application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The board shall not have the authority to waive requirement of this code or interpret the administration of this code, including, but not limited, the issuance of permits hereunder.

Section 113.3.1 Qualifications. The board of appeals shall consist of four (4) currently employed Certified Building Officials, five (5) currently licensed California design professionals employed and/or residing in San Diego County, and one (1) accessibility advocate residing in San Diego County, who are not employees of the City of Encinitas.

Section 113.3.2 Selection. The board of appeals shall consist of volunteers who shall receive no compensation other than reimbursement of costs related to participation on the board such as travel expenses. A list of volunteers shall be kept on file by the City Clerk and updated on an annual basis. Selection of members shall be made either at the time of the filing of an appeal or may be appointed on a standing basis by the City Council.

Section 113.3.3 Quorum. A quorum of 6 members is required to act on an appeal. The Building Official and the Fire Marshal for the City of Encinitas shall participate as ex-officio non-members and shall not vote.

8. Section 202 is hereby revised to add and/ or modify the following definitions:

Newly Constructed Building. A building that has never before been used or occupied for any purpose; an existing structure that is removed and replaced; or modified/ renovated in a manner that causes any of the following conditions to occur is considered a newly constructed building for the purpose of this definition:

1.a. More than 50% of the roof framing (e.g., structural support) is removed, and
1.b. More than 50% of the exterior bearing walls are removed or 50% of the columns are removed, where there are no walls, or

2. The proposed conditioned area in an addition or alteration that more than doubles that of the existing building's conditioned floor area or volume.

The wall calculations are based on the horizontal measurement of the affected portion of the exterior bearing walls between the associated footings and the ceilings. Cripple walls below the floor, or parapets, and similar projections above the roof are not included in the calculations of the exterior wall surface areas.

This definition applies to low-rise residential buildings (including single-family residential (SFR) and duplexes), multi-family residential, and nonresidential building uses.

9. Table 1505.1 is hereby amended to read:

TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

10. Appendices C & I of the California Building Code, 2025 Edition, are adopted.

23.12.040 Adoption of the 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the City Residential Code for the purpose of prescribing regulations in the City of Encinitas for construction, alteration, enlargement or repair of detached one- and two-family dwellings, townhouses not more than three stories above grade plane with a separate means of egress and structures accessory thereto, the 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code based on the International Residential Code, 2024 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, the erection, construction, enlargement, alteration or use and occupancy of one- and two-family dwellings, townhouses not more than three stories above grade plane and structures accessory thereto within the City of Encinitas shall be in conformance with the 2025 California Residential Code published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833-2936. The California Residential Code is on file for public Examination in the office of the Building Official.

B. Deletions, revisions and additions to the 2025 California Residential Code shall be as follows:

1. Section R101.1 is hereby revised to read:

R101.1 Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Encinitas and shall be cited as such and hereinafter referred to as “this code.”

2. Section R105.3.1.2 is hereby added to read:

R105.3.1.2 Action on application with grading permit or public improvements. Permits shall not be issued for construction on a site where the City Engineer determines that a grading permit or public improvements is required until the City Engineer notifies the Building Official in writing that the grading or public improvements work has been satisfactorily completed to allow building permits to be issued.

3. Section R105.3.1.3 is hereby added to read:

R105.3.1.3 Action on application with flooding or geologic conditions. Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

4. Section R108.1.1 is hereby added to read:

R108.1.1 No fees for specific governmental organizations. The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fees for filing an application for a building permit pursuant to this Code

unless City building inspection services are requested. If so requested, the regular fee schedules in this Code shall apply.

5. Section R108.2 is hereby revised to read:

   R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the fee schedule established by the City Council of the City of Encinitas.

6. Section R108.3 is hereby revised to read:

   R108.3 Building permit valuation. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuation shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

7. Section R108.5 is hereby revised to read:

   R108.5 Refunds. Refunds of fees paid shall in accordance with the refund policy adopted by the City Council of the City of Encinitas.

8. Section R112.1 is hereby revised to read:

   R112.1 General. The City Council shall serve as the Board of Appeals to hear appeals of any code interpretation by the City Building Official.

9. Section R112.3 is hereby deleted.

10. Section 202 is hereby revised to add and/ or modify the following definitions:

    Closet. A small room used for storage that is structurally built and integrated into the walls of the bedroom. A minimum 2-feet in depth and 10-square feet in total floor area.

    Enclosed Space. A space that is substantially surrounded by solid surfaces, including walls, ceilings or roofs, doors, fenestration areas, and floors or ground

    Newly Constructed Building. A building that has never before been used or occupied for any purpose; an existing structure that is removed and replaced; or modified/ renovated in a manner that causes any of the following conditions to occur is considered a newly constructed building for the purpose of this definition:

    1.a. More than 50% of the roof framing (e.g., structural support) is removed, and
    1.b. More than 50% of the exterior bearing walls are removed or 50% of the columns are removed, where there are no walls, or

    2 The proposed conditioned area in an addition or alteration that more than doubles that of the existing building's conditioned floor area or volume.

The wall calculations are based on the horizontal measurement of the affected portion of the exterior bearing walls between the associated footings and the ceilings. Cripple walls below the floor, or parapets, and similar projections above the roof are not included in the calculations of the exterior wall surface areas.

This definition applies to low-rise residential buildings (including single-family residential (SFR) and duplexes), multi-family residential, and nonresidential building uses.

10. Section R313.1, Exception is hereby amended to read:

    R313.1 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

11. Section R313.2, Exception is hereby amended to read:

    R313.2 (1) An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.

12. Section R332 is hereby added to read:

    R332-ELECTRIC VEHICLE-READY BUILDINGS

    R332.1 General. electric vehicle-ready construction shall be provided as specified in Section 23.12.110 City Green Building Code.

13. Section R902.1.3 is hereby revised to read:

    R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50% of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

23.12.050 Adoption of the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Electrical Code for the purpose of prescribing regulations in the City of Encinitas for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code based on the National Electrical Code, 2023 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all installation, alteration or repair of electrical systems within the City of Encinitas shall be in conformance with 2025 California Electrical Code, published by the California Building Standards Commission, which is based on the National Electrical Code, 2023 Edition, published by the National Fire Protection Association, Battery March Park, Quincy, Massachusetts, 02269. The California Electric Code is on file for public examination in the office of the Building Official.

23.12.060 Adoption of the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Mechanical Code for the purpose of prescribing regulations in the City of Encinitas for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., which is based on the Uniform Mechanical Code, 2014 Edition. Except as otherwise provided by this chapter of the City of Encinitas Municipal Code, all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with 2025 California Mechanical Code, and any rules and regulations promulgated pursuant thereto, including the Uniform Mechanical Code, published by the California Building Standards Commission, and any rules and regulations promulgated pursuant thereto, which is based on the Uniform Mechanical Code, 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, CA 91761-2816. The California Mechanical Code is on file for public examination in the office of the Building Official.

23.12.070 Adoption of the 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the City's Plumbing Code for the purpose of prescribing regulations in the City of Encinitas for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., which is based on the Uniform Plumbing Code 2021 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Encinitas shall be in conformance with 2025 California Plumbing Code, published by the California Building Standards Commission, which is based on the Uniform Plumbing Code, 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, CA 91761-2861. The California Plumbing Code is on file for public examination in the office of the Building Official.

B. Section 1503.1.1(14) is hereby added to the 2025 California Plumbing Code to read:

(14) A clothes washer system consists solely of one single domestic clothes washing machine in a one- or two-family dwelling.

23.12.080 Adoption of the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Energy Code for the purpose of prescribing regulations in the City of Encinitas for the conservation of energy, the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq.

Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with 2025 California Energy Code and any rules and regulations promulgated pursuant thereto, including the California Energy Code, 2025 Edition, published by the California Energy Commission. The California Energy Code is on file for public Examination in the office of the Building Official.

23.12.090 Adoption of the 2025 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Historical Building Code for the purpose of prescribing regulations in the City of Encinitas to provide alternative building regulations for the rehabilitation, preservation, restoration, or relocation of designated historic buildings, the 2025 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. (authorized by Health and Safety Code Sections 18950 through 18961). The California Historical Code is on file for public examination in the office of the Building Official.

23.12.100 Adoption of the 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Existing Building Code for the purpose of prescribing regulations in the City of Encinitas to provide alternative building regulations for the rehabilitation, preservation, restoration, or relocation of existing buildings, the 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. The California Exisiting Code is on file for public examination in the office of the Building Official.

23.12.110 Adoption of the 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Green Building Code for the purpose of prescribing regulations in the City of Encinitas for enhancing the design and construction of buildings, through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices the 2025 California Green Building Standards Code, Part II, Title 24 of the California Code of Regulations, a portion of the 2025 California Buildings Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., and the California Green Building Standards Code, 2025 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction of buildings shall be in conformance with the 2025 California Building Standards Code and any rules and regulations promulgated pursuant thereto, including the California Green Building Standards Code, 2025 Edition, published by the California Building Standards Commission. The California Green Building Standards Code is on file for public Examination in the office of the Building Official.

23.12.120 Adoption of the 2025 California Reference Standards Code, Part 12, Title 24 of the California Code of Regulations.

The California Reference Standards Code, 2025 Edition, Chapter 23.12.130 is adopted and hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.

The California Reference Standards Code is on file for public examination in the office of the Building Official.

SECTION THREE: Chapter 10.04 of the Encinitas Municipal Code is hereby amended by repealing it in its entirety, and adopting a new Section 10.04 to read as follows:

Chapter 10.04

California Fire Code Exhibit A

Summary of Amendments to the 2022 California Fire Code

Chapter 1 - Administration: includes City of Encinitas Validity, repeal of conflicting ordinances, resolutions, or motions.

Chapter 2 - Definition section: includes added and revised definitions.

Chapter 3 - General Precaution against fire: Sky Lanterns and Mid-rise buildings.

Chapter 5 - Fire Service Features: includes emergency access road dimensions, design, grade, marking, access gates (emergency strobe sensor), water tanks, fire hydrants and fire flow.

Chapter 9 - Fire Protection Systems Where Required.

Chapter 56 - Explosives and Fireworks: includes use, display, seizure and disposal information. Please note: additional requirements apply and are referenced in State Law, CCR-Title-19, Article 6.

Chapter 57 - Flammable and Combustible Liquids: above-ground tanks are prohibited.

Chapter 58 - Flammable Gases and Flammable Cryogenic Fluids.

Chapter 61 - Liquefied Petroleum Gases: bulk storage prohibited.

Chapter 10.04

2024 INTERNATIONAL FIRE CODE, AND 2025 CALIFORNIA FIRE CODE,

SECTION 1

That a certain document, three (3) copies of which are on file in the office of the City of Encinitas Fire Department being marked and designated as the 2024 International Fire Code and 2025 California Fire Code, including, Appendix B & I, and the 2025 California Wildland-Urban Interface Code as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Encinitas, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use, and maintenance of buildings and structures, including that providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Encinitas Fire Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in **Section 2** of this ordinance.

SECTION 2

That the following sections are hereby revised:

Chapter 1 Administration

Section 101.5 City of Encinitas Validity
This section is revised to read:

The City Council of the City of Encinitas hereby declares that should any section, paragraph, sentence, or word of this ordinance or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the City Council of the City of Encinitas that it would have passed all other portions of this ordinance independently of the elimination here from of any such portion as may be declared invalid.

Section 102.13 Repeal of Conflicting Ordinances, Resolutions or Motions
This section is added to read:

All former ordinances, resolutions or motions, or parts thereof, including 2022-12 and 2019-27, which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed.

Chapter 2 Definitions

Section 202 General Definitions
This section is added or revised to read:

Fire Hazard - is any condition or conduct which: (a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or (b) may obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Fireworks - is any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, firecrackers, torpedoes, sky-rockets, roman candles, Daygo bombs, sparklers, snap caps, poppers or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term “fireworks” shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredths of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for use of such caps, the sale and use of which shall be permitted at all times. “Fireworks” shall include snap caps and poppers, regardless of the amount of explosive content included in each device.

Hazardous Fire Area - Any geographic area mapped by the State or designated by the local jurisdiction as a moderate, high or very high fire hazard area, or which the FAHJ has determined is a hazardous fire area; the type and condition of vegetation, topography, weather, or structure density which may increase the possibility of the area being susceptible to wildfire.

Mid-Rise Building - A building four stories or more in height, but not exceeding 75 feet and not defined as a high-rise building by section 202 of the California Building Code. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.
Nothing in Section 324 shall imply or allow a building height in excess of current City of Encinitas planning and zoning requirements.

Level – An area, above or below grade, including but not limited to; basements, garages, cellars, mezzanines or similar uses.

Wherever the terms - “This Code" and "2024 International Fire Code" are used they shall mean the 2025 California Fire Code and the California Wildland Urban-Interface Code as modified by the City of Encinitas with the deletions, revisions and additions set forth in the amendments.

Chapter 3 General Requirements

Section 308.1.6.3. Sky Lanterns
This section is revised to read:

Sky lanterns, floating luminary, and similar devices propelled by open flame are prohibited for sale or use.

Section 324 Mid-Rise Buildings

Section 324.1 General
This section is added to read:

All newly constructed mid-rise buildings or any mid-rise building which undergoes a complete structural or non-structural renovation, that requires the complete vacancy of the building to complete the renovation shall, comply with Sections 324.1 through 324.3.

Exceptions:

1. Buildings used exclusively as open parking garages.
2. Buildings where all floors above the fourth-floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, or other similar structures with intermittent human occupancy.

Section 321.2 Fire Equipment Control Room
This section is added to read:

A fire equipment control room for fire department operations shall be provided. The location and accessibility of the room shall be approved by the fire department. The room shall be separated from the remainder of the building by not less than a 1-hour fire barrier. The room shall contain the following facilities at minimum:

1. Voice alarm and public address panels
2. Fire alarm control panel
3. Status indicators and controls for air-handling systems
4. Fire pump status indicators (if required)
5. (ERRC) Emergency Responder Radio Communications
6. Work Table and Chairs
7. Set of complete building plans

Section 321.3 Road Dimensions
This section is added to read:

Fire apparatus access roads serving buildings, portions of buildings, or facilities that exceed 30 feet in height above the lowest level of fire department vehicle access, shall have an unobstructed width of not less than 26 feet.

Chapter 5 Fire Service Features

Section 503.2.1 Dimensions
This section is revised to read:

Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6.

EXCEPTIONS:

1. Fire access roadways, gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.

2. Residential driveways serving no more than two single-family dwellings shall have an unobstructed width of not less than 16 feet.

3. Roads serving only single-family residential dwellings, that are not within the Very High Fire Hazard Severity Zone, shall have an unobstructed width of not less than 20 feet.

Section 503.2.3 Surface
This section is revised to read:

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface to provide all-weather driving capabilities.

Section 503.2.7 Grade
This section is revised to read:

Grades exceeding 15% on fire apparatus access roads shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete (PCC), with a deep broom finish perpendicular to the direction of travel. Maximum grade shall not exceed 20%.

Section 503.2.8 Angles of Approach and Departure
This section is revised to read:

The angle of approach and departure of a fire access roadway shall not exceed 12% or as approved by the fire code official.

Section 503.2.9 Roadway Turnouts
This section is added to read:

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25-foot taper on each end.

Section 503.3 Marking
This section is revised to read:

When required by the fire code official, approved signs or other approved notices or markings shall be provided for all public and private fire apparatus access roads, to identify such roads or prohibit obstruction thereof. Signs, notices, or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions and all private roads serving four or more parcels shall be named. Road name signs shall comply with City of Encinitas standards.

Section 503.4.2 Width of a Parking Space.
This section is added to read:

The width of a parking space shall be a minimum of eight feet wide.

Section 503.6 Security Gates
This section is revised to read:

No person shall install a security gate or security device across a fire access roadway without the fire code official's approval.

1. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions to ensure access and shall be provided with a battery back-up and manual mechanical disconnect in case of power failure.
2. An automatic gate accessing more than four residences or a gate accessing hazardous, institutional, educational or assembly occupancy group structures, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up and manual mechanical disconnect in case of power failure.
3. When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.
4. A gate across a fire access roadway or driveway, public or private, shall be maintained in an operative condition which provides rapid, reliable access at all times.
5. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.
6. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Section 507 Fire Protection Water Supplies

Section 507.2.2 Water Tanks
This section is revised to read:

Water storage tanks, when permitted by the fire code official, shall comply with Table No. 507.2.2A.

WATER STORAGE TANKS

Table No. 507.2.2A

TABLE NO. 507.2.2A			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
Up to 1,500	250	5,000	20
Over 1,500	250	10,000	40
When exposure distance is one hundred feet (100') or less from adjacent property or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.			

1. Tank elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the fire department. Tank size may be increased to serve multiple structures on a single parcel.

2. Supply outlet shall be at least 4 inches in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall provide an approved means of controlling water flow.

3. The outlet shall be located along an access roadway and shall not be closer than 50 feet or further than 150 feet from the structure.

4. All exposed tanks and exposed supply pipes shall be of an alloy or other material listed for above ground use. Adequate support shall be provided.

Section 507.5.1 Where Required
This section is revised to read:

The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected or both. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of section 503.

Section 507.5.1.01 Requirements for single-family dwellings
This section is added to read:

In zones other than industrial, commercial and multi-family, fire hydrants shall be installed in accordance with Table No. 507.5.1.01A.

Table No. 507.5.1.01A

TABLE 507.5.1.01A	
Parcels ½ acre and larger:	Every 500 feet
Parcels less than ½ acre:	Every 350 feet

Section 507.5.1.02 Requirements for multi-family, commercial and industrial zones
This section is added to read:

In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, or as approved by the fire code official, and every 300 feet of fire access roadways, regardless of parcel size.

Chapter 9 Fire Protection Systems

Section 903.2 Where Required
This section is revised to read:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in sections 903.2.1 through 903.2.12 and may be required in additions and remodels of existing structures as described in Section 903.2.01.

Section 903.3 Installation Requirements
This section is revised to read:

Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8 and the City of Encinitas installation policies, as appropriate. The Fire Code Official may require an automatic sprinkler system and has the final decision of which NFPA 13 standard to apply to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists, such as poor access roads, steep grades canyon rims, hazardous brush, extended hose pull distances, and extended travel times for Fire Department response.

Section 903.2.01 Group R Additions, Remodels, and Reconstruction.
This section is added to read:

An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building, or where the scope of work meets the New Constructed Building definition defined by the (EMC) Encinitas Municipal code.

EXCEPTIONS:

1. If the addition to the existing structure is strictly for the creation of a new Accessory Dwelling Unit; no additions or remodels to the existing building is permitted.

Section 903.2.02 Commercial and Group U.

An automatic sprinkler system installed in accordance with Section 903.3 shall be required in buildings and structures when the square footage of a new commercial building exceeds 5000 square feet.

EXCEPTION:

1. Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

Section 905 Standpipe Systems

Section 905.3 Required Installations
This section is revised to read:

Standpipe systems shall be installed where required by Sections 905.3.01 through 905.3.11.1. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 905.3.01 Standpipes
This section is added to read:

A Class 1 standpipe with 2.5inch hose valves shall be provided for all commercial buildings three levels or more in height, regardless of occupancy type. Hose valves shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class 1 standpipes may be required.

Chapter 56 Explosives and Fireworks

Section 5608.2 Fireworks
This section is added to read:

Fireworks shall not be sold, manufactured, disposed, or discharged within the jurisdictional boundaries of the City of Encinitas, except when a permit is issued for public display, theatrical purposes and/or group entertainment by the fire department to a California State Fire Marshal licensed pyro-technician and the minimum requirements of Title-19, California Code of Regulations, Chapter-6, fireworks are met. The San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108 may be used as a guide when enforcing these requirements.

Section 5608.3 Fireworks Penalty
This section is added to read:

Any person violating any provisions or failing to comply with this Chapter or the requirements of Title-19 California Code of Regulations, chapter 6, and/or San Diego County Regulatory Ordinance,Title-3, Division-2, Chapter 1, section 32.101 through 32.108, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed One Thousand dollars ($1000) or by imprisonment in the County jail for a period of not more than one year or by both such fine and imprisonment.

SECTION 3
That the geographic limits referred to in certain sections of the 2025 California Fire Code are hereby established as follows:

Chapter 57 Flammable and Combustible Liquids

Section 5704.2.9.6.1 Locations where Above-ground Tanks are Prohibited

This section is revised to read:

In the City of Encinitas, (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The limits referred to in Section 5704.2.9.6.1 and 5706.2.4.4 of the 2022 California Fire Code and the 2024 International Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as the jurisdictional limits of the City of Encinitas.

EXCEPTIONS:

1. 2000 gallons maximum temporary (six months maximum) above ground tanks meeting UL 2085 for private use on farms, agricultural and rural property, remote construction sites, earth moving projects, gravel pits or borrow pits. Such tanks shall be specially designed, approved and listed, and have features incorporated into their design which mitigates concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. A fire department permit will be required.

2. Crankcase draining may be stored in specially constructed above ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the fire code official deems appropriate, and the container meets the following: specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. In no case shall such storage be permitted in residential or institutional property. All installations require a fire department permit.

3. With the fire code official's approval, Class I and II liquids may be stored in aboveground tanks inside or outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Class I liquids will be limited to 550 gallons and class II liquids will be limited to 1100 gallons.

   Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. The fire code official may disapprove the installation of such containers when, in his opinion, their use presents a risk to life or property.

4. With the fire code official's approval, temporary storage of a maximum 10,000 gallons of Class II liquids may be permitted for a period not to exceed ninety (90) days at remote construction sites, earth moving projects, gravel pits or borrow pits, consistent with 5704 and 5706.

Section 5706 Special Operations

Section 5706.2.4.4 Locations where Above-ground Tanks are Prohibited

This section is revised to read:

Within the geographic limits of the City of Encinitas, the storage of Class I and Class II liquids in above-ground tank is prohibited in residential areas.

Section 5706.4 Bulk Plants or Terminals
This section is revised to read:

The geographic limits in which bulk plants and terminals of flammable and combustible liquids are received are prohibited for the protection of heavily populated and congested areas and are hereby established as jurisdiction limits of the City of Encinitas.

Chapter 58 Flammable Cryogenic Fluids

Section 5806.2 Limitations
This section revised to read:

Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the geographic limits of the City of Encinitas.

Chapter 61 Liquefied Petroleum Gases

Section 6104.2 Maximum Capacity within Established Limits
This section is revised to read:

Within the geographic limits of the City of Encinitas, the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons.

FINDINGS

FOR REVISION OF THE CITY OF ENCINITAS
AMENDMENTS TO THE 2022 CALIFORNIA FIRE CODE OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 9

As required by Health and Safety Code section 17958 the City of Encinitas does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due to certain climatic, topographic or geological features existing in the City of Encinitas.

The following matrix lists the City of Encinitas amendments and the corresponding express findings. Minor editorial changes or typographical corrections to the Fire Code are not shown in these findings. The full texts of the proposed City of Encinitas amendments are shown in City of Encinitas Fire Code.

MATRIX OF FINDINGS		
2025 California Fire Code Amendments		
Chapters or Sections	**PAGE NUMBER**	**FINDING NUMBER(S)**
Chapter 1 Administration	2	
Section 101.5 Validity	2	All
Section 102.13 Repeal Conflicting Ordinance	2	All
Chapter 2 Definitions	3	All
Chapter 3 General Precautions Against fire	3,4	
Section 308.1.6.3 Sky Lanterns	4	B, E
Section 324.1 through 324.3 Mid-Rise Buildings	4	A,D,E,F
Chapter 5 Fire Service Features	5-9	
Section 503.2.1 Dimensions	5	B,C & D
Section 503.2.3 Surface	5	B,C,& D
Section 503.2.7 Grade	5	B, C
Section 503.2.8 Angles of Approach and Departure	5	B,C
Section 503.2.9 Roadway Turnouts	6	A,B,C,D,E,F
Section 503.3 Marking	6	A,B,C,D,E,F
Section 503.4.2 Width of a Parking Space	6	B, C, D
Section 503.6 Security Gates	6,7	A,B,C,D,E,F
Section 507.2.2 Water Tanks	7,8	B, C & E
Section 507.5.1 Required Installation	8	All
Section 507.5.1.01 Single-Family Dwellings	8	All
Section 507.5.1.01a	9	All
Section 507.5.1.02 Multi-Family & Commercial	9	All
Chapter 9 Fire Protection Systems	8-10	B,C,D & E
Section 903.2 Where Required	8	All
Section 903.3 Installation Requirements	9	All
Section 903.2.01 Group R Additions, Remodels and Reconstruction	9	All
Section 903.2.02 Commercial and Group U	9	All
Section 905.3 and 905.3.01 Standpipes	9,10	All
Chapter 56 Explosives and Fireworks	10	
Section 5608.2 Fireworks – sale, use, display, disposal, seizure	10	B,C
Section 5608.3 Fireworks Penalty	10	B,C
Section 3	10	
Chapter 57 Flammable Combustible Liquids	10-12	
Section 5704.2.9.6.1 Location of Above-ground Tanks	10,11	All
Section 5706.2.4.4 Tank Location Prohibited	12	All
Section 5706.4 Bulk Plants/Terminals	12	All
Chapter 58 Flammable Gases and Cryogenic Fluids	12	
Section 5806.2 Limitations	12	All
Chapter 61 Liquefied Petroleum Gases	12	

Section 6104.2 Bulk Storage of Liquefied Petroleum Gases	12	All
Appendix "B" Fire Flow Requirements for Buildings	12	All
Appendix "I" Fire Protection Systems –Non-Compliant Conditions (No Amendments to appendix)	12	All

Findings for the Fire Code

The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions that: (a) exist in the City of Encinitas; (b) increase the exposure of the public to the dangers of fire; (c) could severely restrict the response of emergency services to fire dangers; and (d) can be mitigated by amendments to the international fire and construction codes:

Finding A

The City of Encinitas is bisected by a major transportation corridor (Interstate 5) which traverses in a north/south direction. Interstate 5 is used to transport hazardous materials and is designated by the State of California as an approved route for transporting highly toxic and radioactive materials.

The City of Encinitas is bisected by a railroad line running north/south. Hazardous materials are transported on the railroad.

Underground pipes run parallel to the railroad line and carry natural gas under high pressure. Underground pipes run in a north/south direction in the eastern portion of the City and carry liquid petroleum under high pressure.

The transport, through the City, of hazardous, toxic and radioactive materials, as well as natural gas and liquid petroleum, on a regular basis, increases the threat of fire ignition and spread. This adds to the fire danger posed by the City's climatic, topographic, and geological conditions.

Finding B

The City of Encinitas's topography is characterized by many large hillsides. The City's climate promotes the heavy growth of natural vegetation that covers the hillsides and is highly flammable, especially in the dry season.

There are numerous areas of wildland-urban interface where structures, especially residences, are in close proximity to that natural vegetation.

The City's climate is characterized by Santa Ana conditions involving dry gusty winds. In summer and fall, the typical weather is hot and dry. In combination, these climatic conditions create an extreme fire danger to the community.

Seasonal winds also have the potential for impeding emergency vehicle access by toppling trees (especially eucalyptus which is a species that is prevalent in the City and susceptible to being felled by winds).

As a result of the above conditions, the risk of fire ignition is greater. Also, once a fire is ignited, it is more likely that embers will be blown into the air, increasing the spread of the fire into the community. Therefore, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding C

The City of Encinitas is situated on the west slope of the coastal foothills that contain drainages, including Escondido Creek, which contribute to flooding within the community.

Because flooding conditions can impede fire service vehicles reaching the site of a fire, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding D

The City of Encinitas is situated near the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault.

A cluster of faults known as the “South Coast Offshore Zone of Deformation” is located off the City’s coast. These geologic conditions are capable of generating earthquakes of significant magnitude at any time.

An earthquake may: (1) cause fires; (2) impede emergency vehicles responding to fires; and (3) interrupt the City’s water supply which is needed to fight fires.

Because the community is subject to damage from earthquakes, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding E

The City of Encinitas and Southern California are semi-arid regions and experience water shortages from time to time. Those shortages can have a severely adverse effect on water availability for firefighting.

Fires starting in sprinkled buildings are typically controlled by one to three sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well-established structure fires operate at approximately 250 gallons per minute each, and the estimated water needed for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the Uniform Fire Code. The water estimate for a commercial building is typically greater than that of a residential structure.

Under circumstances such as; lack of water infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demand needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland, or building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

Finding F

Due to the sloping topography and coastal foothills in the City of Encinitas, the potential exists that new and future development will result in taller buildings on smaller parcels. Defining mid-rise buildings from 75 feet in height to four stories or more in height modifies the application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential danger of mid-rise this change is necessary.

In addition, the limitations of available firefighting equipment, limited availability of human resources in local fire departments, and the necessity to climb vertically up flights of stairs, greatly impacting the response time to reach an incident scene, it is necessary to define the height of midrise buildings. The reduced height and built in protection will mitigate extended fire department response time and keep incidents manageable.

Finding G

Based upon the circumstances previously described, the protection of persons and property requires the City to adopt standards that are more stringent than those set forth in: (1) the State Building Standards Code Sections, 102, 202, 308, 321, 503, 507, 903, 905, 5608, 5704, 5705, 5706, 5806, 6104, B, I, and Section 3 of the International Fire Code.

SECTION FOUR: SEVERABILITY.

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

SECTION FIVE: PUBLIC NOTICE AND EFFECTIVE DATE.

The City Clerk is directed to prepare and have published a summary of the Ordinance no less than five days prior to consideration of its adoption, and again within 15 days following adoption, indicating the votes cast.

This ordinance shall take effect on January 1, 2026. The City Clerk of City of Encinitas is hereby authorized to use summary publication procedures pursuant to Government Code Section 36933 utilizing the Coast News, a newspaper of general circulation published in the City of Encinitas.

SECTION SIX: INTRODUCTION AND ADOPTION.

This Ordinance was introduced at a regular meeting of the City Council held on _____.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the ____ day of _____.

_____
Bruce Ehlers, Mayor

ATTEST:

_____
Kathy Hollywood, City Clerk

APPROVED AS TO FORM

_____
Tarquin Preziosi, City Attorney

CERTIFICATION: I, Kathy Hollywood, City Clerk of the City of Encinitas, California, do hereby certify under penalty of perjury that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the __ day of _____, 2025 and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the ____ of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Encinitas, California, this _____ day of _____, 2025.

_____
Kathy Hollywood, City Clerk

ORDINANCE 2025-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENCINITAS, CALIFORNIA, AMENDING ENCINITAS MUNICIPAL CODE CHAPTER 23.12 (BUILDING CODES FOR CONSTRUCTION) TO MAKE CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS RELATED TO ELECTRIC VEHICLES, WATER CONSERVATION AND ENERGY EFFICIENCY

CASE NUMBER: PLCY-008282-2025; CITYWIDE

SECTION ONE. The City Council of the City of Encinitas hereby finds and declares as follows:

WHEREAS, the City of Encinitas desires to amend Sections 23.12.080 and 23.12.110 of Chapter 23.12 (Building Codes for Construction) of Title 23 (Building and Construction) of the City of Encinitas Municipal Code to implement goals and objectives set forth in the City's Climate Action Plan for reducing greenhouse gas (GHG) emissions, conserving energy, encouraging green buildings, protecting the natural environment, and protecting the health of residents and visitors;

WHEREAS, the California Global Warming Solutions Act of 2006, known as AB 32, established a statewide goal of reducing greenhouse gas emissions to 1990 levels by 2020 and directs the California Air Resources Board to develop a strategy to achieve such reductions;

WHEREAS, Executive Order S-3-05, established a statewide goal of reducing emissions to 80 percent below 1990 levels by 2050;

WHEREAS, the California Global Warming Solutions Act of 2016, known as SB 32, established a binding target to reduce statewide GHG emissions to at least 40 percent below 1990 levels by 2030;

WHEREAS, California Assembly Bill 1279 (2022) set a statewide target of achieving carbon neutrality no later than 2045 and to ensure that by 2045, statewide greenhouse gas emissions are reduced at least 85 percent below 1990 levels;

WHEREAS, the State of California Climate Strategy identifies key strategies for addressing climate change that includes increasing renewable energy usage, doubling energy efficiency savings in existing buildings, making heating fuels cleaner, and reducing emissions from transportation;

WHEREAS, California Governor Gavin Newsom signed Executive Order N-79-20 on September 23, 2020, setting a target of 100 percent of in-state sales of new passenger vehicles will be zero-emission by 2035, as well as ambitious targets for zero-emission medium- and heavy-duty vehicles;

WHEREAS, the State of California recent adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems;

WHEREAS, the City Council of the City of Encinitas adopted and updated CEQA-qualified Climate Action Plan on November 18, 2020, aligning local climate action policies with the State of California Climate Strategy including the adoption strategies and goals to procure grid available electricity from 100 percent renewable energy sources, increase energy efficiency in residential and non-residential buildings, and promote the installation of local renewable energy sources at homes and businesses;

WHEREAS, the City of Encinitas Climate Action Plan found that buildings are the second largest contributor to GHG emissions, accounting for 39 percent of its total emissions in 2012;

WHEREAS, the United Nations Intergovernmental Panel on Climate Change (IPCC) has warned that failure to address the causes of global climate change within the next few years will result in sea level rise, increased frequency of wildland fires, and reduced freshwater resources, which will significantly increase the cost of providing local governmental services and protecting public infrastructure;

WHEREAS, the City Council of the City of Encinitas adopted Resolution 2020-90 Declaring a Climate Emergency on December 16, 2020;

WHEREAS, the 2025 California Building Standards Code adopted by the California Building Standards Commission sets minimum statewide building standards and, within the code, expressly stated that the standards are viewed as "minimal" and that local government entities retain discretion, pursuant to Health and Safety Code Section 17958 to exceed the standards established by the code based on express findings that such changes or modifications are reasonably necessary because of local climatic, topographical, or geological conditions pursuant to Health and Safety Code Section 17985.5, 17958.7, and 18941.5;

WHEREAS, Health and Safety Code (HSC) Section 18941.5, with reference to HSC Section 17958.7, allows for more restrictive local amendments to the California Building Standards Code that are reasonably necessary because of local climatic, geological, or topographical conditions;

WHEREAS, the proposed amendments and changes to the California Energy Code, Part 6 and the California Green Building Standards Code, Part 11 of the California Building Standards Code, are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City of Encinitas has over six (6) miles of beaches, several creeks, and other low-lying areas prone to flooding. The City is at risk to coastal storms, erosion, and flooding. There is broad scientific consensus that the earth will continue to warm, and sea levels will rise impacting beaches, roads, properties, infrastructure, and environmentally sensitive areas.
2. The City of Encinitas has experienced increases in annual temperature. Annual temperatures have increased more than 1-degree Fahrenheit in many parts of the state and have exceeded increases of 2-degree Fahrenheit in areas that include the San Diego region. Temperature increases are expected to continue into the future.
3. The City of Encinitas is situated in hilly, coastal and inland terrain. Approximately 50 percent of the City is covered by native vegetation on steep and frequently inaccessible hillsides. The native vegetation consists of highly combustible grasses, dense brush, and chaparral, and could pose a wildfire risk. Natural firebreaks in these areas are significantly lacking.
4. The City of Encinitas experiences seasonal climatic conditions during the late summer and fall that can result in frequent Santa Ana weather patterns. Dry, hot, strong, and gusty Santa Ana wind conditions produce extreme dryness and some of the highest wind events in San Diego County, resulting in some of the region's most catastrophic wildfires. These fires impact public health in the populated coastal zone through extreme heat and smoke.
5. The City of Encinitas has a responsibility to act to address environmental conditions that impact public health and welfare. Sustainability and resiliency are core values of the City's General Plan and Climate Action Plan. Energy efficiency promotes public health and welfare by enhancing the environmental and economic health of the City through green practices in design, construction, maintenance, and operation of new and existing buildings. Construction of energy efficient buildings and installation of renewable energy

systems protects the public health and welfare by reducing air pollution, greenhouse gas emissions, average and peak energy demand, and adverse impacts from power outages.

6. The City of Encinitas is largely built out creating more demand for additions and alterations to existing buildings;
7. Due to the relatively mild climate in the San Diego region, some new homes are not built with air conditioners and may not have a suitable location for a future outdoor heat pump coil;
8. Due to the development patterns and terrain of the San Diego region, private automobiles are expected to remain a significant mode of local transportation into the foreseeable future;
9. Due to the increased risk of drought in the region, alternative sources of irrigation are needed to maintain a healthy urban environment;
10. Amendments to the California Energy Code and the California Green Building Code to require additional improvements for certain additions and alterations, designate locations for heat pumps in new single family homes, require graywater-ready plumbing in new single family homes, and increase requirements for electric vehicle charging infrastructure are reasonably necessary to promote energy efficiency and conservation in the City, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

WHEREAS, Public Resources Code (PRC) Section 25402.1(h)(2) and the California Energy Code, Title 24, Part 6, Section 10-106 establish a process by which local governments may adopt more stringent standards to the energy efficiency and conservation provisions in the California Energy Code, Title 24, Part 6, provided that the standards have been determined to be cost effective and will require buildings to be designed to consume less energy than permitted by the California Energy Code;

WHEREAS, the following studies commissioned by the California Statewide Energy Codes and Standards Program demonstrate that the local amendments are cost effective and will require buildings to be designed to consume less energy than is permitted by the California Energy Code:

1. Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades; and
2. Application of the 2019 Studies to the 2022 Energy Code: Existing Low-Rise Residential Building Upgrades;

WHEREAS, by adopting this ordinance, the City Council has determined, in a public hearing, that the standards are cost-effective;

WHEREAS, California Assembly Bill 130 (2025) establishes a statewide moratorium on local code amendments applicable to residential units between October 1, 2025 and June 1, 2031, unless certain conditions are met, as enumerated in Section 17958 of the Health and Safety Code;

WHEREAS, consistent with Section 17958 of the Health and Safety Code, these amendments have been adopted on September 24, 2025;

WHEREAS, the City Council of the City of Encinitas has adopted local code amendments under the 2022, 2019, and 2016 California Building Standards Code cycles;

WHEREAS, consistent with Section 17958 of the Health and Safety Code, the amendments are substantially equivalent to changes or modifications that were previously filed by the City of Encinitas and were in effect on and prior to September 30, 2025.

WHEREAS, consistent with Section 17958 of the Health and Safety Code, these amendments are necessary to align with the Housing Element of the General Plan, adopted April 7, 2021, and the Climate Action Plan, as adopted and certified by the Encinitas City Council on November 18, 2020. One of the objectives under the Housing Element of the General Plan is to “Continue to develop and promote energy efficiency conservation measures consistent with the strategies outlined in the City’s Climate Action Plan.”

WHEREAS, the Climate Action Plan, the City’s adopted greenhouse gas emissions reduction strategy, outlines energy conservation measures implemented by local code amendments which include requiring residential renovations to implement energy efficiency retrofits, requiring new residential units to be constructed all-electric to the extent permitted by federal law, and requiring new residential units to install electric vehicle chargers.

WHEREAS, the City Council finds in its independent judgment that the proposed amendment to the Encinitas Municipal Code to adopt State uniform codes is exempt from environmental review as per Section 15378(b)(5) of the CEQA Guidelines since the activity in question is not considered a "project” as defined therein. The action being considered by the City Council is an administrative activity of government that will not result in the direct or indirect physical change in the environment. This action entails adoption of State mandated Building Codes that are enforceable upon the City. Minor amendments will not have a significant effect on the environment because the strengthened requirements reduce hazards and accommodate features and thereby reduce environmental effects. Furthermore, the amendments were previously evaluated in the Final Negative Declaration (ND) for the Climate Action Plan (Case No. 17-224), dated December 5, 2017, and Addendum to the ND (Case No. ENV-004106-2020), dated October 20, 2020. The ND and the Addendum evaluated the potential environmental effects of the implementation of the Climate Action Plan including the adoption and enforcement of energy efficiency and renewable energy ordinances. This project is within the scope of the Final ND and the Addendum and no further California Environmental Quality Act (CEQA) compliance is required. The City Council therefore finds that there is no possibility that the minor local amendments may have a significant effect on the environment; therefore pursuant to Section 15061(b)(3) of the CEQA Guidelines the activity is exempt from the provisions of CEQA; and

NOW, THEREFORE, the City Council of the City of Encinitas, California, hereby ordains as follows:

SECTION TWO:

Ordinance Nos. 2022-13 and 2024-04 amending Section 23.12.080 of Chapter 23.12 of the Encinitas Municipal Code are hereby repealed in their entirety. Section 23.12.080 of Chapter 23.12 of the Encinitas Municipal Code is hereby amended to add, modify or remove the following sections as specified herein:

A. There is adopted and incorporated by reference herein as the City's Energy Code for the purpose of prescribing regulations in the City of Encinitas for the conservation of energy, the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with 2025 California Energy Code and any rules and regulations

promulgated pursuant thereto, including the California Energy Code, 2025 Edition, published by the California Energy Commission.

B. The first paragraph of Section 150.2(a) is amended 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.

C. The first paragraph of Section 150.2(b) is modified 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.

D. Section 150.2 of the California Energy Code is amended to add Section (d) as follows:

(d) Single Family Additions or Alterations.

The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion. All additions and alterations of single family residential buildings with a building permit valuation of $50,000 or higher shall include any one of the measures identified as Available in Table 150.2-H, Single Family Requirements, where vintage shall refer to the year in which the building was originally permitted for construction. The measures shall be installed to the specifications in Table 150.2-I, Single Family Measure Specifications. Existing measures that meet the specifications in Table 150.2-I may be used to satisfy the requirements.

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.

Exception to Section 150.2(d): The requirement for inclusion of energy efficiency measures does not apply to residential buildings that receive a rating of seven or higher on the U.S. Department of Energy's Home Energy Score rating system based upon an assessment by a Home Energy Score Certified Assessor, to the satisfaction of the Development Services Director or designee.

Table 150.2-H: Single Family Requirements

Measures	Building Vintage		
	Pre-1978	1978-1991	Post-1991
Water Heating Package	Available*	Available*	Available*
Cool Roof	Available*	Available*	Available
R-38 Attic Insulation and Air Sealing	Available*	Available	Available
Duct Sealing	Available*	Available*	Available
New Ducts + Duct Sealing	Available*	Available	Available
Windows	Available	Available	Available
R-15 Wall Insulation	Available	Not applicable	Not applicable
Heat Pump Water Heater (HPWH)	Available	Available	Available
Heat Pump HVAC	Available	Available	Available
Heat Pump Clothes Dryer	Available	Available	Available
Induction Cooktop	Available	Available	Available
PV + Electric Ready Pre-Wire	Available*	Available*	Available

* Measures that have been shown to be cost effective in this region.

Table 150.2-I: Single Family Measure Specifications
Water Heating Package: Add exterior insulation meeting a minimum of R-6 to existing storage water heaters. 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.
Cool Roof: Install a cool roof. For steep-sloped roofs (ratio of rise to run greater than 2:12) install a roofing product rated by the Cool Roof Rating Council to have an aged solar reflectance equal to or greater than 0.25, and a thermal emittance equal to or greater than 0.75. For low-sloped roofs, install a roofing product meeting the requirements of Section 150.2(b)1Iiia, and insulate the roof in accordance with Section 150.2(b)1Iiib. Only areas of roof that are to be re-roofed are subject to the cool roof upgrade. All exceptions as stated in 2025 Title 24, Part 6, Section 150.2(b)1Ii for steep slope roofs and 150.2(b)1Iii for low slope roofs are allowed.

Table 150.2-I: Single Family Measure Specifications
R-38 Attic Insulation and Air Sealing. **Attic Insulation:** Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.026 or insulation installed at the ceiling level shall have a thermal resistance of R-38 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. Existing R-19 insulation satisfies this requirement. **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 post 1991 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute in accordance with the BPI Technical Standards for the Building Analyst Professional.
Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2025 Title 24, Part 6, Section 150.2(b)1E. The duct system must be tested by a certified ECC Rater no more than three years prior to the 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 + Duct Sealing measure in this Table.
New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24, Part 6, 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.
Windows: Replace all existing windows with high performance windows with an area-weighted average U-factor no greater than 0.30.
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.
Heat Pump Water Heater (HPWH): Replace existing electric resistance or 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.
HVAC Heat Pump: Replace existing gas space heating system or all existing electric resistance heating systems with an electric heat pump system that meets 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.
Heat Pump Clothes Dryer: Replace existing gas or electric resistance clothes dryer with a heat pump dryer with no resistance element and cap gas line.

Table 150.2-I: Single Family Measure Specifications
Induction Cooktop: Replace existing gas and electric resistance stove top with an induction stove top and cap the gas line.
PV+ Electric Ready Pre-Wire: Install a solar PV system that meets the requirements of 2025 Title 24, Part 6, Section 150.1(c)14. The system shall be sized such that the estimated annual kWh production shall not exceed the projected annual kWh demand. Upgrade the panelboard serving the individual dwelling to provide circuit breaker spaces for a heat pump water heater, heat pump space heater, electric cooktop and electric clothes dryer with the capacities specified in California Energy Code Section 150.0 (n), (t), (u) and (v); or, provide electrical load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel. Install any two circuits for electric appliances from the list below: 1. Heat Pump Water Heater Ready, as specified in Section 150.0(n)1 2. Heat Pump Space Heater Ready, as specified in Section 150.0(t) 3. Electric Clothes Dryer Ready, as specified in Section 150.0(v) 4. Electric Cooktop Ready, as specified in Section 150.0(u) 5. Energy Storage Systems (ESS) Ready, as specified in Section 150.0(s) 6. EV Charger Ready. Install a dedicated 208/240-volt branch circuit as specified in the California Green Building Code, Title 24, Part 11, Section A4.106.8.1, which otherwise applies to new construction

E. Section 180 of the **California Energy Code** is amended to add Section 180.5 as follows:

Section 180.5 - MULTIFAMILY ADDITIONS OR ALTERATIONS

The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion. All additions and alterations of individual residential dwelling units (within the multifamily building), with a building permit valuation of $50,000 or higher shall include any one of the measures identified as Available in Table 180.5-A, Multifamily Requirements, where vintage shall refer to the year in which the building was originally permitted for construction. The measures shall be installed to the specifications in Table 180.5-B, Multifamily Measure Specifications. Existing measures that meet the specifications in Table 180.5-B may be used to satisfy the requirements.

Note: To the extent the provisions of Section 180.5 conflict with other provisions of the California Energy Code, then the most energy conserving provisions shall supersede and control.

Table 180.5-A: Multifamily Requirements

Measures	Building Vintage		
	Pre-1978	1978-1991	Post-1991
Water Heating Package	Available*	Available*	Available*
Cool Roof	Available*	Available*	Available
R-38 Attic Insulation and Air Sealing	Available*	Available	Available
Duct Sealing	Available*	Available*	Not applicable
New Ducts + Duct Sealing	Available*	Available	Available
Windows	Available	Available	Available
R-15 Wall Insulation	Available	Not applicable	Not applicable
Floor Insulation	Available	Not applicable	Not applicable
Heat Pump Water Heater (HPWH)	Available	Available	Available
Heat Pump HVAC	Available	Available	Available
Heat Pump Clothes Dryer	Available	Available	Available
Induction Cooktop	Available	Available	Available
PV + Electric Ready Pre-Wire	Available*	Available*	Available

* Measures that have been shown to be cost effective in this region.

Table 180.5-B: Multifamily Measure Specifications
Water Heating Package: Add exterior insulation meeting a minimum of R-6 to existing storage water heaters. 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.
Cool Roof: Install a cool roof. For steep-sloped roofs (ratio of rise to run greater than 2:12) install a roofing product rated by the Cool Roof Rating Council to have an aged solar reflectance equal to or greater than 0.25, and a thermal emittance equal to or greater than 0.75. Low slope roofs (ratio of rise to run of 2:12 or less) shall meet the requirements of Section 180.2(b)1Ii of 2019 Title 24, Part 6. All exceptions as stated in 2025 Title 24, Part 6, Section 180.2(b)1Ii for low slope roofs and 180.2(b)1Iii for steep slope roofs are allowed.

Table 180.5-B: Multifamily Measure Specifications
R-38 Attic Insulation and Air Sealing **Attic Insulation:** Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.026 or insulation installed at the ceiling level shall have a thermal resistance of R-38 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. Existing R-19 insulation satisfies this requirement. **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 post 1991 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute in accordance with the BPI Technical Standards for the Building Analyst Professional.
Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of 2025 Title 24, Part 6, Section 180.2(b)2Aiii. The duct system must be tested by a certified ECC Rater no more than three years prior to the low-rise multifamily covered project permit application date to verify the duct sealing and confirm that the requirements have been met.
New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24, Part 6, Section 160.3(b)5.K, with the exception that the maximum duct leakage be reduced from the current code requirement of 12 percent to five percent. To qualify, a preexisting measure must have been installed no more than three years before the low-rise multifamily covered project permit application date.
Windows: Replace all existing windows with high performance windows with an area-weighted average U-factor no greater than 0.32.
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.
Floor Insulation: Install floor insulation in the floor cavity of all exterior raised floors to achieve a weighted U-factor of 0.037 or an installed thermal resistance of R-19 or greater for the insulation alone.
Heat Pump Water Heater (HPWH): Replace existing electric resistance or gas water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 170.2(d)1.
HVAC Heat Pump: Replace existing gas space heating system or all existing electric resistance heating systems with an electric heat pump system that meets the requirements of Sections 110.3 and 170.2(c).

Table 180.5-B: Multifamily Measure Specifications
Heat Pump Clothes Dryer: Replace existing gas or electric resistance clothes dryer with a heat pump dryer with no resistance element and cap gas line.
Induction Cooktop: Replace existing gas and electric resistance stove top with an induction stove top and cap the gas line.
PV+ Electric Ready Pre-Wire: Install a solar PV system that meets the prescriptive requirements in Section 170.2(f). The system shall be sized such that the estimated annual kWh production shall not exceed the projected annual kWh demand. Upgrade the panelboard serving the individual dwelling to provide circuit breaker spaces for a heat pump water heater, heat pump space heater, electric cooktop and electric clothes dryer in accordance with Section 160.9(a); or, provide electrical load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel. Install any two circuits for electric appliances from the list below: 1. Heat Pump Water Heater Ready, as specified in Section 160.9(e) 2. Heat Pump Space Heater Ready, as specified in Section 160.9(b) 3. Electric Clothes Dryer Ready, as specified in Section 160.9(d) 4. Electric Cooktop Ready, as specified in Section 160.9(c) 5. Energy Storage Systems (ESS) Ready, as otherwise specified for Single Family buildings in Section 150.0(s) 6. EV Charger Ready. Install a dedicated 208/240-volt branch circuit as specified in the California Green Building Code, Title 24, Part 11, Section A4.106.8.1, which otherwise applies to single family new construction

F. Section 150.0(t) of the California Energy Code is hereby amended to read:

Section 150.0(t) Heat Pump Space Heater Ready.

Systems using gas or propane furnace to serve individual dwelling units shall include the following:

1. A dedicated 240-volt branch circuit wiring shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
2. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump space heater installation. The reserved space shall be permanently marked as "For Future 240V use".
3. A designated exterior location for a future heat pump compressor unit that meets the requirements of Section 150.0(h)3 with either a drain or natural drainage for condensate.

G. Applicability. These requirements apply to all building permit applications filed on or after January 1, 2026 after approval by the California Energy Commission, or after the effective date, whichever is later.

SECTION THREE:

Ordinance Nos. 2022-14 and 2024-04 amending Section 23.12.010 of Chapter 23.12 of the Encinitas Municipal Code are hereby repealed in their entirety. Section 23.12.010 of Chapter 23.12 of the Encinitas Municipal Code is hereby amended to add, modify or remove the following sections as specified herein:

A. There is adopted and incorporated by reference herein as the City's Green Building Code for the purpose of prescribing regulations in the City of Encinitas for enhancing the design and construction of buildings, through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices the 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the 2025 California Buildings Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., and the California Green Building Standards Code, 2025 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction of buildings shall be in conformance with the 2025 California Building Standards Code and any rules and regulations promulgated pursuant thereto, including the California Green Building Standards Code, 2025 Edition, published by the California Building Standards Commission.

B. Section 202 DEFINITIONS, is hereby amended to add or modify the following definitions to the 2025 California Green Building Standards Code to read:

Newly Constructed Building (or New Construction) shall have the meaning defined in Title 24, Part 2, Chapter 2, Section 202, as amended.

C. Section 4.304.2 Graywater Systems is hereby added to the 2025 California Green Building Standards Code to read:

4.304.2 Graywater systems. Newly Constructed single-family dwelling units shall be preplumbed for a graywater system permitted and constructed in accordance with Chapter 15 of the California Plumbing Code and including a connection to a convenient location for integration of the graywater system with landscape irrigation systems and accepting graywater from all sources permissible in conformance with the definition of graywater as per Section 14876 of the California Water Code.

Exception:

A graywater system shall not be permitted where a qualified soils engineer determines in a written, stamped report, or a percolation test shows, that the absorption capacity of the soil at the project site is unable to accommodate the discharge of a graywater irrigation system.

D. Sections E through G cover Electric Vehicle Service Equipment requirements and includes the following sections:

E. A4.106.8 Electric vehicle charging for new one- and two-family dwellings and townhouses with attached private garages.

F. 5.106.5.7 Additional electric vehicle charging equipment (EVCE) requirements for nonresidential buildings.

G. Section 102.4: Electric vehicle service equipment streamlined permitting for AB 1236 compliance.

E. The first paragraph of Section A4.106.8 and the entirety of Section A4.106.8.1 are hereby added as amended to the 2025 California Green Building Standards Code as mandatory requirements to read:

A4.106.8 Electric vehicle (EV) charging for new construction. New construction shall comply with Section A4.106.8.1 to facilitate the installation and use of EV ready spaces. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.

A4.106.8.1 Electric vehicle charging for new one- and two-family dwellings and townhouses with attached private garages.

Tier 1 and Tier 2. For each dwelling unit a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated at 40 amperes minimum. Other electrical components, including a receptacle or blank cover, related to this section shall be installed in accordance with the California Electrical Code.

A4.106.8.1.1 Identification. The service panel or subpanel circuit director shall identify the overcurrent protective device designated for future EV charging purposes as "EV READY" in accordance with the California Electrical Code. The receptacle or blank cover shall be identified as "EV READY."

F. Section 5.106.5.7 Additional Electric Vehicle Charger Requirements for Nonresidential Buildings, is hereby added to the 2025 California Green Building Standards Code Section to read:

5.106.5.7 Additional electric vehicle charging station requirements for nonresidential buildings.

1. In addition to the requirements of Section 5.106.5.4, for any nonresidential alteration or addition that requires a building permit with a permit valuation of $500,000 or more as determined by the City of Encinitas Building Division, at least 8% of the total number of required parking spaces provided for all types of parking facilities allocated to the tenant space(s), but in no case less than one, shall be electric vehicle charging spaces (EV spaces). Each such space shall be equipped with, at a minimum, fully operational Level 2 electric vehicle supply equipment (EVSE). Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. All EVSE and EV spaces shall be made available to all employees and patrons of the property in the same manner as other parking spaces. Refer to Sections 5.106.5.3.2 through 5.106.5.3.5 for design requirements.
2. These requirements shall apply to mixed occupancy buildings as specified in Section 302.

   Exceptions:

   On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

   1. Where there is no local utility 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 Section 5.106.5.7, may adversely impact the construction cost of the project.
   3. Or other conditions as determined by the City.

G. Section 102.4, Electric Vehicle Charging Station Streamlined Permitting/ AB 1236 and AB 790 Compliance, is hereby added to the 2025 California Green Building Standards Code Section to read:

Section 102.4: Electric vehicle service equipment streamlined permitting for AB 1236 and AB 970 compliance.

102.4.1 Purpose. The purpose of this amendment is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. This Chapter is also purposed to comply with California Government Code Sections 65850.7 and 65850.71, as modified.

102.4.2 Definitions. The following definitions shall apply to Section 102.4:

Electric Vehicle Charging Station or Charging Station. Any level of electric vehicle supply equipment station that is designed and built-in compliance with Article 625 of the California Electrical Code and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

Association. A nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

Checklist. The submittal checklist required by the City of Encinitas to be submitted with the permit application for an electric vehicle charging station to demonstrate compliance.

Specific, Adverse Impact. A significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Electronic Submittal. Submittal through the City's Customer Self Service Portal.

Feasible Method. A method to satisfactorily mitigate or avoid a specific, adverse impact including, but is not limited to, any cost-effective method, condition, or mitigation imposed by the city on another similarly situated application in a prior successful application for a permit.

102.4.3 Permit Application Processing. Section 102.4 applies to the permitting of all electric vehicle charging stations in the City of Encinitas.

A. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.

B. A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meets the requirements of the City adopted checklist and is consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7 and Section 65850.71, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the City. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

C. Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications and associated supporting documentations. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

102.4.4 Permit Application and Submittal Requirements.

A. All electric vehicle charging stations shall meet applicable health and safety standards and requirements imposed by the state and the city.

B. All documents required for the submission of an electric vehicle charging station application are available on the city website, including a checklist of submittal requirements for expedited review. Unless otherwise specified, the checklist shall be the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook."

C. Along with the Checklist, the applicant shall submit a site plan, accessibility details, and associated electrical plans as part of their submittal to the City.

D. Electronic submittal of the required permit application and documents shall be made available to all electric vehicle charging station permit applicants. The permit application and associated documentation may be submitted to the Building Division by electronic submittal together with required permit processing and inspection fees. Electronic signature of the applicant on all forms, applications, and other documents may be used in lieu of a wet signature.

E. Should this chapter conflict with any permit processing requirements specified in any other chapter of the Encinitas Municipal Code, this chapter shall take precedence.

102.4.5 Permit Review and Issuance.

A. The Development Services Department shall implement an administrative, nondiscretionary review process to expedite approval of electric vehicle charging stations.

B. A permit application that satisfies the information requirements in the city's Checklist shall be deemed complete and be promptly processed per Government Code Section 6580.71.

C. If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.

D. Upon confirmation by the Building Official that the permit application and supporting documents meets the Checklist and is consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7 and Section 65850.71, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until final inspection approval is granted by the City.

102.4.6 Technical Review.

A. It is the intent of this code to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the

action does not supersede the Building Official's authority to address higher priority life-safety situations.

B. In the technical review of a charging station, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an Association, as that term is defined by Civil Code Section 4080.

102.4.7 Electric Vehicle Charging Station Installation Requirements.

A. Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

B. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

C. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

E. If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses, the City shall reduce the number of required parking spaces for the existing uses by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

H. Applicability. These requirements apply to all building permit applications filed on or after January 1, 2026 or the effective date, whichever is later.

SECTION FOUR. FINDINGS

The proposed amendments and changes to the California Energy Code, Part 6 and the California Green Building Standards Code, Part 11 of the California Building Standards Code, are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City of Encinitas has over six (6) miles of beaches, several creeks, and other low-lying areas prone to flooding. The City is at risk to coastal storms, erosion, and flooding. There is broad scientific consensus that the earth will continue to warm, and sea levels will rise impacting beaches, roads, properties, infrastructure, and environmentally sensitive areas.
2. The City of Encinitas has experienced increases in annual temperature. Annual temperatures have increased more than 1-degree Fahrenheit in many parts of the state and have exceeded increases of 2-degree Fahrenheit in areas that include the San Diego region. Temperature increases are expected to continue into the future.

3. The City of Encinitas is situated in hilly, coastal and inland terrain. Approximately 50 percent of the City is covered by native vegetation on steep and frequently inaccessible hillsides. The native vegetation consists of highly combustible grasses, dense brush, and chaparral, and could pose a wildfire risk. Natural firebreaks in these areas are significantly lacking.
4. The City of Encinitas experiences seasonal climatic conditions during the late summer and fall that can result in frequent Santa Ana weather patterns. Dry, hot, strong, and gusty Santa Ana wind conditions produce extreme dryness and some of the highest wind events in San Diego County, resulting in some of the region's most catastrophic wildfires. These fires impact public health in the populated coastal zone through extreme heat and smoke.
5. The City of Encinitas has a responsibility to act to address environmental conditions that impact public health and welfare. Sustainability and resiliency are core values of the City's General Plan and Climate Action Plan. Energy efficiency promotes public health and welfare by enhancing the environmental and economic health of the City through green practices in design, construction, maintenance, and operation of new and existing buildings. Construction of energy efficient buildings and installation of renewable energy systems protects the public health and welfare by reducing air pollution, greenhouse gas emissions, average and peak energy demand, and adverse impacts from power outages.
6. The City of Encinitas is largely built out creating more demand for additions and alterations to existing buildings;
7. Due to the relatively mild climate in the San Diego region, some new homes are not built with air conditioners and may not have a suitable location for a future outdoor heat pump coil;
8. Due to the development patterns and terrain of the San Diego region, private automobiles are expected to remain a significant mode of local transportation into the foreseeable future;
9. Due to the increased risk of drought in the region, alternative sources of irrigation are needed to maintain a healthy urban environment;
10. Amendments to the California Energy Code and the California Green Building Code to require additional improvements for certain additions and alterations, designate locations for heat pumps in new single family homes, require graywater-ready plumbing in new single family homes, and increase requirements for electric vehicle charging infrastructure are reasonably necessary to promote energy efficiency and conservation in the City, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

The proposed amendments and changes to the California Energy Code, Part 6 and the California Green Building Standards Code, Part 11 of the California Building Standards Code are consistent with Section 17958 of the Health and Safety Code on the following grounds:

1. These amendments were adopted on September 24, 2025.
2. These amendments are substantially equivalent to changes or modifications that were previously filed by the City of Encinitas and were in effect on and prior to September 30, 2025.

3. These amendments are necessary to align with the Housing Element of the General Plan, adopted April 7, 2021, and the Climate Action Plan, as adopted and certified by the Encinitas City Council on November 18, 2020.

By adopting this ordinance, the City Council has determined, in a public meeting, that the energy standards are cost-effective and will require that buildings be designed to use less energy than is permitted under the California Energy Code, according to the following studies:

1. Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades; and
2. Application of the 2019 Studies to the 2022 Energy Code: Existing Low-Rise Residential Building Upgrades.

SECTION FIVE: SEVERABILITY.

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

SECTION SIX: EFFECTIVE DATE.

This Ordinance shall take effect and be in force thirty (30) days after its passage and filing with the California Building Standards Commission, whichever is later. The City Clerk of the City of Encinitas is hereby authorized to use summary publication procedures pursuant to Government Code Section 36933 utilizing the Coast News, a newspaper of general circulation published in the City of Encinitas.

This Ordinance was introduced at a regular meeting of the City Council held on September 10, 2025.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the _____ day of _____.

_____

Bruce Ehlers, Mayor

ATTEST:

_____

Kathy Hollywood, City Clerk

APPROVED AS TO FORM

_____

Tarquin Preziosi, City Attorney

CERTIFICATION: I, Kathy Hollywood, City Clerk of the City of Encinitas, California, do hereby certify under penalty of perjury that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the _____ day of _____, 2025 and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the _____ of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Encinitas, California, this _____ day of _____, 2025

_____

Kathy Hollywood, City Clerk

CITY OF ENCINITAS
Development Services Department
505 S. Vulcan Ave
Encinitas, CA 92024
www.encinitasca.gov
Phone: 760-633-2730
Email: building@encinitasca.gov

ELECTRIC READINESS GUIDELINES

Ordinance No. 2025-11, adopted by City Council on September 24, 2025, enacted a comprehensive set of local energy efficiency and green building local code amendments. The ordinance is effective January 1, 2026. Please consult with the Building Division for more information.

ELECTRIC READINESS REQUIREMENT

The City of Encinitas Municipal Code Section 23.12.080F amended the 2025 California Energy Code to expand electric readiness requirements for new construction. The amended code (the "Code") requires that **new buildings with natural gas or propane piping** and appliance locations be designed and constructed to be ready for future replacement with electric appliances. This document provides guidance for electric readiness as required by the 2025 California Energy Code and the City of Encinitas amendments to the California Energy Code. It is intended to assist applicants to fulfill the electric-ready requirements of the City of Encinitas Municipal Code Section 23.12.080. Adherence to the guidelines does not assure that conversion to all-electric equipment will be feasible in all cases, particularly with respect to large central systems and pool heaters. Instead, they provide electrical system, space, drainage and ventilation guidance for systems serving individual dwelling units and design criteria for central systems and pool heaters. The California Energy Code also specifies certain readiness requirements for EV charging, solar photovoltaics and battery storage; these topics are not included in these guidelines. Applicants should refer to the Code for specific compliance requirements.

RESIDENTIAL BUILDINGS

Electrical Capacity

Electrical panel boards serving individual dwelling units in new single family homes, duplexes and townhomes must have a busbar rating of at least 225 amps [CA Energy Code Section 150.0(s)], with certain exceptions. The main electrical panel of new multifamily buildings must be sized to meet the future electric requirements for all-electric equipment, including space heating, water heating, cooktops and ranges, and clothes dryers. The building main service conduit, the electrical system to the location of each gas appliance, and any on-site distribution transformers must have sufficient capacity to supply full rated amperage at each electric ready appliance in accordance with the California Electrical Code [Section 160.9].

In newly constructed multifamily buildings, the electrical service, panel boards and subpanels must have sufficient capacity and reserved space to meet all the building's potential future electrical requirements. Electric load calculations must reflect all loads for systems as installed at the time of construction and reflect expected future loads or increases to load as a result of compliance conversion to all-electric equipment. Conductors or raceway must be installed with termination points no more than 3 feet from each gas outlet or a designated location of future electric replacement equipment. [2025 CA Energy Code Section 160.9]

Space Heating

Systems using gas space heating equipment in newly constructed residential buildings must include the following components for each gas terminal or stub out:

- A dedicated 240 volt, 30 amp or greater electrical circuit for a future electric replacement heater;
- The circuit should terminate within 3 feet from the designated future location of an electric replacement heater with no obstructions into a listed cabinet, box or enclosure labelled "For Future Electric Space Heater" [2025 CA Energy Code Sections 150.0(t) and 160.9(a)];
- The circuit should be served by a dedicated double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Space Heater" [2025 CA Energy Code Sections 150.0(t) and 160.9(a)]; and
- A designated exterior location for a future heat pump compressor unit with either a drain or natural drainage for condensate [EMC 23.12.080].

Water Heating

Single Family, Duplexes and Townhomes [2025 CA Energy Code Section 150.0(n)]

Systems using gas water heaters to serve newly constructed individual dwelling units must designate a space at least 2.5 feet by 2.5 feet wide and 7 feet tall suitable for the future installation of a heat pump water heater (HPWH). All electrical components must be installed in accordance with the California Electrical Code.

If the designated space is within 3 feet from the water heater, then this space must include the following:

- A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, branch circuit rated at 30 amps minimum, within 3 feet from the water heater and accessible to the water heater with no obstructions;
- Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated;
- A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit above and labeled with the words "Future 240V Use"; and
- A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.

If the designated space is more than 3 feet from the water heater, then this space must include the following:

- A dedicated 240 volt branch circuit must be installed within 3 feet from the designated space. The branch circuit must be rated at 30 amps minimum. The blank cover must be identified as "240V ready";
- The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space must be permanently marked as "For Future 240V use";
- Either a dedicated cold water supply, or the cold water supply must pass through the designated HPWH location just before reaching the gas water heater;
- The hot water supply pipe coming out of the gas water heater must be routed first through the designated HPWH location before serving any fixtures;
- The hot and cold water piping at the designated HPWH location must be exposed and readily accessible for future installation of an HPWH; and
- A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.

Clothes Drying

Buildings plumbed for gas equipment in newly constructed buildings must include the following components for each gas terminal or stub out [2025 CA Energy Code Sections 150.1(v) and 160.9(c)]:

Equipment Serving Individual Units

A dedicated 240 volt branch circuit mustbe installed within 3 feet from the clothes dryer location and accessible to the clothes dryer location with no obstructions. The branch circuit conductors must be rated at 30 amps minimum. The blank cover must be identified as “240V ready”. All electrical components must be installed in accordance with the California Electrical Code. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric clothes dryer installation. The reserved space must be permanently marked as “For Future 240V use”.

Equipment in Common Use Areas

Conductors or raceway must be installed with termination points at the main electrical panel, via subpanels panels if applicable, to a location no more than 3 feet from each gas outlet or a designated location of future electric replacement equipment. Both ends of the conductors or raceway must be labelled “Future 240V Use.” Gas flow rates must be determined in accordance with the California Plumbing Code. Capacity should be one of the following:

- 24 amps at 208/240 volts per clothes dryer;
- 2.6 kVA for each 10,000 Btu per hour of rated gas input or gas pipe capacity; or
- The electrical power required to provide equivalent functionality of the gas-powered equipment as calculated and documented by the responsible person associated with the project.

Cooktops and Ranges

Newly constructed buildings plumbed for gas equipment must include the following components for each gas terminal or stub out [2025 CA Energy Code Sections 150.1(u) and 160.9(c)]:

- A dedicated 240 volt branch circuit should be installed within 3 feet from the appliance and accessible to the appliance with no obstructions. The branch circuit conductors must be rated at 50 amps minimum. The blank cover should be identified as “240V ready”. All electrical components must be installed in accordance with the California Electrical Code.
- The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric cooktop installation. The reserved space should be permanently marked as “For Future 240V use”.

Pool and Spas

Gas equipment serving pools and/or spas should have conductors or raceway installed from the main electrical panel (via subpanels panels, if applicable) to termination points at a location no more than 3 feet from each gas outlet or a designated location of future electric replacement equipment. The conductors or raceway and any intervening subpanels should be sized to meet the future electric power requirements for a heat pump pool heater(s) that can provide equivalent functionality of the gas-powered equipment as calculated and documented by a licensed design professional. Permit applicants are encouraged to conduct some level of initial design to address

future locations for heat absorption, transfer and distribution equipment and electric power systems.

NONRESIDENTIAL BUILDINGS

New nonresidential buildings should have electrical systems and designs that provide capacity for a future retrofit of all gas equipment to all-electric equipment. This includes space, drainage, ventilation, thermal conveyance, electrical conductors or raceways, service and bus bar capacity, and space for overcurrent protective devices. Permit applicants are encouraged to conduct some level of design to address future locations for heat absorption, transfer and distribution equipment, and electric power systems.

Quick-service commercial kitchens and institutional commercial kitchens must include a dedicated branch circuit and outlet that would be accessible to cookline appliances. The electrical service panel must have a minimum capacity of 800 connected amps, the electrical service panel must be sized to accommodate an additional either 208v or 240v 50-amp breaker, and branch circuit conductors must be rated at 50 amps minimum [2025 CA Energy Code Section 120.6(k)]

Contact Information

For additional information or assistance, please contact the Building Division at building@encinitasca.gov or 760-633-2730.

CALIFORNIA ENERGY CODES & STANDARDS
A STATEWIDE UTILITY PROGRAM

Attachment 4
Last modified:
2022/09/14 **Revision:** 1.0

Application of the 2019 Studies to the 2022 Energy Code:

Existing Low-Rise Residential Building Upgrades

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Acronym List

C&S – Codes and Standards

CPUC – California Public Utilities Commission

PG&E – Pacific Gas & Electric (utility)

Title 24 – California Code of Regulations Title 24, Part 6

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1 Summary & Conclusions

The California Codes and Standards (C&S) Reach Codes program provides technical support to local governments considering adopting a local ordinance (reach code) intended to support meeting local and/or statewide energy efficiency and greenhouse gas reduction goals. The program facilitates adoption and implementation of the code when requested by local jurisdictions by providing resources such as cost-effectiveness studies, model language, sample findings, and other supporting documentation.

In August 2021 the Statewide Reach Codes Team published the 2019 Cost-Effectiveness Study: Existing Single Family Residential Building Upgrades. In March of 2022 the Statewide Reach Codes Team published the 2019 Cost-Effectiveness Study: Existing Multifamily Residential Building Upgrades. These two studies focused on existing low-rise residential buildings identifying cost-effective measure and measure package upgrades in all 16 California climate zones. The studies document the estimated costs, benefits, energy impacts and greenhouse gas emission reductions that may result from implementing an ordinance to help local leadership, residents, and other stakeholders make informed policy decisions. The studies were conducted to complement the 2019 Building Energy Efficiency Standards (Title 24, Part 6), effective January 1, 2020 (California Energy Commission, 2018), but also considered metrics used in the 2022 Title 24, Part 6 update, effective January 1, 2023 (California Energy Commission, 2022).

The Statewide CASE Team reviewed the two studies for relevancy to exceed the 2022 Title 24, Part 6 requirements and found that the studies remain viable for use in the development of updated ordinances. Measures that are now required by code may reduce the number of options an applicant can use to meet the ordinance requirements in some situations.

The studies evaluated measures that local jurisdictions may consider adopting to achieve energy savings and emissions reductions beyond what will be accomplished by enforcing minimum state requirements. The analysis was based on requiring upgrades that would not otherwise be required based on the project scope and the Title 24, Part 6 code. Some common structures include triggering the requirements at major remodels, additions, or date-certain (upgrades must be completed by a specific date), or requiring certain measures based on a particular permitted work scope. Most of the recommended measures go beyond 2022 Title 24, Part 6 minimum requirements. For example, the recommended cool roof measure requires a minimum aged solar reflectance of 0.25 at time of roof replacement. This is more stringent than the Title 24, Part 6 requirement of a minimum aged solar reflectance of 0.20 in certain climate zones. Although the requirements for some measures align with the new code, they are still applicable in an ordinance that applies the measure when it is not explicitly required by Title 24 ,Part 6. As an example of this, the recommended attic insulation measure mostly aligns with the new code requirements for altered ceilings in Section 150.2(b)1J of the 2022 Title 24, Part 6. The state code requires attic insulation whenever a ceiling is altered; however, in the climate zones and building types where it was found to be cost-effective, a local ordinance may also require attic insulation even though the original project scope doesn't include any changes to the ceiling.

Below is a summary of the primary changes for additions and alterations to residential buildings in the 2022 Title 24, Part 6 code. For additional information reference the Energy Code Ace fact sheet What's Changed in 2022.[1]

- Expand the climate zones where cool roofs are required for steep-sloped and low-sloped roof replacements. [Sections 150.2(b)1Ii and 150.2(b)1Iiia]
- Add a roof deck insulation requirement for low-sloped roofs at time of roof replacement in certain climate zones. [Section 150.2(b)1Iiib]
- Prohibit electric resistance space heating equipment under certain conditions in most climate zones. [Section 150.2(b)1G]

[1] https://energycodeace.com/download/63691/file_path/fieldList/2022.Whats%20Changed.Res#:~:text=The%202022%20Energy%20Code%20is%20an%20important%20part%20of%20California's,the%20lifespan%20of%20a%20building.

- Reduce the duct leakage target from 15 to 10 percent of system airflow for altered duct and space conditioning systems in all climate zones for single family buildings. [Sections 150.2(b)1Diib and 150.2(b)1E]
- Increase the prescriptive duct insulation requirements in certain climate zones. [Sections 150.2(b)1Di]
- Reduce the trigger for prescriptive duct sealing and insulation requirements from 40-feet of new or altered ductwork to 25-feet in all climate zones for systems serving existing zones and eliminate the trigger for systems serving additions. [Sections 150.2(a) and 150.2(b)1D]
- Add a prescriptive requirement for attic sealing and insulation for altered ceilings and when an entirely new or complete replacement duct system is installed in certain climate zones. [Section 150.2(b)1J]
- Increase prescriptive attic insulation requirements for additions of 700 square feet or less in certain climate zones. [Section 150.2(a)1Bi]

Although it is not expected that these changes will substantially change the existing results, the Statewide Reach Codes Team may update the two studies over the following year to address the following items:

- Update escalation rates for electricity and gas utility tariffs in the single family study to match those used in the multifamily study, which were based on recent data from the California Public Utilities Commission (CPUC) 2021 En Banc hearings on utility costs through 2030 (California Public Utilities Commission, 2021a).
    - The impact of this change will increase cost effectiveness for fuel substitution measures and most efficiency measures.
- Evaluate impacts of future changes to net energy metering rules
- Adjust the outcomes for the renewal of the Investment Tax Credit for PV and battery storage systems.
- Evaluate if updated incremental cost adjustments are warranted, specifically for fuel substitution measures, as the market conditions evolve and reliable data becomes more available.
- Expand the evaluated fuel substitution scenarios to cover additional existing conditions and upgrade situations such as ductless space heating systems, existing systems without air conditioning, and heat pump water heaters in conditioned space.

The 2019 reports, model ordinance language and other resources are posted on the C&S Reach Codes Program website at LocalEnergyCodes.com. Local jurisdictions that are considering adopting an ordinance may contact the program for further technical support at info@localenergycodes.com.

2 References

California Energy Commission. (2018). *2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings.* CEC-400-2018-020. Retrieved from https://www.energy.ca.gov/sites/default/files/2021-06/CEC-400-2018-020-CMF_0.pdf

California Energy Commission. (2022, Feb). *2022 Building Energy Efficiency Standards for Residential and Nonresidential Buildings.* CEC-400-2022-010-CMF. Retrieved from https://www.energy.ca.gov/sites/default/files/2022-08/CEC-400-2022-010_CMF.pdf

California Public Utilities Commission. (2021a). *Utility Costs and Affordability of the Grid of the Future: An Evaluation of Electric Costs, Rates, and Equity Issues Pursuant to P.U. Code Section 913.1.* Retrieved from https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/office-of-governmental-affairs-division/reports/2021/senate-bill-695-report-2021-and-en-banc-whitepaper_final_04302021.pdf

Get In Touch

The adoption of reach codes can differentiate jurisdictions as energy efficiency and built environment decarbonization leaders and help accelerate the adoption of new equipment, technologies, code compliance, and energy savings strategies.

As part of the Statewide Codes & Standards Program, the Reach Codes Subprogram is a resource available to any local jurisdiction located throughout the state of California.

Our experts develop robust toolkits as well as provide specific technical assistance to local jurisdictions (cities and counties) considering adopting energy reach codes. These include cost-effectiveness research and analysis, model ordinance language and other code development and implementation tools, and specific technical assistance throughout the code adoption process.

If you are interested in finding out more about local energy reach codes, the Reach Codes Team stands ready to assist jurisdictions at any stage in the process.

Visit LocalEnergyCodes.com to access our resources and sign up for newsletters

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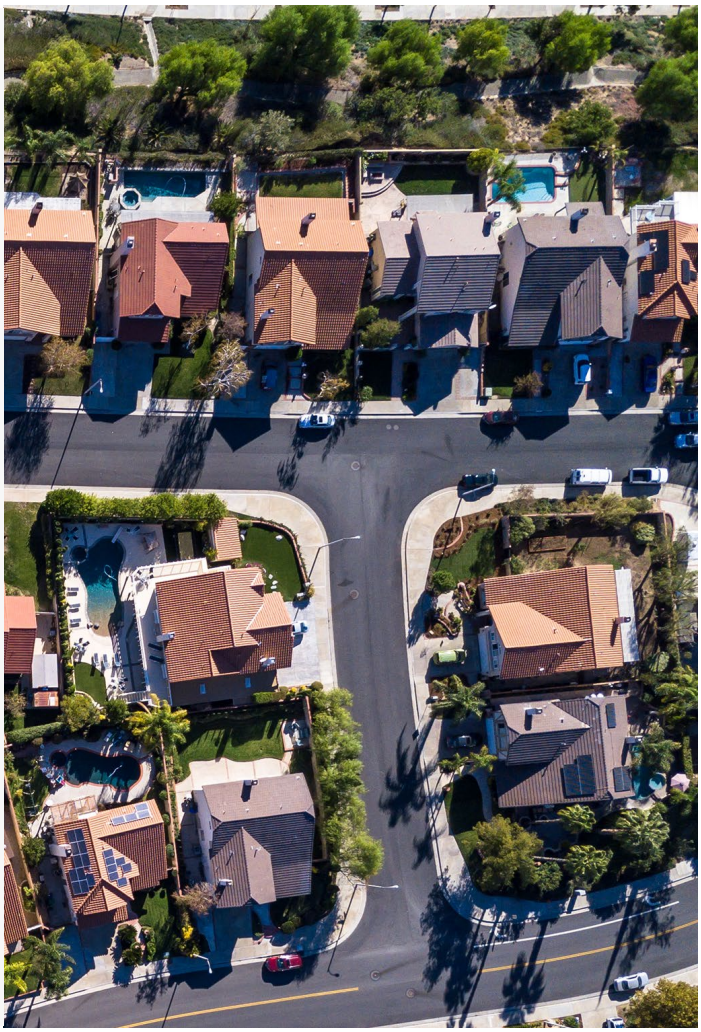

Table 1 Summary of Revisions

Date	Description	Reference (page or section)
8/15/2025	Original Release	N/A

Acronym List

B/C – Lifecycle Benefit-to-Cost Ratio

CASE – Codes and Standards Enhancement

CFL – Compact Fluorescent Lamps

CPAU – City of Palo Alto Utilities

CPUC – California Public Utilities Commission

CZ – California Climate Zone

kWh – Kilowatt Hour

NPV – Net Present Value

PG&E – Pacific Gas and Electric Company

PV – Photovoltaic

SCE – Southern California Edison

SDG&E – San Diego Gas and Electric

SMUD – Sacramento Municipal Utility District

SoCalGas – Southern California Gas Company

Therm – Unit for quantity of heat that equals 100,000 British thermal units

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1 Summary

The California Codes and Standards (C&S) Reach Codes program provides technical support to local governments considering adopting a local ordinance (reach code) intended to support meeting local and/or statewide energy efficiency and greenhouse gas reduction goals. The program facilitates adoption and implementation of the code when requested by local jurisdictions by providing resources such as cost-effectiveness studies, model language, sample findings, and other supporting documentation.

In April 2024, the Statewide Reach Codes Team published the 2022 Cost-Effectiveness Study: Existing Single Family Building Upgrades. This study focuses on existing single family buildings identifying cost-effective measures and measure package upgrades in all 16 California climate zones. The study was conducted to complement Part 6 of the California Building Code (the Energy Code) for the 2022 code cycle, effective January 1, 2023. In the 2019 code cycle the 2019 Cost-Effectiveness Study: Existing Single Family Residential Building Upgrades study included outdoor lighting and a water heater package that was discontinued in the 2022 study but has been brought back in this memo by request from jurisdictions. The studies document the estimated costs, benefits, energy impacts and greenhouse gas emission reductions that may result from implementing an ordinance to help local leadership, residents, and other stakeholders make informed policy decisions.

The Statewide Reach Codes Team reviewed the cost-effectiveness study for impacts of code changes implemented in the 2025 Energy Code. Measures that are now required by code may alter the results presented in the 2022 study. Below is a summary of the changes to the additions and alterations for residential buildings sections of the 2025 Energy Code.

- Mandatory wall insulation R-value has been increased from R-13 to R-15. [Section 150.2(a) of the Energy Code]
- Prescriptive window U-factor has decreased from 0.30 to 0.27 in Climate Zones 1-5, 11-14, and 16. [Section 150.2(b)1B of the Energy Code]

The wall insulation measure has been re-evaluated with R-15 instead of R-13. There is generally a slight increase in utility cost savings as expected with the increase in efficiency. However, there is not a substantial impact on the cost-effectiveness results.

For the prescriptive window U-factor, the original study modeled U-0.28 in all climate zones. This updated memo drops the U-factor from 0.28 to 0.27 in all climate zones. The SHGC is maintained at 0.23 for climate zone 2, 4, and 6-15 and 0.35 for CZ 1, 3, 5, 16. There is minimal impact on the cost-effectiveness results due to this update. However, there are two instances in the 1978-1991 vintage where cost-effectiveness flips from cost-effective to not cost-effective. Climate zone 4 in PGE territory utilizing standard rates and the modest gas escalation is no longer cost-effective on-bill by the smallest margin. Climate zone 10 in SDGE territory utilizing CARE rates and the modest gas escalation has also become no longer cost-effective on-bill.

The 2022 study included a whole building air sealing measure defined as a 30% reduction in air leakage. A new measure – air sealing of the ceiling floor, representing a 14% reduction in air leakage – is added in this memo. Further details and cost-effectiveness results are provided in Section 2.

Lighting measures were previously presented in the 2019 Cost-Effectiveness Study: Existing Single Family Residential Building Upgrades study but were not analyzed in the 2022 study. Updated cost-effectiveness analysis for this measure is presented in Section 3.

The water heating package measure was previously presented in 2019 Cost-Effectiveness Study: Existing Single Family Residential Building Upgrades study. Updated cost-effectiveness analysis for this measure is presented in Section 4.

The 3 kW PV measure from the 2022 study is revised here with an updated cost-effectiveness analysis that accounts for the elimination of the Federal Solar tax credit December 31, 2025. Additional details and analysis are provided in Section 5.

The 2022 report, model ordinance language and other resources are posted on the C&S Reach Codes Program website at LocalEnergyCodes.com. Local jurisdictions that are considering adopting an ordinance may contact the program for further technical support at info@localenergycodes.com.

2 Air Sealing at the Ceiling

Unlike full air sealing, which has previously been presented, air sealing of the ceiling floor may be an attractive measure for an attic remodel project. The whole building air sealing measure estimated a 30% reduction in air leakage, while air sealing at the ceiling measure results in a 14% reduction in air leakage.

Table 2 through Table 7 present the cost-effectiveness results for the air sealing at the ceiling plane measure. The estimated incremental cost for air sealing at the ceiling plane is $1,963 which is from the 2022 Residential Additions and Alterations CASE Report (Statewide CASE Team, 2020).

Table 2. [Pre-1978] Air Sealing at the Ceiling (Std)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$1,963	$33	($465)	($997)	($432)
CZ02	PGE	$1,963	$18	($1,114)	($1,433)	($1,118)
CZ03	PGE	$1,963	$17	($1,180)	($1,463)	($1,171)
CZ04	PGE	$1,963	$25	($1,081)	($1,290)	($979)
CZ04	CPAU	$1,963	$21	($1,081)	($1,379)	($1,069)
CZ05	PGE	$1,963	$16	($1,230)	($1,500)	($1,235)
CZ05	PGE/SCG	$1,963	$14	($1,230)	($1,555)	($1,325)
CZ06	SCE/SCG	$1,963	($2)	($1,797)	($1,987)	($1,937)
CZ07	SDGE	$1,963	($3)	($1,813)	($2,008)	($1,934)
CZ08	SCE/SCG	$1,963	$7	($1,680)	($1,775)	($1,703)
CZ09	SCE/SCG	$1,963	$10	($1,597)	($1,693)	($1,592)
CZ10	SCE/SCG	$1,963	$17	($1,497)	($1,540)	($1,420)
CZ10	SDGE	$1,963	$23	($1,497)	($1,366)	($1,237)
CZ11	PGE	$1,963	$32	($1,014)	($1,120)	($816)
CZ12	PGE	$1,963	$22	($1,147)	($1,348)	($1,064)
CZ12	SMUD/PGE	$1,963	$17	($1,147)	($1,468)	($1,190)
CZ13	PGE	$1,963	$31	($1,114)	($1,162)	($918)
CZ14	SCE/SCG	$1,963	$32	($897)	($1,130)	($832)
CZ14	SDGE	$1,963	$42	($897)	($845)	($519)
CZ15	SCE/SCG	$1,963	$40	($1,297)	($1,041)	($946)
CZ16	PGE	$1,963	$30	($581)	($1,071)	($551)

Table 3. [1978-1991] Air Sealing at the Ceiling (Std)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$1,963	$23	($931)	($1,292)	($903)
CZ02	PGE	$1,963	$13	($1,364)	($1,570)	($1,341)
CZ03	PGE	$1,963	$10	($1,480)	($1,668)	($1,496)
CZ04	PGE	$1,963	$16	($1,330)	($1,522)	($1,292)
CZ04	CPAU	$1,963	$13	($1,330)	($1,575)	($1,356)
CZ05	PGE	$1,963	$11	($1,447)	($1,649)	($1,466)
CZ05	PGE/SCG	$1,963	$10	($1,447)	($1,684)	($1,522)
CZ06	SCE/SCG	$1,963	($1)	($1,830)	($1,967)	($1,934)
CZ07	SDGE	$1,963	($4)	($1,896)	($2,040)	($1,991)
CZ08	SCE/SCG	$1,963	$4	($1,797)	($1,860)	($1,813)
CZ09	SCE/SCG	$1,963	$5	($1,747)	($1,823)	($1,764)
CZ10	SCE/SCG	$1,963	$10	($1,663)	($1,722)	($1,652)
CZ10	SDGE	$1,963	$14	($1,663)	($1,603)	($1,517)
CZ11	PGE	$1,963	$25	($1,264)	($1,320)	($1,096)
CZ12	PGE	$1,963	$16	($1,380)	($1,520)	($1,314)
CZ12	SMUD/PGE	$1,963	$12	($1,380)	($1,604)	($1,402)
CZ13	PGE	$1,963	$23	($1,364)	($1,373)	($1,199)
CZ14	SCE/SCG	$1,963	$22	($1,230)	($1,397)	($1,182)
CZ14	SDGE	$1,963	$28	($1,230)	($1,212)	($974)
CZ15	SCE/SCG	$1,963	$32	($1,463)	($1,225)	($1,154)
CZ16	PGE	$1,963	$21	($1,014)	($1,357)	($1,001)

Table 4. [1992-2010] Air Sealing at the Ceiling (Std)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$1,963	$14	($1,314)	($1,550)	($1,309)
CZ02	PGE	$1,963	$9	($1,530)	($1,687)	($1,529)
CZ03	PGE	$1,963	$7	($1,613)	($1,744)	($1,618)
CZ04	PGE	$1,963	$11	($1,530)	($1,653)	($1,501)
CZ04	CPAU	$1,963	$9	($1,530)	($1,701)	($1,557)
CZ05	PGE	$1,963	$7	($1,613)	($1,759)	($1,637)
CZ05	PGE/SCG	$1,963	$6	($1,613)	($1,788)	($1,686)
CZ06	SCE/SCG	$1,963	$1	($1,863)	($1,936)	($1,911)
CZ07	SDGE	$1,963	$0	($1,896)	($1,944)	($1,911)
CZ08	SCE/SCG	$1,963	$3	($1,830)	($1,885)	($1,851)
CZ09	SCE/SCG	$1,963	$3	($1,780)	($1,892)	($1,853)
CZ10	SCE/SCG	$1,963	$6	($1,763)	($1,814)	($1,767)
CZ10	SDGE	$1,963	$8	($1,763)	($1,741)	($1,681)
CZ11	PGE	$1,963	$14	($1,530)	($1,581)	($1,437)
CZ12	PGE	$1,963	$10	($1,580)	($1,693)	($1,560)
CZ12	SMUD/PGE	$1,963	$8	($1,580)	($1,737)	($1,606)
CZ13	PGE	$1,963	$12	($1,580)	($1,643)	($1,531)
CZ14	SCE/SCG	$1,963	$12	($1,530)	($1,639)	($1,503)
CZ14	SDGE	$1,963	$16	($1,530)	($1,537)	($1,382)
CZ15	SCE/SCG	$1,963	$17	($1,680)	($1,572)	($1,532)
CZ16	PGE	$1,963	$14	($1,314)	($1,556)	($1,314)

Table 5. [Pre-1978] Air Sealing at the Ceiling (CARE)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$1,963	$26	($465)	($1,212)	($766)
CZ02	PGE	$1,963	$14	($1,114)	($1,550)	($1,302)
CZ03	PGE	$1,963	$13	($1,180)	($1,574)	($1,343)
CZ04	PGE	$1,963	$18	($1,081)	($1,459)	($1,216)
CZ04	CPAU	$1,963	$0	($1,081)	($1,963)	($1,963)
CZ05	PGE	$1,963	$12	($1,230)	($1,604)	($1,395)
CZ05	PGE/SCG	$1,963	$11	($1,230)	($1,648)	($1,467)
CZ06	SCE/SCG	$1,963	($1)	($1,797)	($1,969)	($1,928)
CZ07	SDGE	$1,963	($1)	($1,813)	($1,976)	($1,918)
CZ08	SCE/SCG	$1,963	$5	($1,680)	($1,824)	($1,768)
CZ09	SCE/SCG	$1,963	$8	($1,597)	($1,764)	($1,686)
CZ10	SCE/SCG	$1,963	$12	($1,497)	($1,659)	($1,566)
CZ10	SDGE	$1,963	$16	($1,497)	($1,546)	($1,443)
CZ11	PGE	$1,963	$23	($1,014)	($1,353)	($1,116)
CZ12	PGE	$1,963	$17	($1,147)	($1,503)	($1,279)
CZ12	SMUD/PGE	$1,963	$11	($1,147)	($1,623)	($1,406)
CZ13	PGE	$1,963	$22	($1,114)	($1,394)	($1,205)
CZ14	SCE/SCG	$1,963	$23	($897)	($1,352)	($1,120)
CZ14	SDGE	$1,963	$30	($897)	($1,163)	($905)
CZ15	SCE/SCG	$1,963	$27	($1,297)	($1,334)	($1,266)
CZ16	PGE	$1,963	$24	($581)	($1,270)	($859)

Table 6. [1978-1991] Air Sealing at the Ceiling (CARE)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$1,963	$18	($931)	($1,442)	($1,135)
CZ02	PGE	$1,963	$10	($1,364)	($1,658)	($1,477)
CZ03	PGE	$1,963	$8	($1,480)	($1,734)	($1,598)
CZ04	PGE	$1,963	$12	($1,330)	($1,627)	($1,446)
CZ04	CPAU	$1,963	$0	($1,330)	($1,963)	($1,963)
CZ05	PGE	$1,963	$8	($1,447)	($1,719)	($1,575)
CZ05	PGE/SCG	$1,963	$7	($1,447)	($1,746)	($1,619)
CZ06	SCE/SCG	$1,963	($0)	($1,830)	($1,959)	($1,933)
CZ07	SDGE	$1,963	($2)	($1,896)	($2,003)	($1,964)
CZ08	SCE/SCG	$1,963	$3	($1,797)	($1,886)	($1,848)
CZ09	SCE/SCG	$1,963	$4	($1,747)	($1,859)	($1,813)
CZ10	SCE/SCG	$1,963	$7	($1,663)	($1,790)	($1,736)
CZ10	SDGE	$1,963	$10	($1,663)	($1,710)	($1,641)
CZ11	PGE	$1,963	$18	($1,264)	($1,500)	($1,325)
CZ12	PGE	$1,963	$12	($1,380)	($1,631)	($1,469)
CZ12	SMUD/PGE	$1,963	$8	($1,380)	($1,716)	($1,558)
CZ13	PGE	$1,963	$16	($1,364)	($1,545)	($1,411)
CZ14	SCE/SCG	$1,963	$16	($1,230)	($1,545)	($1,378)
CZ14	SDGE	$1,963	$20	($1,230)	($1,422)	($1,233)
CZ15	SCE/SCG	$1,963	$22	($1,463)	($1,460)	($1,410)
CZ16	PGE	$1,963	$16	($1,014)	($1,491)	($1,211)

Table 7. [1991-2010] Air Sealing at the Ceiling (CARE)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$1,963	$11	($1,314)	($1,642)	($1,452)
CZ02	PGE	$1,963	$7	($1,530)	($1,749)	($1,625)
CZ03	PGE	$1,963	$6	($1,613)	($1,793)	($1,693)
CZ04	PGE	$1,963	$8	($1,530)	($1,729)	($1,609)
CZ04	CPAU	$1,963	$0	($1,530)	($1,963)	($1,963)
CZ05	PGE	$1,963	$5	($1,613)	($1,804)	($1,708)
CZ05	PGE/SCG	$1,963	$5	($1,613)	($1,827)	($1,747)
CZ06	SCE/SCG	$1,963	$1	($1,863)	($1,940)	($1,920)
CZ07	SDGE	$1,963	$0	($1,896)	($1,944)	($1,918)
CZ08	SCE/SCG	$1,963	$2	($1,830)	($1,905)	($1,879)
CZ09	SCE/SCG	$1,963	$2	($1,780)	($1,908)	($1,878)
CZ10	SCE/SCG	$1,963	$4	($1,763)	($1,855)	($1,819)
CZ10	SDGE	$1,963	$6	($1,763)	($1,805)	($1,758)
CZ11	PGE	$1,963	$10	($1,530)	($1,685)	($1,572)
CZ12	PGE	$1,963	$7	($1,580)	($1,759)	($1,654)
CZ12	SMUD/PGE	$1,963	$5	($1,580)	($1,802)	($1,700)
CZ13	PGE	$1,963	$9	($1,580)	($1,732)	($1,644)
CZ14	SCE/SCG	$1,963	$9	($1,530)	($1,722)	($1,615)
CZ14	SDGE	$1,963	$11	($1,530)	($1,652)	($1,529)
CZ15	SCE/SCG	$1,963	$12	($1,680)	($1,696)	($1,667)
CZ16	PGE	$1,963	$11	($1,314)	($1,645)	($1,454)

3 Lighting Measures

LED lighting and exterior lighting control measures were previously evaluated in the 2019 Cost-Effectiveness Study: Existing Single Family Residential Building Upgrades study. These measures are not included in the 2022 Cost-Effectiveness Study: Existing Single Family Building Upgrades study, but have been re-evaluated and included in this memo. The updated analysis follows the same methodology as the 2019 study, but with updated costs for equipment and updated utility rates.

The three measures evaluated are LED lighting, exterior photosensor, and LED lighting plus photosensor. Table 8 through Table 10 show the results for the different lighting measures evaluated. Each measure is explained in more detail below.

LED Lighting: Replace screw-in (A-based for lamps) incandescent lamps and compact fluorescent lamps (CFLs) with light-emitting diode (LED) A-lamps. This analysis was conducted external to the energy model and evaluated replacement of a 13 W CFL lamp with an 9.6 W LED lamp operating 620 hours annually. Annual hour estimates were based on whole building average hours of operation from a 2010 lighting study by KEMA (KEMA, 2010). Lifetime assumptions were 10,000 hours for CFLs and 25,000 hours for LED lamps. For incremental cost calculations it was assumed CFLs have a lifetime of 15 years, are installed five years prior to the retrofit, and would need to be replaced at year ten and 25.

Exterior Lighting Controls/Photosensor: Evaluation of exterior lighting controls was completed on a per-luminaire basis external to the energy model and assumes a screw-in photosensor control is installed in outdoor lighting luminaires. Energy savings of 12.1 kWh per year was applied based on analysis done by the Consortium for Energy Efficiency, assuming LED lamps, 2.6 hours per day of operation, and that photosensor controls reduce operating hours on average 20 percent each day (CEE, 2014). Energy savings will be higher for incandescent or CFL luminaires.

Exterior Lighting Controls/Photosensor+LED: An additional evaluation was completed for exterior lighting controls on a per-luminaire basis external to the energy model and assumes a screw-in photosensor control is installed in outdoor lighting luminaires and incandescent lamps CFLs are replaced with light-emitting diode (LED) A-lamps. Energy savings of 14.3 kWh per year was applied based on the sum of the LED lighting and Exterior Lighting Controls with Photosensor kWh energy savings.

For the measures including a LED, a cost of $3.49 for LED dimmable A19 lamp 60 W equivalent is used. A cost of $1.74 is used for an equivalent CFL product which was used to estimate total replacement costs at years 10 and 25. Costs are based on a single LED lamp replacement. For the photosensor, an incremental cost of $12.62, based on a screw-in photosensor control, was obtained from an on-line product search of available products. A five-year lifetime for this type of control was assumed.

Table 8. [All Vintages] LED Lamp vs. CFL

Climate Zone	Electric/ Gas Utility	Measure Cost	Electricity Savings	First Year Utility Cost Savings	Customer On-Bill Modest Gas Escalation		Customer On-Bill High Gas Escalation	
					B/C Ratio	NPV	B/C Ratio	NPV
CZ01	PGE	$1.75	2.2	$0.77	10.05	$15.82	10.58	$16.74
CZ02	PGE	$1.75	2.2	$0.86	11.26	$17.94	11.85	$18.98
CZ03	PGE	$1.75	2.2	$0.78	10.14	$15.99	10.68	$16.92
CZ04	PGE	$1.75	2.2	$0.80	10.39	$16.42	10.94	$17.38
CZ04	CPAU	$1.75	2.2	$0.41	5.32	$7.56	5.60	$8.05
CZ05	PGE	$1.75	2.2	$0.78	10.14	$15.99	10.67	$16.92
CZ05	PGE/SCG	$1.75	2.2	$0.78	10.14	$15.99	10.67	$16.92
CZ06	SCE/SCG	$1.75	2.2	$0.66	8.44	$13.01	8.99	$13.97
CZ07	SDGE	$1.75	2.2	$0.95	13.15	$21.24	13.03	$21.04
CZ08	SCE/SCG	$1.75	2.2	$0.74	9.51	$14.89	10.14	$15.98
CZ09	SCE/SCG	$1.75	2.2	$0.71	9.17	$14.29	9.77	$15.33
CZ10	SCE/SCG	$1.75	2.2	$0.73	9.38	$14.65	9.99	$15.72
CZ10	SDGE	$1.75	2.2	$1.07	14.86	$24.24	14.74	$24.02
CZ11	PGE	$1.75	2.2	$0.85	11.05	$17.57	11.63	$18.59
CZ12	PGE	$1.75	2.2	$0.79	10.32	$16.29	10.86	$17.24
CZ12	SMUD/PGE	$1.75	2.2	$0.47	6.08	$8.88	6.40	$9.44
CZ13	PGE	$1.75	2.2	$0.86	11.27	$17.96	11.86	$19.00
CZ14	SCE/SCG	$1.75	2.2	$0.74	9.58	$15.00	10.21	$16.10
CZ14	SDGE	$1.75	2.2	$1.06	14.68	$23.93	14.56	$23.71
CZ15	SCE/SCG	$1.75	2.2	$0.78	10.01	$15.75	10.66	$16.90
CZ16	PGE	$1.75	2.2	$0.77	9.98	$15.71	10.51	$16.62

Table 9. [All Vintages] Exterior Photosensor

Climate Zone	Electric/ Gas Utility	Measure Cost	Electricity Savings	First Year Utility Cost Savings	Customer On-Bill Modest Gas Escalation		Customer On-Bill High Gas Escalation	
					B/C Ratio	NPV	B/C Ratio	NPV
CZ01	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ02	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ03	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ04	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ04	CPAU	$54.03	12.1	$2.12	0.89	($5.69)	0.94	($3.15)
CZ05	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ05	PGE/SCG	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ06	SCE/SCG	$54.03	12.1	$3.48	1.45	$24.36	1.55	$29.48
CZ07	SDGE	$54.03	12.1	$5.07	2.27	$68.58	2.25	$67.53
CZ08	SCE/SCG	$54.03	12.1	$3.48	1.45	$24.36	1.55	$29.48
CZ09	SCE/SCG	$54.03	12.1	$3.48	1.45	$24.36	1.55	$29.48
CZ10	SCE/SCG	$54.03	12.1	$3.48	1.45	$24.36	1.55	$29.48
CZ10	SDGE	$54.03	12.1	$5.07	2.27	$68.58	2.25	$67.53
CZ11	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ12	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ12	SMUD/PGE	$54.03	12.1	$1.46	0.62	($20.73)	0.65	($18.98)
CZ13	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74
CZ14	SCE/SCG	$54.03	12.1	$3.48	1.45	$24.36	1.55	$29.48
CZ14	SDGE	$54.03	12.1	$5.07	2.27	$68.58	2.25	$67.53
CZ15	SCE/SCG	$54.03	12.1	$3.48	1.45	$24.36	1.55	$29.48
CZ16	PGE	$54.03	12.1	$4.16	1.75	$40.75	1.85	$45.74

Table 10. [All Vintages] LED and Photosensor

Climate Zone	Electric/ Gas Utility	Measure Cost	Electricity Savings	First Year Utility Cost Savings	Customer On-Bill Modest Gas Escalation		Customer On-Bill High Gas Escalation	
					B/C Ratio	NPV	B/C Ratio	NPV
CZ01	PGE	$55.77	14.3	$4.93	2.01	$56.57	2.12	$62.48
CZ02	PGE	$55.77	14.3	$5.02	2.05	$58.70	2.16	$64.72
CZ03	PGE	$55.77	14.3	$4.94	2.02	$56.74	2.12	$62.66
CZ04	PGE	$55.77	14.3	$4.95	2.03	$57.17	2.13	$63.12
CZ04	CPAU	$55.77	14.3	$2.53	1.03	$1.87	1.09	$4.90
CZ05	PGE	$55.77	14.3	$4.94	2.02	$56.74	2.12	$62.66
CZ05	PGE/SCG	$55.77	14.3	$4.94	2.02	$56.74	2.12	$62.66
CZ06	SCE/SCG	$55.77	14.3	$4.13	1.67	$37.37	1.78	$43.45
CZ07	SDGE	$55.77	14.3	$6.02	2.61	$89.82	2.59	$88.57
CZ08	SCE/SCG	$55.77	14.3	$4.22	1.70	$39.25	1.82	$45.46
CZ09	SCE/SCG	$55.77	14.3	$4.19	1.69	$38.65	1.80	$44.82
CZ10	SCE/SCG	$55.77	14.3	$4.21	1.70	$39.01	1.81	$45.20
CZ10	SDGE	$55.77	14.3	$6.14	2.66	$92.82	2.64	$91.55
CZ11	PGE	$55.77	14.3	$5.00	2.05	$58.33	2.15	$64.33
CZ12	PGE	$55.77	14.3	$4.95	2.02	$57.05	2.13	$62.98
CZ12	SMUD/PGE	$55.77	14.3	$1.93	0.79	($11.85)	0.83	($9.54)
CZ13	PGE	$55.77	14.3	$5.02	2.05	$58.71	2.16	$64.73
CZ14	SCE/SCG	$55.77	14.3	$4.22	1.71	$39.37	1.82	$45.58
CZ14	SDGE	$55.77	14.3	$6.13	2.66	$92.51	2.64	$91.24
CZ15	SCE/SCG	$55.77	14.3	$4.26	1.72	$40.12	1.83	$46.38
CZ16	PGE	$55.77	14.3	$4.92	2.01	$56.46	2.12	$62.36

4 Water Heating Package

This package includes the following:

- R-6 water heater blanket
- R-3 hot water pipe insulation
- Low flow fixtures: two low flow showerheads and three sink aerators.

This analysis assumes the homeowner installs these measures themselves and therefore no labor costs. Costs are based on Home Depot prices from August of 2025. The water heater package is evaluated over a 15-year analysis period and assumes the modest gas escalation rate.

Table 11. [All Vintages] Water Heating Package

Climate Zone	Electric/ Gas Utility	Measure Cost	Gas Savings (therms)	First Year Utility Cost Savings	Customer On-Bill	
					B/C Ratio	NPV
CZ01	PGE	$125.68	14.69	$31.11	3.96	$371.76
CZ02	PGE	$125.68	15.60	$35.20	4.48	$437.15
CZ03	PGE	$125.68	15.70	$31.43	4.00	$376.88
CZ04	PGE	$125.68	16.05	$32.62	4.15	$395.78
CZ04	CPAU	$125.68	16.05	$31.99	4.07	$385.77
CZ05	PGE	$125.68	15.83	$31.37	3.99	$375.88
CZ05	PGE/SCG	$125.68	15.83	$28.29	3.60	$326.59
CZ06	SCE/SCG	$125.68	16.67	$29.18	3.71	$340.84
CZ07	SDGE	$125.68	16.75	$37.25	4.74	$469.81
CZ08	SCE/SCG	$125.68	16.78	$29.36	3.74	$343.80
CZ09	SCE/SCG	$125.68	16.66	$29.27	3.72	$342.34
CZ10	SCE/SCG	$125.68	16.58	$28.99	3.69	$337.73
CZ10	SDGE	$125.68	16.58	$37.77	4.80	$478.19
CZ11	PGE	$125.68	15.87	$32.96	4.19	$401.32
CZ12	PGE	$125.68	15.90	$32.85	4.18	$399.47
CZ12	SMUD/PGE	$125.68	15.90	$32.85	4.18	$399.47
CZ13	PGE	$125.68	16.32	$33.00	4.20	$401.93
CZ14	SCE/SCG	$125.68	16.11	$29.79	3.79	$350.57
CZ14	SDGE	$125.68	16.11	$39.23	4.99	$501.49
CZ15	SCE/SCG	$125.68	17.40	$30.16	3.84	$356.50
CZ16	PGE	$125.68	15.14	$31.75	4.04	$381.87

5 PV

The results for 3 kW PV have been updated from the 2022 study to remove the federal solar tax credit from the cost-effectiveness calculations. The removal of the solar tax credit has a substantial impact on many climate zones across all vintages and will impact the FlexPath.

The following describes the impacts and changes to cost-effectiveness from the 2022 study. These observations are utilizing standard rates. Previously, with the solar tax credit, the 3 kW PV measure in the pre-1978 vintage was on-bill cost effective in all climate zones using both the modest and high gas escalation rates. However, with the credit removed, Climate Zones 1-3, 5, 6, and 12 are no longer cost effective on-bill for both the modest and high gas escalations.

Previously for the 1978-1991 vintage the only cases that were not on-bill cost effective were climate zones 2 and 6 utilizing the modest gas escalation. Now, with the credit removed, many more climate zones are no longer cost effective. Using the modest gas escalation, climate zones 1-3, 5, 6, 12, and 16 are not cost effective on-bill. Using the high gas escalation, climate zones 1-3, 5, 6, and 12 (SMUD) are not cost effective on-bill.

Previously for the 1992-2010 vintage the following cases were not cost effective on-bill: climate zones 1-3, 5, and 6 utilizing the modest gas escalation and climate zone 6 using the high gas escalation. With the credit removed an increased number of climate zones are no longer cost effective. Using the modest gas escalation, climate zones 1-3, 4 (PGE) 5-9, 10 (SCE/SCG),12, and 16 are not cost effective on-bill. Using the high gas escalation, climate zones 1-3, 4 (PGE), 5-7, 9, 12, and 16 are not cost effective on-bill.

The cost-effectiveness results are presented in Table 12 through Table 1717.

Table 12. [Pre-1978] 3 kW PV without Solar Tax Credit (Std)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	On-Bill Savings			
			On-Bill B/C Modest Gas Escalation	On-Bill NPV Modest Gas Escalation	On-Bill B/C High Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$13,726	0.80	($3,074)	0.85	($2,410)
CZ02	PGE	$13,726	0.80	($3,072)	0.85	($2,409)
CZ03	PGE	$13,726	0.77	($3,567)	0.81	($2,930)
CZ04	PGE	$13,726	1.11	$1,652	1.16	$2,564
CZ04	CPAU	$13,726	1.38	$5,983	1.45	$7,123
CZ05	PGE	$13,726	0.78	($3,431)	0.82	($2,786)
CZ05	PGE/SCG	$13,726	0.78	($3,431)	0.82	($2,786)
CZ06	SCE/SCG	$13,726	0.87	($2,118)	0.92	($1,231)
CZ07	SDGE	$13,726	1.31	$4,886	1.30	$4,711
CZ08	SCE/SCG	$13,726	1.30	$4,655	1.38	$5,984
CZ09	SCE/SCG	$13,726	1.18	$2,821	1.26	$4,030
CZ10	SCE/SCG	$13,726	1.29	$4,622	1.38	$5,948
CZ10	SDGE	$13,726	1.99	$15,550	1.97	$15,284
CZ11	PGE	$13,726	1.55	$8,684	1.64	$9,967
CZ12	PGE	$13,726	1.07	$1,117	1.13	$2,002
CZ12	SMUD/PGE	$13,726	0.93	($1,109)	0.98	($342)
CZ13	PGE	$13,726	1.80	$12,597	1.90	$14,085
CZ14	SCE/SCG	$13,726	1.58	$9,098	1.68	$10,717
CZ14	SDGE	$13,726	2.15	$17,983	2.13	$17,695
CZ15	SCE/SCG	$13,726	2.24	$19,477	2.39	$21,774
CZ16	PGE	$13,726	1.04	$579	1.09	$1,435

Table 13. [1978-1991] 3 kW PV without Solar Tax Credit (Std)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	On-Bill Savings			
			On-Bill B/C Modest Gas Escalation	On-Bill NPV Modest Gas Escalation	On-Bill B/C High Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$13,726	0.77	($3,570)	0.81	($2,932)
CZ02	PGE	$13,726	0.71	($4,549)	0.75	($3,963)
CZ03	PGE	$13,726	0.74	($4,106)	0.78	($3,497)
CZ04	PGE	$13,726	1.00	$7	1.05	$833
CZ04	CPAU	$13,726	1.35	$5,517	1.42	$6,633
CZ05	PGE	$13,726	0.75	($3,985)	0.79	($3,369)
CZ05	PGE/SCG	$13,726	0.75	($3,985)	0.79	($3,369)
CZ06	SCE/SCG	$13,726	0.73	($4,249)	0.78	($3,501)
CZ07	SDGE	$13,726	1.17	$2,623	1.16	$2,466
CZ08	SCE/SCG	$13,726	1.20	$3,086	1.27	$4,313
CZ09	SCE/SCG	$13,726	1.09	$1,487	1.17	$2,609
CZ10	SCE/SCG	$13,726	1.18	$2,884	1.26	$4,097
CZ10	SDGE	$13,726	1.85	$13,356	1.84	$13,108
CZ11	PGE	$13,726	1.41	$6,420	1.48	$7,583
CZ12	PGE	$13,726	0.97	($512)	1.02	$287
CZ12	SMUD/PGE	$13,726	0.93	($1,109)	0.98	($342)
CZ13	PGE	$13,726	1.63	$9,953	1.72	$11,302
CZ14	SCE/SCG	$13,726	1.42	$6,655	1.52	$8,115
CZ14	SDGE	$13,726	2.00	$15,653	1.98	$15,386
CZ15	SCE/SCG	$13,726	1.94	$14,686	2.06	$16,670
CZ16	PGE	$13,726	0.95	($737)	1.00	$49

Table 1414. [1992-2010] 3 kW PV without Solar Tax Credit (Std)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	On-Bill Savings			
			On-Bill B/C Modest Gas Escalation	On-Bill NPV Modest Gas Escalation	On-Bill B/C High Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$13,726	0.71	($4,475)	0.75	($3,885)
CZ02	PGE	$13,726	0.73	($4,198)	0.77	($3,593)
CZ03	PGE	$13,726	0.72	($4,411)	0.76	($3,817)
CZ04	PGE	$13,726	0.80	($3,121)	0.84	($2,459)
CZ04	CPAU	$13,726	1.16	$2,477	1.22	$3,433
CZ05	PGE	$13,726	0.73	($4,299)	0.76	($3,700)
CZ05	PGE/SCG	$13,726	0.73	($4,299)	0.76	($3,700)
CZ06	SCE/SCG	$13,726	0.61	($6,143)	0.65	($5,520)
CZ07	SDGE	$13,726	0.94	($931)	0.93	($1,057)
CZ08	SCE/SCG	$13,726	0.98	($242)	1.05	$767
CZ09	SCE/SCG	$13,726	0.88	($1,890)	0.94	($988)
CZ10	SCE/SCG	$13,726	0.96	($676)	1.02	$305
CZ10	SDGE	$13,726	1.51	$8,054	1.50	$7,852
CZ11	PGE	$13,726	1.10	$1,569	1.16	$2,477
CZ12	PGE	$13,726	0.80	($3,169)	0.84	($2,510)
CZ12	SMUD/PGE	$13,726	0.93	($1,109)	0.98	($342)
CZ13	PGE	$13,726	1.27	$4,170	1.33	$5,215
CZ14	SCE/SCG	$13,726	1.15	$2,295	1.22	$3,470
CZ14	SDGE	$13,726	1.66	$10,386	1.65	$10,164
CZ15	SCE/SCG	$13,726	1.37	$5,788	1.46	$7,191
CZ16	PGE	$13,726	0.81	($3,006)	0.85	($2,338)

Table 1515. [Pre-1978] 3 kW PV without Solar Tax Credit (CARE)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	On-Bill Savings			
			On-Bill B/C Modest Gas Escalation	On-Bill NPV Modest Gas Escalation	On-Bill B/C High Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$13,726	0.62	($6,030)	0.65	($5,522)
CZ02	PGE	$13,726	0.64	($5,707)	0.67	($5,182)
CZ03	PGE	$13,726	0.60	($6,344)	0.63	($5,853)
CZ04	PGE	$13,726	0.83	($2,725)	0.87	($2,042)
CZ05	PGE	$13,726	0.60	($6,266)	0.63	($5,771)
CZ05	PGE/SCG	$13,726	0.60	($6,266)	0.63	($5,771)
CZ06	SCE/SCG	$13,726	0.71	($4,578)	0.75	($3,852)
CZ07	SDGE	$13,726	0.71	($4,508)	0.71	($4,604)
CZ08	SCE/SCG	$13,726	0.97	($483)	1.03	$510
CZ09	SCE/SCG	$13,726	0.90	($1,530)	0.96	($605)
CZ10	SCE/SCG	$13,726	0.97	($465)	1.03	$530
CZ10	SDGE	$13,726	1.19	$3,032	1.18	$2,872
CZ11	PGE	$13,726	1.07	$1,150	1.13	$2,036
CZ12	PGE	$13,726	0.79	($3,324)	0.83	($2,673)
CZ13	PGE	$13,726	1.23	$3,587	1.29	$4,601
CZ14	SCE/SCG	$13,726	1.17	$2,662	1.25	$3,861
CZ14	SDGE	$13,726	1.28	$4,436	1.27	$4,264
CZ15	SCE/SCG	$13,726	1.57	$8,962	1.67	$10,572
CZ16	PGE	$13,726	0.79	($3,342)	0.83	($2,692)

Table 1616. [1978-1991] 3 kW PV without Solar Tax Credit (CARE)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	On-Bill Savings			
			On-Bill B/C Modest Gas Escalation	On-Bill NPV Modest Gas Escalation	On-Bill B/C High Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$13,726	0.60	($6,343)	0.63	($5,851)
CZ02	PGE	$13,726	0.56	($6,845)	0.59	($6,380)
CZ03	PGE	$13,726	0.57	($6,757)	0.60	($6,287)
CZ04	PGE	$13,726	0.76	($3,715)	0.80	($3,085)
CZ05	PGE	$13,726	0.57	($6,686)	0.60	($6,213)
CZ05	PGE/SCG	$13,726	0.57	($6,686)	0.60	($6,213)
CZ06	SCE/SCG	$13,726	0.61	($6,195)	0.64	($5,575)
CZ07	SDGE	$13,726	0.62	($6,004)	0.61	($6,087)
CZ08	SCE/SCG	$13,726	0.91	($1,483)	0.96	($555)
CZ09	SCE/SCG	$13,726	0.85	($2,368)	0.90	($1,497)
CZ10	SCE/SCG	$13,726	0.90	($1,597)	0.96	($676)
CZ10	SDGE	$13,726	1.10	$1,560	1.09	$1,413
CZ11	PGE	$13,726	0.98	($295)	1.03	$515
CZ12	PGE	$13,726	0.72	($4,320)	0.76	($3,722)
CZ13	PGE	$13,726	1.12	$1,893	1.18	$2,818
CZ14	SCE/SCG	$13,726	1.07	$1,051	1.14	$2,144
CZ14	SDGE	$13,726	1.18	$2,878	1.17	$2,719
CZ15	SCE/SCG	$13,726	1.37	$5,735	1.45	$7,135
CZ16	PGE	$13,726	0.74	($4,126)	0.78	($3,517)

Table 1717. [1992-2010] 3 kW PV without Solar Tax Credit (CARE)

Climate Zone	Electric/ Gas Utility	First Incremental Cost	On-Bill Savings			
			On-Bill B/C Modest Gas Escalation	On-Bill NPV Modest Gas Escalation	On-Bill B/C High Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$13,726	0.56	($6,963)	0.59	($6,504)
CZ02	PGE	$13,726	0.26	($11,640)	0.20	($12,611)
CZ03	PGE	$13,726	0.55	($6,997)	0.58	($6,540)
CZ04	PGE	$13,726	0.62	($5,900)	0.66	($5,385)
CZ05	PGE	$13,726	0.56	($6,932)	0.59	($6,471)
CZ05	PGE/SCG	$13,726	0.56	($6,932)	0.59	($6,471)
CZ06	SCE/SCG	$13,726	0.51	($7,652)	0.55	($7,127)
CZ07	SDGE	$13,726	0.48	($8,115)	0.48	($8,180)
CZ08	SCE/SCG	$13,726	0.78	($3,430)	0.83	($2,629)
CZ09	SCE/SCG	$13,726	0.72	($4,462)	0.76	($3,728)
CZ10	SCE/SCG	$13,726	0.76	($3,748)	0.81	($2,968)
CZ10	SDGE	$13,726	0.86	($2,225)	0.85	($2,340)
CZ11	PGE	$13,726	0.79	($3,259)	0.83	($2,605)
CZ12	PGE	$13,726	0.63	($5,876)	0.66	($5,359)
CZ13	PGE	$13,726	0.89	($1,678)	0.94	($941)
CZ14	SCE/SCG	$13,726	0.89	($1,676)	0.95	($761)
CZ14	SDGE	$13,726	0.95	($838)	0.94	($964)
CZ15	SCE/SCG	$13,726	0.99	($142)	1.06	$873
CZ16	PGE	$13,726	0.63	($5,850)	0.66	($5,333)

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Get In Touch

The adoption of reach codes can differentiate jurisdictions as efficiency leaders and help accelerate the adoption of new equipment, technologies, code compliance, and energy savings strategies.

As part of the Statewide Codes & Standards Program, the Reach Codes Subprogram is a resource available to any local jurisdiction located throughout the state of California.

Our experts develop robust toolkits as well as provide specific technical assistance to local jurisdictions (cities and counties) considering adopting energy reach codes. These include cost-effectiveness research and analysis, model ordinance language and other code development and implementation tools, and specific technical assistance throughout the code adoption process.

If you are interested in finding out more about local energy reach codes, the Reach Codes Team stands ready to assist jurisdictions at any stage of a reach code project.

Visit

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Contact

info@localenergycodes.com for no-charge assistance from expert Reach Code advisors

Explore

The Cost-Effectiveness Explorer is a free resource to help California local governments and stakeholders develop energy policies for buildings.

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RESIDENTIAL ENERGY EFFICIENCY FACT SHEET

Ordinance No. 2025-11, adopted by City Council on September 24, 2025, enacted a comprehensive set of local energy efficiency and green building local code amendments. The ordinance is effective January 1, 2026. Please consult with the Building Division for more information.

SINGLE-FAMILY PROJECTS

The City of Encinitas Municipal Code Section 23.12.080 B amended the 2025 California Energy Code to expand energy efficiency for existing single-family additions or alterations. The amended code (the "Code") applies to existing single family (including duplexes and townhomes) residential building additions or alterations with a permit value of $50,000 or higher. Applicable projects shall include any one of the measures identified in Table 150.2-H below. The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion.

Table 150.2- H: Single Family Requirements

Measures	Building Vintage		
	Pre-1978	**1978-1991**	**Post-1991**
Water Heating Package	Available*	Available*	Available*
Cool Roof	Available*	Available*	Available
R-38 Attic Insulation and Air Sealing	Available*	Available	Available*
Duct Sealing	Available*	Available*	Available
New Ducts + Duct Sealing	Available*	Available	Available
Windows	Available	Available	Available
R-15 Wall Insulation	Available	Not applicable	Not applicable
Heat Pump Water Heater (HPWH)	Available	Available	Available
Heat Pump HVAC	Available	Available	Available
Heat Pump Clothes Dryer	Available	Available	Available
Induction Cooktop	Available	Available	Available
PV + Electric Ready Pre-Wire	Available*	Available*	Available*

**Measures that have been determined to be cost effective in this region.*

Measure Specifications

The measures shall be installed to the specifications in Table 150.2-I located below.

Table 150.2-I: Single Family Measure Specifications

Water Heating Package: Add exterior insulation meeting a minimum of R-6 to existing storage water heaters. 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.

Table 150.2-I: Single Family Measure Specifications
Cool Roof: Install a cool roof. For steep-sloped roofs (ratio of rise to run greater than 2:12) install a roofing product rated by the Cool Roof Rating Council to have an aged solar reflectance equal to or greater than 0.25, and a thermal emittance equal to or greater than 0.75. For low-sloped roofs, install a roofing product meeting the requirements of Title 24, Part 11, Section 150.2(b)1Iiia, and insulate the roof in accordance with Title 24, Part 11, Section 150.2(b)1Iiib. Only areas of roof that are to be re-roofed are subject to the cool roof upgrade. All exceptions as stated in 2025~~2~~ Title 24, Part 11, Section 150.2(b)1Ii for steep slope roofs and Section 150.2(b)1Iii for low slope roofs are allowed.
R-38 Attic Insulation and Air Sealing. **Attic Insulation:** Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.026 or insulation installed at the ceiling level shall have a thermal resistance of R-38 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. Existing R-19 insulation satisfies this requirement. **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 all 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 Energy Code Compliance (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 (10) for pre-1978 vintage buildings, seven (7) for 1978 to 1991 vintage buildings and five (5) for post 1991 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute (BPI) in accordance with the BPI Technical Standards for the Building Analyst Professional.
Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2025 Title 24, Part 6, Section 150.2(b)1E. The duct system must be tested by a certified ECC Rater no more than three years prior to the 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 + Duct Sealing measure in this table.
New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24, Part 6, 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.
Windows: Replace all existing windows with high performance windows with an area-weighted average U-factor no greater than 0.30.
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.

Table 150.2-I: Single Family Measure Specifications
Heat Pump Water Heater (HPWH): Replace existing electric resistance or gas water heater with a heat pump water heater that meets the requirements of Title 24, Part 6, Sections 110.3 and 150.2(b)1.H.iii.b.
Heating, Ventilation, and Air Conditioning (HVAC) Heat Pump: Replace existing gas space heating system or all existing electric resistance heating systems with an electric heat pump system that meets the requirements of Title 24, Part 6,Sections 110.3, 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G.
Heat Pump Clothes Dryer: Replace existing gas or electric resistance clothes dryer with a heat pump dryer with no resistance element and cap the gas line.
Induction Cooktop: Replace existing gas and electric resistance stove top with an induction stove top and cap the gas line.
PV+ Electric Ready Pre-Wire: Install a solar PV system that meets the requirements of Title 24, Part 6, Section 150.1(c)14. The system shall be sized such that the estimated annual kWh production shall not exceed the projected annual kWh demand. Upgrade the panelboard serving the individual dwelling to provide circuit breaker spaces for a heat pump water heater, heat pump space heater, electric cooktop and electric clothes dryer with the capacities specified in Title 24, Part 6, Section 150.0 (n), (t), (u) and (v); or, provide electrical load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel. Install any two circuits for electric appliances from the list below: 1. Heat Pump Water Heater Ready, as specified in Title 24, Part 6, Section 150.0(n)1 2. Heat Pump Space Heater Ready, as specified in Title 24, Part 6, Section 150.0(t) 3. Electric Clothes Dryer Ready, as specified in Title 24, Part 6, Section 150.0(v) 4. Electric Cooktop Ready, as specified in Title 24, Part 6, Section 150.0(u) 5. Energy Storage Systems (ESS) Ready, as specified in Title 24, Part 6, Section 150.0(s) 6. EV Charger Ready. Install a dedicated 208/240-volt branch circuit as specified in the Title 24, Part 11, Section A4.106.8.1, which otherwise applies to new construction.

MULTIFAMILY PROJECTS

The City of Encinitas Municipal Code Section 23.12.080 amended the 2025 California Energy Code to expand energy efficiency for existing single-family additions or alterations. The amended code (the "Code") applies to existing multifamily residential building additions or alterations with a permit value of $50,000 or higher. Applicable projects shall include any one of the measures identified in Table 180.5A below. The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion.

Table 180.5- A: Multifamily Requirements			
	Building Vintage		
Measures	**Pre-1978**	**1978-1991**	**Post-1991**
Water Heating Package	Available*	Available*	Available*
Cool Roof	Available*	Available*	Available
R-38 Attic Insulation and Air Sealing	Available*	Available	Available*

Duct Sealing	Available*	Available*	Available
New Ducts + Duct Sealing	Available*	Available	Available
Windows	Available	Available	Available
R-15 Wall Insulation	Available	Not applicable	Not applicable
Floor Insulation	Available	Not applicable	Not applicable
Heat Pump Water Heater (HPWH)	Available	Available	Available
Heat Pump HVAC	Available	Available	Available
Heat Pump Clothes Dryer	Available	Available	Available
Induction Cooktop	Available	Available	Available
PV + Electric Ready Pre-Wire	Available*	Available*	Available*

**Measures that have been determined to be cost effective in this region.*

Measure Specifications

The measures shall be installed to the specifications in Table 150.2-B located below.

Table 180.5-B: Multifamily Measure Specifications
Water Heating Package: Add exterior insulation meeting a minimum of R-6 to existing storage water heaters. 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.
Cool Roof: Install a cool roof. For steep-sloped roofs (ratio of rise to run greater than 2:12) install a roofing product rated by the Cool Roof Rating Council to have an aged solar reflectance equal to or greater than 0.25, and a thermal emittance equal to or greater than 0.75. Low slope roofs (ratio of rise to run of 2:12 or less) shall meet the requirements of Section 180.2(b)1Ii of 2025 Title 24, Part 6. All exceptions as stated in 2025 Title 24, Part 6, Section 180.2(b)1Ii for low slope roofs and Section 180.2(b)1Iii for steep slope roofs are allowed.

Table 180.5-B: Multifamily Measure Specifications
R-38 Attic Insulation and Air Sealing **Attic Insulation:** Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.026 or insulation installed at the ceiling level shall have a thermal resistance of R-38 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. Existing R-19 insulation satisfies this requirement. **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 all 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 Energy Code Compliance (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 (10) for pre-1978 vintage buildings, seven (7) for 1978 to 1991 vintage buildings and five (5) for post-1991 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute (BPI) in accordance with the BPI Technical Standards for the Building Analyst Professional.
Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of 2025 Title 24. Part 6, Section 180.2(b)2Aiii. The duct system must be tested by a certified ECC Rater no more than three years prior to the low-rise multifamily covered project permit application date to verify the duct sealing and confirm that the requirements have been met.
New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24, Part 6, Section 160.3(b)5.K, with the exception that the maximum duct leakage be reduced from the current code requirement of 12 percent to five percent. To qualify, a preexisting measure must have been installed no more than three years before the low-rise multifamily covered project permit application date.
Windows: Replace all existing windows with high performance windows with an area-weighted average U-factor no greater than 0.32.
R-153 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.
Floor Insulation: Install floor insulation in the floor cavity of all exterior raised floors to achieve a weighted U-factor of 0.037 or an installed thermal resistance of R-19 or greater for the insulation alone.
PV+ Electric Ready Pre-Wire: Install a solar PV system that meets the prescriptive requirements in Title 24, Part 6, Section 170.2(f). The system shall be sized such that the estimated annual kWh production shall not exceed the projected annual kWh demand. Upgrade the panelboard serving the individual dwelling to provide circuit breaker spaces for a heat pump water heater, heat pump space heater, electric cooktop and electric clothes dryer with the capacities specified in Title 24, Part 6, Section 150.0 (n), (t), (u) and (v); or, provide electrical

Table 180.5-B: Multifamily Measure Specifications
load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel. Install any two circuits for electric appliances from the list below:
1. Heat Pump Water Heater Ready, as otherwise specified for Single Family buildings in Title 24, Part 6, Section 150.0(n)1
2. Heat Pump Space Heater Ready, as specified in Title 24, Part 6, Section 160.9(a)
3. Electric Clothes Dryer Ready, as specified in Title 24, Part 6, Section 160.9(b)
4. Electric Cooktop Ready, as specified in Title 24, Part 6, Section 160.9(b)
5. Energy Storage Systems (ESS) Ready, as otherwise specified for Single Family buildings in Title 24, Part 6, Section 150.0(s)
6. EV Charger Ready. Install a dedicated 208/240-volt branch circuit as specified in the Title 24, Part 11, Section A4.106.8.1, which otherwise applies to single family new construction

EXCEPTIONS

These requirements do not apply to residential buildings that receive a rating of seven (7) or higher on the U.S. Department of Energy's Home Energy Score rating system based upon an assessment by a Home Energy Score Certified Assessor, to the satisfaction of the Development Services Director or their designee.

Contact Information

For additional information or assistance, please contact the Building Division at building@encinitasca.gov or 760-633-2730.

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ELECTRIC VEHICLE CHARGING

This document assists applicants with complying with Ordinance No. 2025-11, adopted by City Council on September 24, 2025, which enacted a comprehensive set of local energy efficiency and green building local code amendments. The ordinance is effective January 1, 2026. Please consult with the Building Division for more information.

ELECTRIC VEHICLE CHARGING REQUIREMENT

The City of Encinitas Municipal Code Section 23.12.010 F amended the 2025 California Green Building Standards Code to expand electric vehicle charging requirements for new construction and additions/alterations. The amended code (the "Code") affects all new residential, hotel/motel, and nonresidential projects as well as hotel/motel and nonresidential additions and alterations with a permit valuation greater than $500,000. References to the California Green Standards Code are indicated in [brackets].

RESIDENTIAL BUILDINGS

Single-family [A4.106.8.1]

New one- and two-family dwellings (duplexes), including townhouses, with attached private garages must:

- Include a dedicated 208/240-volt branch circuit rated to 40 amperes minimum in each unit.
- Exceptions: none.

Multifamily [4.106.4.2.2]

- 100% of the spaces, or at least one (1) space per dwelling unit, must have a low-power level 2 EV charging receptacle.
- At least 25 percent of common or unassigned spaces must have full power level 2 chargers.
- Certain additions and alterations to parking facilities must provide access to a low power level 2 receptacle or level 2 charger.
- Assigned spaces must be connected to the unit's electrical panel.
- Chargers must be equipped with J1772 or J3400 connectors.
- At least 33 percent of the level 2 EV spaces shall have J1772 connectors.
- Refer to the Code for additional requirements.
- Exceptions:
    - Spaces served by mechanical lifts.

NONRESIDENTIAL BUILDINGS

Hotel/Motel [4.106.4.2.6]

- At least 40 percent of spaces must have a low-power level 2 EV charging receptacle.
- At least 25 percent of spaces must have full power level 2 chargers.
- Certain additions and alterations to parking facilities must provide access to a low power level 2 receptacle or level 2 charger.
- Chargers must be equipped with J1772 or J3400 connectors.

- Refer to the Code for additional requirements.
- Exceptions:
    - Spaces served by mechanical lifts.

Nonresidential [5.106.5]

New nonresidential buildings must comply with the requirements of the California Green Building Standards Code Section 5.106.5.3 as well as the requirements of Section 5.106.5.5 for off-street medium- and heavy-duty trucks.

- Nonresidential additions and alterations [5.106.5.7]:
- Nonresidential portion of mixed-use buildings, with a permit value of $500,000 or greater:
    - At least 8 percent of parking spaces provided for all types of parking facilities, but in no case less than one (1) space, shall be equipped, at a minimum, with fully operational level 2 electric vehicle supply equipment (ESVE).

  Exceptions: The Code allows for exceptions for multifamily projects on a case-by-case basis where the building official determines that EV charging is infeasible due to the following:
    - Where there is no local utility power supply, or the local utility is unable to supply adequate power.
    - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of the section may adversely impact the construction cost of the project.
    - Other conditions as determined by the City.

Additions and alterations including installation of a new solar PV system at the parking facility, an increase in the power supply for the parking facility or an increase in the power supply in an existing building that is undergoing an addition of 1,000 sf or more or has a project valuation of $200,000 or more must meet the requirements for new construction. Various exemptions apply.[5.106.5.4]

Contact Information

For additional information or assistance, please contact the Building Division at building@encinitasca.gov or 760-633-2730.

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RESIDENTIAL GRAYWATER SYSTEMS

This document assists applicants with complying with Ordinance No. 2025-11, adopted by City Council on September 24, 2025, which enacted a comprehensive set of local energy efficiency and green building local code amendments. The ordinance is effective January 1, 2026. Please consult with the Building Division for more information.

GRAYWATER REQUIREMENT

The City of Encinitas Municipal Code Section 23.12.010E amended the 2025 California Green Building Standards Code to expand graywater requirements for new construction. The amended code (the "Code") requires that **new one- and two-family dwellings be pre-plumbed for graywater irrigation**. The requirements for a pre-plumbed graywater system submittal are detailed below. Although not required, the guidelines for a complete graywater system to landscaping are also explained.

Pre-Plumbed Graywater System

When submitting plans for a pre-plumbed graywater system, include the following:

1. ***System Plan***
   a. Plumbing isometric including but not limited to sizes and location of waste pipes related to graywater system.
   b. All valves and backflow devices.
   c. Provide manufacturers' specifications for graywater associated piping.
   d. Diverter valve per CPC 1503.2.2. See Pre-Plumbed Graywater System definition.

2. ***Plot Plan:*** The items listed in Table 1503.4 of the CPC, along with the following information, is required on the project plans:
   a. Property lines, existing structures, setbacks, and paved areas.
   b. Drainage slope and direction.
   c. Location of retaining walls, drainage channels, water supply lines.
   d. Number of bedrooms and plumbing fixtures.
   e. Graywater system location, potable water connections, water meters and sewer lines.

3. ***The following notes shall be included on the plans:***
   a. Kitchen sink, dishwasher, toilets, bidets, and diaper soiled water shall not be in graywater system.
   b. No ponding, spray, or exposed runoff of graywater is allowed.
   c. All graywater systems must have an airgap or suitable backflow prevention to protect the potable water system.
   d. Graywater is not for root crops or edible portions of food crops.
   e. The water piping must be marked as follows per CPC Section 601.3 to indicate the following:
      i. Potable water (blue or green background: "Caution – Potable Water Line"
      ii. Non-potable water (Irrigation from a potable source, yellow background): "Caution Non-potable Water Line"
      iii. Graywater: "CAUTION: NON-POTABLE WATER. DO NOT DRINK"; Markings shall be at intervals not to exceed five feet.
4. ***Graywater Discharge:*** The graywater discharge shall be calculated in accordance with CPC section 1503.8.

5. ***Soil Absorption Rates:*** The soil absorption rate must be specified on the plans. There are three options for determining the soil absorption rate:
    a. Use 0.8 gals/ ft^2 /day (0.030 liters/m^2 /day) specified in CPC table 1504.2 (for irrigation systems that only utilize drip type emitters).
    b. A letter from a California registered design professional classifying the soil per CPC Table 1504.3.
    c. Absorption rate based on percolation testing by a California registered design professional. Submit a report that includes location of test excavations, logs of test excavations, percolation test method, test results, conclusions, and recommendations.

6. ***Groundwater Level:*** The applicant must provide evidence of groundwater depth. Groundwater level shall be determined and reported by a registered design professional. The depth of the groundwater table shall be a minimum of three feet below the lowest point of discharge in the irrigation/disposal field. A geotechnical report previously prepared by a registered design professional for a site where a graywater system is proposed may contain sufficient evidence regarding groundwater level.

Complete Graywater System

If voluntarily installing a complete graywater system, an applicant must include all aforementioned information as well as:

a. If the system has a tank, include graywater tank size and location. Indicate underground or above.
b. Graywater tank installation details, if applicable.
c. Irrigation, disposal, and mulch basin per CPC section 1504.5.
d. Irrigation pipe depth, length, and spacing between the pipes.
e. Irrigation equipment.

Contact Information

For additional information or assistance, please contact the Building Division at building@encinitasca.gov or 760-633-2730.

For projects within the Olivenhain Municipal Water District (OMWD) service area, provide evidence of OMWD approval of the graywater system prior to issuance of the City permit. Contact backflow@olivenhain.com for more information.

Anyone proposing a graywater system must file a Notice of Intent (NOI) with the San Diego Regional Water Quality Control Board (Regional Board) at SanDiego@waterboards.ca.gov. Permit applicants must provide evidence of filing of an NOI with the Regional Board prior to issuance of the City permit.

ORDINANCE 2025-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENCINITAS, CALIFORNIA ADOPTING AMENDMENTS TO CHAPTER 23.12 (BUILDINGCODES FOR CONSTRUCTION) OF TITLE 23 (BUILDING AND CONSTRUCTION) AND TO CHAPTER 10.04 (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA FIRE CODE) OF TITLE 10 (FIRE PREVENTION) OF THE ENCINITAS MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA BUILDING STANDARDS CODE AND THE 2024 INTERNATIONAL FIRE CODE AND 2025 CALIFORNIA FIRE CODE WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS.

CASE NUMBER: PLCY-008321-2025; CITYWIDE

SECTION ONE. The City Council of the City of Encinitas hereby finds and declares as follows:

WHEREAS, The California Building Standards Commission published the 2025 Building Standards Code on July 1, 2025;

WHEREAS, California Health and Safety Code requires that each jurisdiction in the state adopt the most recent edition of the California Building Standards Code within 180 days of publication;

WHEREAS, if the California Buildings Standards Code is not adopted by a jurisdiction, it has the force and effect of law 180 days after publication;

WHEREAS, the State allows local amendments when findings can be made that the proposed code changes are necessary to address locally unique topographical and climatic conditions, so long as the local amendments are no less restrictive than the State code;

WHEREAS, the local amendments and changes to the California Building Standards Codes are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City is situated in hilly, coastal and inland terrain. Approximately 50 percent of the area is “wildland” for fire purposes, covered by native vegetation on steep and frequently inaccessible hillsides. The native vegetation consists of highly combustible grasses, dense brush, and chaparral. Natural firebreaks in these areas are significantly lacking.

2. The City’s climate is warm and dry. The winds prevail from the west with seasonal strong dry east winds that vary in duration and intensity. These winds can significantly enlarge wildland fires as well as cause abrupt and unpredictable changes in fire direction. Temperatures ranging between 75- and 90-degrees Fahrenheit are common during the year.

3. The potential for fire damage is great in the wildland area. As such, a fire can spread rapidly, and hilly terrain, and combustible vegetation can slow response time.

4. Rural roads include many narrow winding roadways, often with grades in excess of that necessary for optimal response time for large fire apparatus. An additional factor affecting response time is the distance between fire stations and the fire location.

5. The water supply is limited making it necessary for fire apparatus to travel time-consuming distances to refill once their initial water supply has been utilized.

6. As a result of prolonged drought, exacerbated by climate change, water supplies from imported sources are reduced and local water suppliers have been directed to achieve significant reductions in potable water use, while population and economic growth are expected to increase demand for water. Requiring plumbing for graywater stub out in new residential development facilitates the use of graywater for irrigation, which in turn helps address drought-related water supply impacts.

7. As a result of high summer ambient temperatures and periods of heat waves, the average load demand and peak load demand of energy used in San Diego County is an important factor concerning the public safety, as well as the adverse economic impacts of power outages or reductions. Facilitating the installation of an electric panel large enough for future photovoltaic and/or electric vehicle charging system, installation of conduit for future photovoltaic and electric vehicle charging system, and reserving south facing roofs for future solar, will have local and regional benefits in reduction of total and peak energy use and greenhouse gas emissions.

WHEREAS, Chapter 10.04 of the City of Encinitas Municipal Code is the Encinitas Fire Code, which adopts by reference the International Fire Code and the California Fire Code;

WHEREAS, Chapter 10.04 currently adopts by reference the 2021 version of the International Fire Code and the 2022 version of the California Fire Code;

WHEREAS, there is a need to replace Chapter 10.04 because the State of California ("State"), pursuant to Health & Safety Code section 17922, has recently adopted the 2024 version of the International Fire Code and the 2025 version of the California Fire Code (together, the "Fire Code");

WHEREAS, Health & Safety Code section 17958 mandates that cities such as the City of Encinitas shall adopt ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code section 17922;

WHEREAS, Health & Safety Code section 17958.5 permits the City of Encinitas to make such changes or modifications to the Fire Code as are reasonably necessary because of local conditions or circumstances;

WHEREAS, Health & Safety Code section 17958.7 requires that, before making any changes or modifications pursuant to section 17958.7, the City of Encinitas make express findings that such changes or modifications are needed due to climatic, geographic, or topographic conditions;

WHEREAS, the City of Encinitas does herein find that it has certain climatic, geologic, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services, as set forth in greater detail in the "Findings for the Fire Code" section of Exhibit A (the "Findings");

WHEREAS, the Fire Code, together with the City of Encinitas amendments, shall be City of Encinitas Fire Code for the purpose of prescribing regulations in the territory of the County of San Diego and the City of Encinitas;

WHEREAS, the City of Encinitas finds that the modifications and changes to the Fire Code are reasonably necessary because of the local climatic, geological, and topographical conditions reflected in the Findings and serve to mitigate to the extent possible said deleterious effects;

WHEREAS, code amendments adopted by the State in the 2025 version of the California Fire Code shall take precedence over language in the 2024 version of the International Fire Code, while the 2024 version of the International Fire Code language shall be used for those code sections not adopted by the State in the 2025 version of the California Fire Code;

WHEREAS, local amendments adopted by the City of Encinitas shall take precedence over the Fire Code;

WHEREAS, sections 50022.1 through 50022.10 of the Government code and Section 13869 of the Health & Safety Code provide authority for the adoption by reference of codes, or portion of such codes; and

WHEREAS, The City finds that the proposed amendments to the Encinitas Municipal Code, to adopt State uniform codes, is exempt from environmental review as per Section 15378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines, since the activity in question is not considered a "project" as defined therein. The action being considered by the City Council is an administrative activity of government that will not result in the direct or indirect physical change in the environment. This action entails adoption of State managed Building Codes that are enforceable upon the City. Minor amendments will not have a significant effect on the environment because the strengthened requirements reduce hazards and accommodate features to reduce environmental effects. The City finds that the minor local amendments will not have a significant effect on the environment. Therefore, pursuant to Section 15061(b)(3) of the CEQA Guidelines, the activity is exempt from the provisions of CEQA.

NOW, THEREFORE, the City Council of the City of Encinitas, California, hereby ordains as follows:

SECTION TWO. Chapter 23.12 of the Encinitas Municipal Code is hereby amended by repealing it in its entirety, and adopting a new Section 23.12 to read as follows:

Chapter 23.12 <u>BUILDING AND</u> CONSTRUCTION

23.12.010 Purpose.

Any person, firm, or corporation that proposes to construct a project subject to the provisions of this Code shall first obtain permits required herein, together with any other licenses, permits, or approvals required by this Code.

23.12.020 Adoption of the 2025 California Administrative Code, Part 1, Title 24 of the California Code of Regulations.

The California Administrative Code, 2025 Edition, is adopted and hereby incorporated in this chapter by reference and made a part hereof the same as if fully set forth herein. <u>The California Administrative Code is on file for public examination in the office of the Building Official.</u>

23.12.030 Adoption of the 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the City Building Code for the purpose of prescribing regulations in the City of Encinitas for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of

the 2025 California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq., based on the International Building Code, 2024 Edition, including specified appendices. Except as otherwise provided by the City of Encinitas Municipal Code, all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Encinitas shall be in conformance with the California Building Code which is based on the International Building Code, 2024 Edition and the adopted appendix chapters, published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor Washington, D.C. 20001. The California Building Code is on file for public examination in the office of the Building Official.

B. Deletions, revisions and additions to the California Building Code, 2025 Edition, shall be as follows:

1. Section 101.1 is hereby revised to read:

   101.1 Title. These regulations shall be known as the Building Code of the City of Encinitas, hereinafter referred to as "this code."

2. Section 105.3.1.1 is hereby added to read:

   105.3.1.1 Action on application with grading permit or public improvements. Permits shall not be issued for construction on a site where the City Engineer determines that a grading permit or public improvements is required until the City Engineer notifies the Building Official in writing that the grading or public improvements work has been satisfactorily completed to allow building permits to be issued.

3. Section 105.3.1.2 is hereby added to read:

   105.3.1.2 Action on application with flooding or geologic conditions. Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

4. Section 109.1.1 is hereby added to read:

   109.1.1 No fees for specific governmental organizations. The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fees for filing an application for a building permit pursuant to this Code unless City building inspection services are requested. If so requested, the regular fee schedules in this Code shall apply.

5. Section 109.2 is hereby revised to read:

   109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the fee schedule established by the City Council of the City of Encinitas.

6. Section 109.6 is hereby revised to read:

   109.6 Refunds. Refunds of fees paid shall in accordance with the refund policy adopted by the City Council of the City of Encinitas.

7. Section 113 is modified by amending sections 113.2 and 113.3 to read:

Section 113.2 Limitations on Authority. The application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The board shall not have the authority to waive requirement of this code or interpret the administration of this code, including, but not limited, the issuance of permits hereunder.

Section 113.3.1 Qualifications. The board of appeals shall consist of four (4) currently employed Certified Building Officials, five (5) currently licensed California design professionals employed and/or residing in San Diego County, and one (1) accessibility advocate residing in San Diego County, who are not employees of the City of Encinitas.

Section 113.3.2 Selection. The board of appeals shall consist of volunteers who shall receive no compensation other than reimbursement of costs related to participation on the board such as travel expenses. A list of volunteers shall be kept on file by the City Clerk and updated on an annual basis. Selection of members shall be made either at the time of the filing of an appeal or may be appointed on a standing basis by the City Council.

Section 113.3.3 Quorum. A quorum of 6 members is required to act on an appeal. The Building Official and the Fire Marshal for the City of Encinitas shall participate as ex-officio non-members and shall not vote.

8. Section 202 is hereby revised to add and/ or modify the following definitions:

Newly Constructed Building. A building that has never before been used or occupied for any purpose; an existing structure that is removed and replaced; or modified/ renovated in a manner that causes any of the following conditions to occur is considered a newly constructed building for the purpose of this definition:

1.a. More than 50% of the roof framing (e.g., structural support) is removed, and
1.b. More than 50% of the exterior bearing walls are removed or 50% of the columns are removed, where there are no walls, or

2. The proposed conditioned area in an addition or alteration that more than doubles that of the existing building's conditioned floor area or volume.

The wall calculations are based on the horizontal measurement of the affected portion of the exterior bearing walls between the associated footings and the ceilings. Cripple walls below the floor, or parapets, and similar projections above the roof are not included in the calculations of the exterior wall surface areas.

This definition applies to low-rise residential buildings (including single-family residential (SFR) and duplexes), multi-family residential, and non-residential building uses.

9. Table 1505.1 is hereby amended to read:

TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

10. Appendices C & I of the California Building Code, 2025 Edition, are adopted.

23.12.040 Adoption of the 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the City Residential Code for the purpose of prescribing regulations in the City of Encinitas for construction, alteration, enlargement or repair of detached one- and two-family dwellings, townhouses not more than three stories above grade plane with a separate means of egress and structures accessory thereto, the 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code based on the International Residential Code, 2024 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, the erection, construction, enlargement, alteration or use and occupancy of one- and two-family dwellings, townhouses not more than three stories above grade plane and structures accessory thereto within the City of Encinitas shall be in conformance with the 2025 California Residential Code published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833-2936. The California Residential Code is on file for public Examination in the office of the Building Official.

B. Deletions, revisions and additions to the 2025 California Residential Code shall be as follows:

1. Section R101.1 is hereby revised to read:

R101.1 Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Encinitas and shall be cited as such and hereinafter referred to as "this code."

2. Section R105.3.1.2 is hereby added to read:

R105.3.1.2 Action on application with grading permit or public improvements. Permits shall not be issued for construction on a site where the City Engineer determines that a grading permit or public improvements is required until the City Engineer notifies the Building Official in writing that the grading or public improvements work has been satisfactorily completed to allow building permits to be issued.

3. Section R105.3.1.3 is hereby added to read:

R105.3.1.3 Action on application with flooding or geologic conditions. Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

4. Section R108.1.1 is hereby added to read:

R108.1.1 No fees for specific governmental organizations. The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fees for filing an application for a building permit pursuant to this Code unless City building inspection services are requested. If so requested, the regular fee schedules in this Code shall apply.

5. Section R108.2 is hereby revised to read:

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the fee schedule established by the City Council of the City of Encinitas.

6. Section R108.3 is hereby revised to read:

R108.3 Building permit valuation. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuation shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

7. Section R108.5 is hereby revised to read:

R108.5 Refunds. Refunds of fees paid shall in accordance with the refund policy adopted by the City Council of the City of Encinitas.

8. Section R112.1 is hereby revised to read:

R112.1 General. The City Council shall serve as the Board of Appeals to hear appeals of any code interpretation by the City Building Official.

9. Section R112.3 is hereby deleted.

10. Section 202 is hereby revised to add and/ or modify the following definitions:

Closet. A small room used for storage that is structurally built and integrated into the walls of the bedroom. A minimum 2-feet in depth and 10-square feet in total floor area.

Enclosed Space. A space that is substantially surrounded by solid surfaces, including walls, ceilings or roofs, doors, fenestration areas, and floors or ground

Newly Constructed Building. A building that has never before been used or occupied for any purpose; an existing structure that is removed and replaced; or modified/ renovated in a manner that causes any of the following conditions to occur is considered a newly constructed building for the purpose of this definition:

1.a. More than 50% of the roof framing (e.g., structural support) is removed, and
1.b. More than 50% of the exterior bearing walls are removed or 50% of the columns are removed, where there are no walls, or

2 The proposed conditioned area in an addition or alteration that more than doubles that of the existing building's conditioned floor area or volume.

The wall calculations are based on the horizontal measurement of the affected portion of the exterior bearing walls between the associated footings and the ceilings. Cripple walls below the floor, or parapets, and similar projections above the roof are not included in the calculations of the exterior wall surface areas.

This definition applies to low-rise residential buildings (including single-family residential (SFR) and duplexes), multi-family residential, and nonresidential building uses.

10. Section R313.1, Exception is hereby amended to read:

R313.1 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

11. Section R313.2, Exception is hereby amended to read:

R313.2 (1) An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.

12. Section R332 is hereby added to read:

R332 ELECTRIC VEHICLE-READY BUILDINGS

R332.1 General. electric vehicle-ready construction shall be provided as specified in Section 23.12.110 City Green Building Code.

13. Section R902.1.2 is hereby revised to read:

R902.1.2 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50% of the total roof area is replaced within anyone-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

23.12.050 Adoption of the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Electrical Code for the purpose of prescribing regulations in the City of Encinitas for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code based on the National Electrical Code, 2023 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all installation, alteration or repair of electrical systems within the City of Encinitas shall be in conformance with 2025 California Electrical Code, published by the California Building Standards Commission, which is based on the National Electrical Code, 2023 Edition, published by the National Fire Protection Association, Battery March Park, Quincy, Massachusetts, 02269. The California Electric Code is on file for public examination in the office of the Building Official.

23.12.060 Adoption of the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Mechanical Code for the purpose of prescribing regulations in the City of Encinitas for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., which is based on the Uniform Mechanical Code, 2014 Edition. Except as otherwise provided by this chapter of the City of Encinitas Municipal Code, all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with 2025 California Mechanical Code, and any rules and regulations promulgated pursuant thereto, including the Uniform Mechanical Code, published by the California Building Standards Commission, and any rules and regulations promulgated pursuant thereto, which is based on the Uniform Mechanical Code, 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, CA 91761-2816. The California Mechanical Code is on file for public examination in the office of the Building Official.

23.12.070 Adoption of the 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the City's Plumbing Code for the purpose of prescribing regulations in the City of Encinitas for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., which is based on the Uniform Plumbing Code 2021 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Encinitas shall be in conformance with 2025 California Plumbing Code, published by the California Building Standards Commission, which is based on the Uniform Plumbing Code, 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, CA 91761-2861. The California Plumbing Code is on file for public examination in the office of the Building Official.

B. Section 1503.1.1(14) is hereby added to the 2025 California Plumbing Code to read:

(14) A clothes washer system consists solely of one single domestic clothes washing machine in a one- or two-family dwelling.

23.12.080 Adoption of the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Energy Code for the purpose of prescribing regulations in the City of Encinitas for the conservation of energy, the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq.

Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with 2025 California Energy Code and any rules and regulations promulgated pursuant thereto, including the California Energy Code, 2025 Edition, published by the California Energy Commission. The California Energy Code is on file for public Examination in the office of the Building Official.

23.12.090 Adoption of the 2025 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Historical Building Code for the purpose of prescribing regulations in the City of Encinitas to provide alternative building regulations for the rehabilitation, preservation, restoration, or relocation of designated historic buildings, the 2025 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. (authorized by Health and Safety Code Sections 18950 through 18961). The California Historical Code is on file for public examination in the office of the Building Official.

23.12.100 Adoption of the 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Existing Building Code for the purpose of prescribing regulations in the City of Encinitas to provide alternative building regulations for the rehabilitation, preservation, restoration, or relocation of existing buildings, the 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. The California Existing Code is on file for public examination in the office of the Building Official.

23.12.110 Adoption of the 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City's Green Building Code for the purpose of prescribing regulations in the City of Encinitas for enhancing the design and construction of buildings, through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices the 2025 California Green Building Standards Code, Part II, Title 24 of the California Code of Regulations, a portion of the 2025 California Buildings Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., and the California Green Building Standards Code, 2025 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction of buildings shall be in conformance with the 2025 California Building Standards Code and any rules and regulations promulgated pursuant thereto, including the California Green Building Standards Code, 2025 Edition, published by the California Building Standards Commission. The California Green Building Standards Code is on file for public Examination in the office of the Building Official.

23.12.120 Adoption of the 2025 California Reference Standards Code, Part 12, Title 24 of the California Code of Regulations.

The California Reference Standards Code, 2025 Edition, Chapter 23.12.130 is adopted and hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein. The California Reference Standards Code is on file for public examination in the office of the Building Official.

SECTION THREE: Chapter 10.04 of the Encinitas Municipal Code is hereby amended by repealing it in its entirety, and adopting a new Section 10.04 to read as follows:

Chapter 10.04

California Fire Code Exhibit A

Summary of Amendments to the 2022 California Fire Code

Chapter 1 - Administration: includes City of Encinitas Validity, repeal of conflicting ordinances, resolutions, or motions.

Chapter 2 - Definition section: includes added and revised definitions.

Chapter 3 - General Precaution against fire: Sky Lanterns and Mid-rise buildings.

Chapter 5 - Fire Service Features: includes emergency access road dimensions, design, grade, marking, access gates (emergency strobe sensor), water tanks, fire hydrants and fire flow.

Chapter 9 - Fire Protection Systems Where Required.

Chapter 56 - Explosives and Fireworks: includes use, display, seizure and disposal information. Please note: additional requirements apply and are referenced in State Law, CCR-Title-19, Article 6.

Chapter 57 - Flammable and Combustible Liquids: above-ground tanks are prohibited.

Chapter 58 - Flammable Gases and Flammable Cryogenic Fluids.

Chapter 61 - Liquefied Petroleum Gases: bulk storage prohibited.

Chapter 10.04

2024 INTERNATIONAL FIRE CODE, AND 2025 CALIFORNIA FIRE CODE

SECTION 1

That a certain document, three (3) copies of which are on file in the office of the City of Encinitas Fire Department being marked and designated as the 2024 International Fire Code and 2025 California Fire Code, and California Wildland Urban-Interface Code, including, Appendix B & I, as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Encinitas, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use, and maintenance of buildings and structures, including that providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Encinitas Fire Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in **Section 2** of this ordinance.

SECTION 2

That the following sections are hereby revised:

Chapter 1 Administration

Section 101.5 City of Encinitas Validity
This section is revised to read:

The City Council of the City of Encinitas hereby declares that should any section, paragraph, sentence, or word of this ordinance or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the City Council of the City of Encinitas that it would have passed all other portions of this ordinance independently of the elimination here from of any such portion as may be declared invalid.

Section 102.13 Repeal of Conflicting Ordinances, Resolutions or Motions
This section is added to read:

All former ordinances, resolutions or motions, or parts thereof, including 2019-27 and 2020-03, which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed.

Chapter 2 Definitions

Section 202 General Definitions
This section is added or revised to read:

Fire Hazard - is any condition or conduct which: (a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or (b) may obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Fireworks - is any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, firecrackers, torpedoes, sky-rockets, roman candles, Daygo bombs, sparklers, snap caps, poppers or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term “fireworks” shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredths of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for use of such caps, the sale and use of which shall be permitted at all times. “Fireworks” shall include snap caps and poppers, regardless of the amount of explosive content included in each device.

Hazardous Fire Area - Any geographic area mapped by the State or designated by the local jurisdiction as a moderate, high or very high fire hazard area, or which the FAHJ has determined is a hazardous fire area; the type and condition of vegetation, topography, weather, or structure density which may increase the possibility of the area being susceptible to wildfire.

Mid-Rise Building - A building four stories or more in height, but not exceeding 75 feet and not defined as a high-rise building by section 202 of the California Building Code. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.
Nothing in Section 324 shall imply or allow a building height in excess of current City of Encinitas planning and zoning requirements.

Level – An area, above or below grade, including but not limited to; basements, garages, cellars, mezzanines or similar uses.

Wherever the terms - “This Code" and "2021 International Fire Code" are used they shall mean the 2022 California Fire Code as modified by the City of Encinitas with the deletions, revisions and additions set forth in the amendments.

Chapter 3 General Requirements

Section 308.1.6.3. Sky Lanterns
This section is revised to read:

Sky lanterns, floating luminary, and similar devices propelled by open flame are prohibited for sale or use.

Section 324 Mid-Rise Buildings

Section 324.1 General
This section is added to read:

All newly constructed mid-rise buildings or any mid-rise building which undergoes a complete structural or non-structural renovation, that requires the complete vacancy of the building to complete the renovation shall, comply with Sections 324.1 through 324.3.

Exceptions:

1. Buildings used exclusively as open parking garages.
2. Buildings where all floors above the fourth-floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, or other similar structures with intermittent human occupancy.

Section 321.2 Fire Equipment Control Room
This section is added to read:

A fire equipment control room for fire department operations shall be provided. The location and accessibility of the room shall be approved by the fire department. The room shall be separated from the remainder of the building by not less than a 1-hour fire barrier. The room shall contain the following facilities at minimum:

1. Voice alarm and public address panels
2. Fire alarm control panel
3. Status indicators and controls for air-handling systems
4. Fire pump status indicators (if required)
5. (ERRC) Emergency Responder Radio Communications
6. Work Table and Chairs
7. Set of complete building plans

Section 321.3 Road Dimensions
This section is added to read:

Fire apparatus access roads serving buildings, portions of buildings, or facilities that exceed 30 feet in height above the lowest level of fire department vehicle access, shall have an unobstructed width of not less than 26 feet.

Chapter 5 Fire Service Features

Section 503.2.1 Dimensions
This section is revised to read:

Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6.

EXCEPTIONS:

1. Fire access roadways, gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.

2. Residential driveways serving no more than two single-family dwellings shall have an unobstructed width of not less than 16 feet.

3. Roads serving only single-family residential dwellings, that are not within the Very High Fire Hazard Severity Zone, shall have an unobstructed width of not less than 20 feet.

Section 503.2.3 Surface
This section is revised to read:

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface to provide all-weather driving capabilities.

Section 503.2.7 Grade
This section is revised to read:

Grades exceeding 15% on fire apparatus access roads shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete (PCC), with a deep broom finish perpendicular to the direction of travel. Maximum grade shall not exceed 20%.

Section 503.2.8 Angles of Approach and Departure
This section is revised to read:

The angle of approach and departure of a fire access roadway shall not exceed 12% or as approved by the fire code official.

Section 503.2.9 Roadway Turnouts
This section is added to read:

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25-foot taper on each end.

Section 503.3 Marking
This section is revised to read:

When required by the fire code official, approved signs or other approved notices or markings shall be provided for all public and private fire apparatus access roads, to identify such roads or prohibit obstruction thereof. Signs, notices, or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions and all private roads serving four or more parcels shall be named. Road name signs shall comply with City of Encinitas standards.

Section 503.4.2 Width of a Parking Space.
This section is added to read:

The width of a parking space shall be a minimum of eight feet wide.

Section 503.6 Security Gates
This section is revised to read:

No person shall install a security gate or security device across a fire access roadway without the fire code official's approval.

1. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions to ensure access and shall be provided with a battery back-up and manual mechanical disconnect in case of power failure.
2. An automatic gate accessing more than four residences or a gate accessing hazardous, institutional, educational or assembly occupancy group structures, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up and manual mechanical disconnect in case of power failure.
3. When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.
4. A gate across a fire access roadway or driveway, public or private, shall be maintained in an operative condition which provides rapid, reliable access at all times.
5. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.
6. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Section 507 Fire Protection Water Supplies

Section 507.2.2 Water Tanks
This section is revised to read:

Water storage tanks, when permitted by the fire code official, shall comply with Table No. 507.2.2A.

WATER STORAGE TANKS

Table No. 507.2.2A

TABLE NO. 507.2.2A			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
Up to 1,500	250	5,000	20
Over 1,500	250	10,000	40
When exposure distance is one hundred feet (100') or less from adjacent property or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.			

1. Tank elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the fire department. Tank size may be increased to serve multiple structures on a single parcel.

2. Supply outlet shall be at least 4 inches in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall provide an approved means of controlling water flow.

3. The outlet shall be located along an access roadway and shall not be closer than 50 feet or further than 150 feet from the structure.

4. All exposed tanks and exposed supply pipes shall be of an alloy or other material listed for above ground use. Adequate support shall be provided.

Section 507.5.1 Where Required
This section is revised to read:

The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected or both. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of section 503.

Section 507.5.1.01 Requirements for single-family dwellings
This section is added to read:

In zones other than industrial, commercial and multi-family, fire hydrants shall be installed in accordance with Table No. 507.5.1.01A.

Table No. 507.5.1.01A

TABLE 507.5.1.01A	
Parcels ½ acre and larger:	Every 500 feet
Parcels less than ½ acre:	Every 350 feet

Section 507.5.1.02 Requirements for multi-family, commercial and industrial zones
This section is added to read:

In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, or as approved by the fire code official, and every 300 feet of fire access roadways, regardless of parcel size.

Chapter 9 Fire Protection Systems

Section 903.2 Where Required
This section is revised to read:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in sections 903.2.1 through 903.2.12 and may be required in additions and remodels of existing structures as described in Section 903.2.01.

Section 903.3 Installation Requirements
This section is revised to read:

Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8 and the City of Encinitas installation policies, as appropriate.

Section 903.2.01 Group R Additions, Remodels, and Reconstruction.
This section is added to read:

An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building, or where the scope of work includes significant modification to the interior and/or the roof of the building.

EXCEPTIONS:

1. If the cost of the installation exceeds 15 percent of the valuation of the project. Formal bids shall be provided to the Encinitas Fire Department for review.

If the addition to the existing structure is strictly for the creation of a new Accessory Dwelling Unit; no additions or remodels to the existing building is permitted.

Section 903.2.02 Commercial and Group U.

An automatic sprinkler system installed in accordance with Section 903.3 shall be required in buildings and structures when the square footage of a new commercial building exceeds 5000 square feet.

EXCEPTION:

1. Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

Section 905 Standpipe Systems

Section 905.3 Required Installations
This section is revised to read:

Standpipe systems shall be installed where required by Sections 905.3.01 through 905.3.11.1. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 905.3.01 Standpipes
This section is added to read:

A Class 1 standpipe with 2.5inch hose valves shall be provided for all commercial buildings three levels or more in height, regardless of occupancy type. Hose valves shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class 1 standpipes may be required.

Chapter 56 Explosives and Fireworks

Section 5608.2 Fireworks
This section is added to read:

Fireworks shall not be sold, manufactured, disposed, or discharged within the jurisdictional boundaries of the City of Encinitas, except when a permit is issued for public display, theatrical purposes and/or group entertainment by the fire department to a California State Fire Marshal licensed pyro-technician and the minimum requirements of Title-19, California Code of Regulations, Chapter-6, fireworks are met. The San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108 may be used as a guide when enforcing these requirements.

Section 5608.3 Fireworks Penalty
This section is added to read:

Any person violating any provisions or failing to comply with this Chapter or the requirements of Title-19 California Code of Regulations, chapter 6, and/or San Diego County Regulatory Ordinance,Title-3, Division-2, Chapter 1, section 32.101 through 32.108, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed One Thousand dollars ($1000) or by imprisonment in the County jail for a period of not more than one year or by both such fine and imprisonment.

SECTION 3
That the geographic limits referred to in certain sections of the 2025 California Fire Code are hereby established as follows:

Chapter 57 Flammable and Combustible Liquids

Section 5704.2.9.6.1 Locations where Above-ground Tanks are Prohibited

This section is revised to read:

In the City of Encinitas, (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The limits referred to in Section 5704.2.9.6.1 and 5706.2.4.4 of the 2022 California Fire Code and the 2024 International Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as the jurisdictional limits of the City of Encinitas.

EXCEPTIONS:

1. 2000 gallons maximum temporary (six months maximum) above ground tanks meeting UL 2085 for private use on farms, agricultural and rural property, remote construction sites, earth moving projects, gravel pits or borrow pits. Such tanks shall be specially designed, approved and listed, and have features incorporated into their design which mitigates concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. A fire department permit will be required.

2. Crankcase draining may be stored in specially constructed above ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the fire code official deems appropriate, and the container meets the following: specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. In no case shall such storage be permitted in residential or institutional property. All installations require a fire department permit.

3. With the fire code official's approval, Class I and II liquids may be stored in aboveground tanks inside or outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Class I liquids will be limited to 550 gallons and class II liquids will be limited to 1100 gallons.

Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. The fire code official may disapprove the installation of such containers when, in his opinion, their use presents a risk to life or property.

4. With the fire code official's approval, temporary storage of a maximum 10,000 gallons of Class II liquids may be permitted for a period not to exceed ninety (90) days at remote construction sites, earth moving projects, gravel pits or borrow pits, consistent with 5704 and 5706.

Section 5706 Special Operations

Section 5706.2.4.4 Locations where Above-ground Tanks are Prohibited
This section is revised to read:

Within the geographic limits of the City of Encinitas, the storage of Class I and Class II liquids in above-ground tank is prohibited in residential areas.

Section 5706.4 Bulk Plants or Terminals
This section is revised to read:

The geographic limits in which bulk plants and terminals of flammable and combustible liquids are received are prohibited for the protection of heavily populated and congested areas and are hereby established as jurisdiction limits of the City of Encinitas.

Chapter 58 Flammable Cryogenic Fluids

Section 5806.2 Limitations
This section revised to read:

Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the geographic limits of the City of Encinitas.

Chapter 61 Liquefied Petroleum Gases

Section 6104.2 Maximum Capacity within Established Limits
This section is revised to read:

Within the geographic limits of the City of Encinitas, the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons.

FINDINGS

FOR REVISION OF THE CITY OF ENCINITAS
AMENDMENTS TO THE 2022 CALIFORNIA FIRE CODE OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 9

As required by Health and Safety Code section 17958 the City of Encinitas does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due to certain climatic, topographic or geological features existing in the City of Encinitas.

The following matrix lists the City of Encinitas amendments and the corresponding express findings. Minor editorial changes or typographical corrections to the Fire Code are not shown in these findings. The full texts of the proposed City of Encinitas amendments are shown in City of Encinitas Fire Code.

MATRIX OF FINDINGS		
2022 California Fire Code Amendments		
Chapters or Sections	**PAGE NUMBER**	**FINDING NUMBER(S)**
Chapter 1 Administration	2	
Section 101.5 Validity	2	All
Section 102.13 Repeal Conflicting Ordinance	2	All
Chapter 2 Definitions	3	All
Chapter 3 General Precautions Against fire	3,4	
Section 308.1.6.3 Sky Lanterns	4	B, E
Section 324.1 through 324.3 Mid-Rise Buildings	4	A,D,E,F
Chapter 5 Fire Service Features	5-9	
Section 503.2.1 Dimensions	5	B,C & D
Section 503.2.3 Surface	5	B,C,& D
Section 503.2.7 Grade	5	B, C
Section 503.2.8 Angles of Approach and Departure	5	B,C
Section 503.2.9 Roadway Turnouts	6	A,B,C,D,E,F
Section 503.3 Marking	6	A,B,C,D,E,F
Section 503.4.2 Width of a Parking Space	6	B, C, D
Section 503.6 Security Gates	6,7	A,B,C,D,E,F
Section 507.2.2 Water Tanks	7,8	B, C & E
Section 507.5.1 Required Installation	8	All
Section 507.5.1.01 Single-Family Dwellings	8	All
Section 507.5.1.01a	9	All
Section 507.5.1.02 Multi-Family & Commercial	9	All
Chapter 9 Fire Protection Systems	8-10	B,C,D & E
Section 903.2 Where Required	8	All
Section 903.3 Installation Requirements	9	All
Section 903.2.01 Group R Additions, Remodels and Reconstruction	9	All
Section 903.2.02 Commercial and Group U	9	All
Section 905.3 and 905.3.01 Standpipes	9,10	All
Chapter 56 Explosives and Fireworks	10	
Section 5608.2 Fireworks – sale, use, display, disposal, seizure	10	B,C
Section 5608.3 Fireworks Penalty	10	B,C
Section 3	10	
Chapter 57 Flammable Combustible Liquids	10-12	
Section 5704.2.9.6.1 Location of Above-ground Tanks	10,11	All
Section 5706.2.4.4 Tank Location Prohibited	12	All
Section 5706.4 Bulk Plants/Terminals	12	All
Chapter 58 Flammable Gases and Cryogenic Fluids	12	
Section 5806.2 Limitations	12	All
Chapter 61 Liquefied Petroleum Gases	12	

Section 6104.2 Bulk Storage of Liquefied Petroleum Gases	12	All
Appendix "B" Fire Flow Requirements for Buildings	12	All
Appendix "I" Fire Protection Systems –Non-Compliant Conditions (No Amendments to appendix)	12	All

Findings for the Fire Code

The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions that: (a) exist in the City of Encinitas; (b) increase the exposure of the public to the dangers of fire; (c) could severely restrict the response of emergency services to fire dangers; and (d) can be mitigated by amendments to the international fire and construction codes:

Finding A

The City of Encinitas is bisected by a major transportation corridor (Interstate 5) which traverses in a north/south direction. Interstate 5 is used to transport hazardous materials and is designated by the State of California as an approved route for transporting highly toxic and radioactive materials.

The City of Encinitas is bisected by a railroad line running north/south. Hazardous materials are transported on the railroad.

Underground pipes run parallel to the railroad line and carry natural gas under high pressure. Underground pipes run in a north/south direction in the eastern portion of the City and carry liquid petroleum under high pressure.

The transport, through the City, of hazardous, toxic and radioactive materials, as well as natural gas and liquid petroleum, on a regular basis, increases the threat of fire ignition and spread. This adds to the fire danger posed by the City's climatic, topographic, and geological conditions.

Finding B

The City of Encinitas's topography is characterized by many large hillsides. The City's climate promotes the heavy growth of natural vegetation that covers the hillsides and is highly flammable, especially in the dry season.

There are numerous areas of wildland-urban interface where structures, especially residences, are in close proximity to that natural vegetation.

The City's climate is characterized by Santa Ana conditions involving dry gusty winds. In summer and fall, the typical weather is hot and dry. In combination, these climatic conditions create an extreme fire danger to the community.

Seasonal winds also have the potential for impeding emergency vehicle access by toppling trees (especially eucalyptus which is a species that is prevalent in the City and susceptible to being felled by winds).

As a result of the above conditions, the risk of fire ignition is greater. Also, once a fire is ignited, it is more likely that embers will be blown into the air, increasing the spread of the fire into

the community. Therefore, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding C

The City of Encinitas is situated on the west slope of the coastal foothills that contain drainages, including Escondido Creek, which contribute to flooding within the community.

Because flooding conditions can impede fire service vehicles reaching the site of a fire, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding D

The City of Encinitas is situated near the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault.

A cluster of faults known as the "South Coast Offshore Zone of Deformation" is located off the City's coast. These geologic conditions are capable of generating earthquakes of significant magnitude at any time.

An earthquake may: (1) cause fires; (2) impede emergency vehicles responding to fires; and (3) interrupt the City's water supply which is needed to fight fires.

Because the community is subject to damage from earthquakes, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding E

The City of Encinitas and Southern California are semi-arid regions and experience water shortages from time to time. Those shortages can have a severely adverse effect on water availability for firefighting.

Fires starting in sprinkled buildings are typically controlled by one to three sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well-established structure fires operate at approximately 250 gallons per minute each, and the estimated water needed for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the Uniform Fire Code. The water estimate for a commercial building is typically greater than that of a residential structure.

Under circumstances such as; lack of water infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demand needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland, or building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

Finding F

Due to the sloping topography and coastal foothills in the City of Encinitas, the potential exists that new and future development will result in taller buildings on smaller parcels. Defining mid-rise

buildings from 75 feet in height to four stories or more in height modifies the application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential danger of mid-rise this change is necessary.

In addition, the limitations of available firefighting equipment, limited availability of human resources in local fire departments, and the necessity to climb vertically up flights of stairs, greatly impacting the response time to reach an incident scene, it is necessary to define the height of midrise buildings. The reduced height and built in protection will mitigate extended fire department response time and keep incidents manageable.

Finding G

Based upon the circumstances previously described, the protection of persons and property requires the City to adopt standards that are more stringent than those set forth in: (1) the State Building Standards Code Sections, 102, 202, 308, 321, 503, 507, 903, 905, 5608, 5704, 5705, 5706, 5806, 6104, B, I, and Section 3 of the International Fire Code.

SECTION FOUR: SEVERABILITY.

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

SECTION FIVE: PUBLIC NOTICE AND EFFECTIVE DATE.

The City Clerk is directed to prepare and have published a summary of the Ordinance no less than five days prior to consideration of its adoption, and again within 15 days following adoption, indicating the votes cast.

This ordinance shall take effect on January 1, 2026. The City Clerk of City of Encinitas is hereby authorized to use summary publication procedures pursuant to Government Code Section 36933 utilizing the Coast News, a newspaper of general circulation published in the City of Encinitas.

SECTION SIX: INTRODUCTION AND ADOPTION.

This Ordinance was introduced at a regular meeting of the City Council held on _____.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the ____ day of _____.

_____
Bruce Ehlers, Mayor

ATTEST:

_____

Kathy Hollywood, City Clerk

APPROVED AS TO FORM

_____
Tarquin Preziosi, City Attorney

CERTIFICATION: I, Kathy Hollywood, City Clerk of the City of Encinitas, California, do hereby certify under penalty of perjury that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the __ day of _____, 2025 and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the ____ of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Encinitas, California, this _____ day of _____, 2025.

_____
Kathy Hollywood, City Clerk

ORDINANCE 2025-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENCINITAS, CALIFORNIA, AMENDING ENCINITAS MUNICIPAL CODE CHAPTER 23.12 (BUILDING CODES FOR CONSTRUCTION) TO MAKE CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS RELATED TO ELECTRIC VEHICLES, WATER CONSERVATION AND ENERGY EFFICIENCY

CASE NUMBER: PLCY-008282-2025; CITYWIDE

SECTION ONE. The City Council of the City of Encinitas hereby finds and declares as follows:

WHEREAS, the City of Encinitas desires to amend Sections 23.12.080 and 23.12.110 of Chapter 23.12 (Building Codes for Construction) of Title 23 (Building and Construction) of the City of Encinitas Municipal Code to implement goals and objectives set forth in the City's Climate Action Plan for reducing greenhouse gas (GHG) emissions, conserving energy, encouraging green buildings, protecting the natural environment, and protecting the health of residents and visitors;

WHEREAS, the California Global Warming Solutions Act of 2006, known as AB 32, established a statewide goal of reducing greenhouse gas emissions to 1990 levels by 2020 and directs the California Air Resources Board to develop a strategy to achieve such reductions;

WHEREAS, Executive Order S-3-05, established a statewide goal of reducing emissions to 80 percent below 1990 levels by 2050;

WHEREAS, the California Global Warming Solutions Act of 2016, known as SB 32, established a binding target to reduce statewide GHG emissions to at least 40 percent below 1990 levels by 2030;

WHEREAS, California Assembly Bill 1279 (2022) set a statewide target of achieving carbon neutrality no later than 2045 and to ensure that by 2045, statewide greenhouse gas emissions are reduced at least 85 percent below 1990 levels;

WHEREAS, the State of California Climate Strategy identifies key strategies for addressing climate change that includes increasing renewable energy usage, doubling energy efficiency savings in existing buildings, making heating fuels cleaner, and reducing emissions from transportation;

WHEREAS, California Governor Gavin Newsom signed Executive Order N-79-20 on September 23, 2020, setting a target of 100 percent of in-state sales of new passenger vehicles will be zero-emission by 2035, as well as ambitious targets for zero-emission medium- and heavy-duty vehicles;

WHEREAS, the State of California recent adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems;

WHEREAS, the City Council of the City of Encinitas adopted and updated CEQA-qualified Climate Action Plan on November 18, 2020, aligning local climate action policies with the State of California Climate Strategy including the adoption strategies and goals to procure grid available electricity from 100 percent renewable energy sources, increase energy efficiency in residential and non-residential buildings, and promote the installation of local renewable energy sources at homes and businesses;

WHEREAS, the City of Encinitas Climate Action Plan found that buildings are the second largest contributor to GHG emissions, accounting for 39 percent of its total emissions in 2012;

WHEREAS, the United Nations Intergovernmental Panel on Climate Change (IPCC) has warned that failure to address the causes of global climate change within the next few years will result in sea level rise, increased frequency of wildland fires, and reduced freshwater resources, which will significantly increase the cost of providing local governmental services and protecting public infrastructure;

WHEREAS, the City Council of the City of Encinitas adopted Resolution 2020-90 Declaring a Climate Emergency on December 16, 2020;

WHEREAS, the 2025 California Building Standards Code adopted by the California Building Standards Commission sets minimum statewide building standards and, within the code, expressly stated that the standards are viewed as "minimal" and that local government entities retain discretion, pursuant to Health and Safety Code Section 17958 to exceed the standards established by the code based on express findings that such changes or modifications are reasonably necessary because of local climatic, topographical, or geological conditions pursuant to Health and Safety Code Section 17985.5, 17958.7, and 18941.5;

WHEREAS, Health and Safety Code (HSC) Section 18941.5, with reference to HSC Section 17958.7, allows for more restrictive local amendments to the California Building Standards Code that are reasonably necessary because of local climatic, geological, or topographical conditions;

WHEREAS, the proposed amendments and changes to the California Energy Code, Part 6 and the California Green Building Standards Code, Part 11 of the California Building Standards Code, are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City of Encinitas has over six (6) miles of beaches, several creeks, and other low-lying areas prone to flooding. The City is at risk to coastal storms, erosion, and flooding. There is broad scientific consensus that the earth will continue to warm, and sea levels will rise impacting beaches, roads, properties, infrastructure, and environmentally sensitive areas.
2. The City of Encinitas has experienced increases in annual temperature. Annual temperatures have increased more than 1-degree Fahrenheit in many parts of the state and have exceeded increases of 2-degree Fahrenheit in areas that include the San Diego region. Temperature increases are expected to continue into the future.
3. The City of Encinitas is situated in hilly, coastal and inland terrain. Approximately 50 percent of the City is covered by native vegetation on steep and frequently inaccessible hillsides. The native vegetation consists of highly combustible grasses, dense brush, and chaparral, and could pose a wildfire risk. Natural firebreaks in these areas are significantly lacking.
4. The City of Encinitas experiences seasonal climatic conditions during the late summer and fall that can result in frequent Santa Ana weather patterns. Dry, hot, strong, and gusty Santa Ana wind conditions produce extreme dryness and some of the highest wind events in San Diego County, resulting in some of the region's most catastrophic wildfires. These fires impact public health in the populated coastal zone through extreme heat and smoke.
5. The City of Encinitas has a responsibility to act to address environmental conditions that impact public health and welfare. Sustainability and resiliency are core values of the City's General Plan and Climate Action Plan. Energy efficiency promotes public health and welfare by enhancing the environmental and economic health of the City through green practices in design, construction, maintenance, and operation of new and existing buildings. Construction of energy efficient buildings and installation of renewable energy

systems protects the public health and welfare by reducing air pollution, greenhouse gas emissions, average and peak energy demand, and adverse impacts from power outages.

6. The City of Encinitas is largely built out creating more demand for additions and alterations to existing buildings;
7. Due to the relatively mild climate in the San Diego region, some new homes are not built with air conditioners and may not have a suitable location for a future outdoor heat pump coil;
8. Due to the development patterns and terrain of the San Diego region, private automobiles are expected to remain a significant mode of local transportation into the foreseeable future;
9. Due to the increased risk of drought in the region, alternative sources of irrigation are needed to maintain a healthy urban environment;
10. Amendments to the California Energy Code and the California Green Building Code to require additional improvements for certain additions and alterations, designate locations for heat pumps in new single family homes, require graywater-ready plumbing in new single family homes, and increase requirements for electric vehicle charging infrastructure are reasonably necessary to promote energy efficiency and conservation in the City, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

WHEREAS, Public Resources Code (PRC) Section 25402.1(h)(2) and the California Energy Code, Title 24, Part 6, Section 10-106 establish a process by which local governments may adopt more stringent standards to the energy efficiency and conservation provisions in the California Energy Code, Title 24, Part 6, provided that the standards have been determined to be cost effective and will require buildings to be designed to consume less energy than permitted by the California Energy Code;

WHEREAS, the following studies commissioned by the California Statewide Energy Codes and Standards Program demonstrate that the local amendments are cost effective and will require buildings to be designed to consume less energy than is permitted by the California Energy Code:

1. Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades; and
2. Application of the 2019 Studies to the 2022 Energy Code: Existing Low-Rise Residential Building Upgrades;

WHEREAS, by adopting this ordinance, the City Council has determined, in a public hearing, that the standards are cost-effective;

WHEREAS, California Assembly Bill 130 (2025) establishes a statewide moratorium on local code amendments applicable to residential units between October 1, 2025 and June 1, 2031, unless certain conditions are met, as enumerated in Section 17958 of the Health and Safety Code;

WHEREAS, consistent with Section 17958 of the Health and Safety Code, these amendments have been adopted on September 24, 2025;

WHEREAS, the City Council of the City of Encinitas has adopted local code amendments under the 2022, 2019, and 2016 California Building Standards Code cycles;

WHEREAS, consistent with Section 17958 of the Health and Safety Code, the amendments are substantially equivalent to changes or modifications that were previously filed by the City of Encinitas and were in effect on and prior to September 30, 2025.

WHEREAS, consistent with Section 17958 of the Health and Safety Code, these amendments are necessary to align with the Housing Element of the General Plan, adopted April 7, 2021, and the Climate Action Plan, as adopted and certified by the Encinitas City Council on November 18, 2020. One of the objectives under the Housing Element of the General Plan is to “Continue to develop and promote energy efficiency conservation measures consistent with the strategies outlined in the City’s Climate Action Plan.”

WHEREAS, the Climate Action Plan, the City’s adopted greenhouse gas emissions reduction strategy, outlines energy conservation measures implemented by local code amendments which include requiring residential renovations to implement energy efficiency retrofits, requiring new residential units to be constructed all-electric to the extent permitted by federal law, and requiring new residential units to install electric vehicle chargers.

WHEREAS, the City Council finds in its independent judgment that the proposed amendment to the Encinitas Municipal Code to adopt State uniform codes is exempt from environmental review as per Section 15378(b)(5) of the CEQA Guidelines since the activity in question is not considered a "project” as defined therein. The action being considered by the City Council is an administrative activity of government that will not result in the direct or indirect physical change in the environment. This action entails adoption of State mandated Building Codes that are enforceable upon the City. Minor amendments will not have a significant effect on the environment because the strengthened requirements reduce hazards and accommodate features and thereby reduce environmental effects. Furthermore, the amendments were previously evaluated in the Final Negative Declaration (ND) for the Climate Action Plan (Case No. 17-224), dated December 5, 2017, and Addendum to the ND (Case No. ENV-004106-2020), dated October 20, 2020. The ND and the Addendum evaluated the potential environmental effects of the implementation of the Climate Action Plan including the adoption and enforcement of energy efficiency and renewable energy ordinances. This project is within the scope of the Final ND and the Addendum and no further California Environmental Quality Act (CEQA) compliance is required. The City Council therefore finds that there is no possibility that the minor local amendments may have a significant effect on the environment; therefore pursuant to Section 15061(b)(3) of the CEQA Guidelines the activity is exempt from the provisions of CEQA; and

NOW, THEREFORE, the City Council of the City of Encinitas, California, hereby ordains as follows:

SECTION TWO:

Ordinance Nos. 2022-13 and 2024-04 amending Section 23.12.080 of Chapter 23.12 of the Encinitas Municipal Code are hereby repealed in their entirety. Section 23.12.080 of Chapter 23.12 of the Encinitas Municipal Code is hereby amended to add, modify or remove the following sections as specified herein:

A. There is adopted and incorporated by reference herein as the City's Energy Code for the purpose of prescribing regulations in the City of Encinitas for the conservation of energy, the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with 2025 California Energy Code and any rules and regulations promulgated pursuant thereto, including the California Energy Code, 2025 Edition, published by the California Energy Commission.

B. The first paragraph of Section 150.2(a) is amended 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.

C. The first paragraph of Section 150.2(b) is modified 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.

D. Section 150.2 of the California Energy Code is amended to add Section (d) as follows:

(d) Single Family Additions or Alterations.

The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion. All additions and alterations of single family residential buildings with a building permit valuation of $50,000 or higher shall include any one of the measures identified as Available in Table 150.2-H, Single Family Requirements, where vintage shall refer to the year in which the building was originally permitted for construction. The measures shall be installed to the specifications in Table 150.2-I, Single Family Measure Specifications. Existing measures that meet the specifications in Table 150.2-I may be used to satisfy the requirements.

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.

Exception to Section 150.2(d): The requirement for inclusion of energy efficiency measures does not apply to residential buildings that receive a rating of seven or higher on the U.S. Department of Energy's Home Energy Score rating system based upon an assessment by a Home Energy Score Certified Assessor, to the satisfaction of the Development Services Director or designee.

Table 150.2-H: Single Family Requirements

Measures	Building Vintage		
	Pre-1978	1978-1991	Post-1991
Water Heating Package	Available*	Available*	Available*
Cool Roof	Available*	Available*	Available
R-38 Attic Insulation and Air Sealing	Available*	Available	Available
Duct Sealing	Available*	Available*	Available

Measures	Building Vintage		
	Pre-1978	1978-1991	Post-1991
New Ducts + Duct Sealing	Available*	Available	Available
Windows	Available	Available	Available
R-15 Wall Insulation	Available	Not applicable	Not applicable
Heat Pump Water Heater (HPWH)	Available	Available	Available
Heat Pump HVAC	Available	Available	Available
Heat Pump Clothes Dryer	Available	Available	Available
Induction Cooktop	Available	Available	Available
PV + Electric Ready Pre-Wire	Available*	Available*	Available

* Measures that have been shown to be cost effective in this region.

Table 150.2-I: Single Family Measure Specifications
Water Heating Package: Add exterior insulation meeting a minimum of R-6 to existing storage water heaters. 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.
Cool Roof: Install a cool roof. For steep-sloped roofs (ratio of rise to run greater than 2:12) install a roofing product rated by the Cool Roof Rating Council to have an aged solar reflectance equal to or greater than 0.25, and a thermal emittance equal to or greater than 0.75. For low-sloped roofs, install a roofing product meeting the requirements of Section 150.2(b)1Iiia, and insulate the roof in accordance with Section 150.2(b)1Iiib. Only areas of roof that are to be re-roofed are subject to the cool roof upgrade. All exceptions as stated in 2025 Title 24, Part 6, Section 150.2(b)1Ii for steep slope roofs and 150.2(b)1Iii for low slope roofs are allowed.

Table 150.2-I: Single Family Measure Specifications
R-38 Attic Insulation and Air Sealing. **Attic Insulation:** Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.026 or insulation installed at the ceiling level shall have a thermal resistance of R-38 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. Existing R-19 insulation satisfies this requirement. **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 post 1991 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute in accordance with the Technical Standards for the Building Analyst Professional.
Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2025 Title 24, Part 6, Section 150.2(b)1E. The duct system must be tested by a certified ECC Rater no more than three years prior to the 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 + Duct Sealing measure in this Table.
New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24, Part 6, 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.
Windows: Replace all existing windows with high performance windows with an area-weighted average U-factor no greater than 0.30.
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.
Heat Pump Water Heater (HPWH): Replace existing electric resistance or 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.
HVAC Heat Pump: Replace existing gas space heating system or all existing electric resistance heating systems with an electric heat pump system that meets 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.
Heat Pump Clothes Dryer: Replace existing gas or electric resistance clothes dryer with a heat pump dryer with no resistance element and cap gas line.

Table 150.2-I: Single Family Measure Specifications
Induction Cooktop: Replace existing gas and electric resistance stove top with an induction stove top and cap the gas line.
PV+ Electric Ready Pre-Wire: Install a solar PV system that meets the requirements of 2025 Title 24, Part 6, Section 150.1(c)14. The system shall be sized such that the estimated annual kWh production shall not exceed the projected annual kWh demand. Upgrade the panelboard serving the individual dwelling to provide circuit breaker spaces for a heat pump water heater, heat pump space heater, electric cooktop and electric clothes dryer with the capacities specified in California Energy Code Section 150.0 (n), (t), (u) and (v); or, provide electrical load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel. Install any two circuits for electric appliances from the list below: 1. Heat Pump Water Heater Ready, as specified in Section 150.0(n)1 2. Heat Pump Space Heater Ready, as specified in Section 150.0(t) 3. Electric Clothes Dryer Ready, as specified in Section 150.0(v) 4. Electric Cooktop Ready, as specified in Section 150.0(u) 5. Energy Storage Systems (ESS) Ready, as specified in Section 150.0(s) 6. EV Charger Ready. Install a dedicated 208/240-volt branch circuit as specified in the California Green Building Code, Title 24, Part 11, Section A4.106.8.1, which otherwise applies to new construction

E. Section 180 of the **California Energy Code** is amended to add Section 180.5 as follows:

Section 180.5 - MULTIFAMILY ADDITIONS OR ALTERATIONS

The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion. All additions and alterations of individual residential dwelling units (within the multifamily building), with a building permit valuation of $50,000 or higher shall include any one of the measures identified as Available in Table 180.5-A, Multifamily Requirements, where vintage shall refer to the year in which the building was originally permitted for construction. The measures shall be installed to the specifications in Table 180.5-B, Multifamily Measure Specifications. Existing measures that meet the specifications in Table 180.5-B may be used to satisfy the requirements.

Note: To the extent the provisions of Section 180.5 conflict with other provisions of the California Energy Code, then the most energy conserving provisions shall supersede and control.

Table 180.5-A: Multifamily Requirements

Measures	Building Vintage		
	Pre-1978	1978-1991	Post-1991
Water Heating Package	Available*	Available*	Available*
Cool Roof	Available*	Available*	Available
R-38 Attic Insulation and Air Sealing	Available*	Available	Available

Measures	Building Vintage		
	Pre-1978	1978-1991	Post-1991
Duct Sealing	Available*	Available*	Not applicable
New Ducts + Duct Sealing	Available*	Available	Available
Windows	Available	Available	Available
R-15 Wall Insulation	Available	Not applicable	Not applicable
Floor Insulation	Available	Not applicable	Not applicable
Heat Pump Water Heater (HPWH)	Available	Available	Available
Heat Pump HVAC	Available	Available	Available
Heat Pump Clothes Dryer	Available	Available	Available
Induction Cooktop	Available	Available	Available
PV + Electric Ready Pre-Wire	Available*	Available*	Available

* Measures that have been shown to be cost effective in this region.

Table 180.5-B: Multifamily Measure Specifications
Water Heating Package: Add exterior insulation meeting a minimum of R-6 to existing storage water heaters. 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.
Cool Roof: Install a cool roof. For steep-sloped roofs (ratio of rise to run greater than 2:12) install a roofing product rated by the Cool Roof Rating Council to have an aged solar reflectance equal to or greater than 0.25, and a thermal emittance equal to or greater than 0.75. Low slope roofs (ratio of rise to run of 2:12 or less) shall meet the requirements of Section 180.2(b)1Ii of 2019 Title 24, Part 6. All exceptions as stated in 2025 Title 24, Part 6, Section 180.2(b)1Ii for low slope roofs and 180.2(b)1Iii for steep slope roofs are allowed.

Table 180.5-B: Multifamily Measure Specifications
R-38 Attic Insulation and Air Sealing **Attic Insulation:** Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.026 or insulation installed at the ceiling level shall have a thermal resistance of R-38 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. Existing R-19 insulation satisfies this requirement. **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 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 post 1991 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute in accordance with the Technical Standards for the Building Analyst Professional.
Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of 2025 Title 24, Part 6, Section 180.2(b)2Aiii. The duct system must be tested by a certified ECC Rater no more than three years prior to the low-rise multifamily covered project permit application date to verify the duct sealing and confirm that the requirements have been met.
New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24, Part 6, Section 160.3(b)5.K, with the exception that the maximum duct leakage be reduced from the current code requirement of 12 percent to five percent. To qualify, a preexisting measure must have been installed no more than three years before the low-rise multifamily covered project permit application date.
Windows: Replace all existing windows with high performance windows with an area-weighted average U-factor no greater than 0.32.
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.
Floor Insulation: Install floor insulation in the floor cavity of all exterior raised floors to achieve a weighted U-factor of 0.037 or an installed thermal resistance of R-19 or greater for the insulation alone.
Heat Pump Water Heater (HPWH): Replace existing electric resistance or gas water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 170.2(d)1.
HVAC Heat Pump: Replace existing gas space heating system or all existing electric resistance heating systems with an electric heat pump system that meets the requirements of Sections 110.3 and 170.2(c).

Table 180.5-B: Multifamily Measure Specifications
Heat Pump Clothes Dryer: Replace existing gas or electric resistance clothes dryer with a heat pump dryer with no resistance element and cap gas line.
Induction Cooktop: Replace existing gas and electric resistance stove top with an induction stove top and cap the gas line.
PV+ Electric Ready Pre-Wire: Install a solar PV system that meets the prescriptive requirements in Section 170.2(f). The system shall be sized such that the estimated annual kWh production shall not exceed the projected annual kWh demand. Upgrade the panelboard serving the individual dwelling to provide circuit breaker spaces for a heat pump water heater, heat pump space heater, electric cooktop and electric clothes dryer in accordance with Section 160.9(a); or, provide electrical load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel. Install any two circuits for electric appliances from the list below: 1. Heat Pump Water Heater Ready, as specified in Section 160.9(e) 2. Heat Pump Space Heater Ready, as specified in Section 160.9(b) 3. Electric Clothes Dryer Ready, as specified in Section 160.9(d) 4. Electric Cooktop Ready, as specified in Section 160.9(c) 5. Energy Storage Systems (ESS) Ready, as otherwise specified for Single Family buildings in Section 150.0(s) 6. EV Charger Ready. Install a dedicated 208/240-volt branch circuit as specified in the California Green Building Code, Title 24, Part 11, Section A4.106.8.1, which otherwise applies to single family new construction

F. Section 150.0(t) of the California Energy Code is hereby amended to read:

Section 150.0(t) Heat Pump Space Heater Ready.

Systems using gas or propane furnace to serve individual dwelling units shall include the following:

1. A dedicated 240-volt branch circuit wiring shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
2. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump space heater installation. The reserved space shall be permanently marked as "For Future 240V use".
3. A designated exterior location for a future heat pump compressor unit that meets the requirements of Section 150.0(h)3 with either a drain or natural drainage for condensate.

G. Applicability. These requirements apply to all building permit applications filed on or after January 1, 2026, after approval by the California Energy Commission, or after the effective date, whichever is later.

SECTION THREE:

Ordinance Nos. 2022-14 and 2024-04 amending Section 23.12.010 of Chapter 23.12 of the Encinitas Municipal Code are hereby repealed in their entirety. Section 23.12.010 of Chapter 23.12 of the Encinitas Municipal Code is hereby amended to add, modify or remove the following sections as specified herein:

A. There is adopted and incorporated by reference herein as the City's Green Building Code for the purpose of prescribing regulations in the City of Encinitas for enhancing the design and construction of buildings, through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices the 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the 2025 California Buildings Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., and the California Green Building Standards Code, 2025 Edition. Except as otherwise provided by this section of the City of Encinitas Municipal Code, all construction of buildings shall be in conformance with the 2025 California Building Standards Code and any rules and regulations promulgated pursuant thereto, including the California Green Building Standards Code, 2025 Edition, published by the California Building Standards Commission.

B. Section 202 DEFINITIONS, is hereby amended to add or modify the following definitions to the 2025 California Green Building Standards Code to read:

Newly Constructed Building (or New Construction) shall have the meaning defined in Title 24, Part 2, Chapter 2, Section 202, as amended.

C. Section 4.304.2 Graywater Systems is hereby added to the 2025 California Green Building Standards Code to read:

4.304.2 Graywater systems. Newly Constructed single-family dwelling units shall be preplumbed for a graywater system permitted and constructed in accordance with Chapter 15 of the California Plumbing Code and including a connection to a convenient location for integration of the graywater system with landscape irrigation systems and accepting graywater from all sources permissible in conformance with the definition of graywater as per Section 14876 of the California Water Code.

Exception:

A graywater system shall not be permitted where a qualified soils engineer determines in a written, stamped report, or a percolation test shows, that the absorption capacity of the soil at the project site is unable to accommodate the discharge of a graywater irrigation system.

D Sections E through G cover Electric Vehicle Service Equipment requirements and includes the following sections:

E. A4.106.8 Electric vehicle charging for new one- and two-family dwellings and townhouses with attached private garages.

F. 5.106.5.7 Additional electric vehicle charging equipment (EVCE) requirements for nonresidential buildings.

G. Section 102.4: Electric vehicle service equipment streamlined permitting for AB 1236 compliance.

E. The first paragraph of Section A4.106.8 and the entirety of Section A4.106.8.1 are hereby added as amended to the 2025 California Green Building Standards Code as mandatory requirements to read:

A4.106.8 Electric vehicle (EV) charging for new construction. New construction shall comply with Section A4.106.8.1 ~~or A4.106.8.2,~~ to facilitate the installation and use of EV ready spaces. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.

A4.106.8.1 Electric vehicle charging for new one- and two-family dwellings and townhouses with attached private garages.

Tier 1 and Tier 2. For each dwelling unit a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated at 40 amperes minimum. Other electrical components, including a receptacle or blank cover, related to this section shall be installed in accordance with the California Electrical Code.

A4.106.8.1.1 Identification. The service panel or subpanel circuit director shall identify the overcurrent protective device designated for future EV charging purposes as "EV READY" in accordance with the California Electrical Code. The receptacle or blank cover shall be identified as "EV READY."

F. Section 5.106.5.7 Additional Electric Vehicle Charger Requirements for Nonresidential Buildings, is hereby added to the 2025 California Green Building Standards Code Section to read:

5.106.5.7 Additional electric vehicle charging station requirements for nonresidential buildings.

1. In addition to the requirements of Section 5.106.5.4, for any nonresidential alteration or addition that requires a building permit with a permit valuation of $500,000 or more as determined by the City of Encinitas Building Division, at least 8% of the total number of required parking spaces provided for all types of parking facilities allocated to the tenant space(s), but in no case less than one, shall be electric vehicle charging spaces (EV spaces). Each such space shall be equipped with, at a minimum, fully operational Level 2 electric vehicle supply equipment (EVSE). Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. All EVSE and EV spaces shall be made available to all employees and patrons of the property in the same manner as other parking spaces. Refer to Sections 5.106.5.3.2 through 5.106.5.3.5 for design requirements.
2. These requirements shall apply to mixed occupancy buildings as specified in Section 302.

Exceptions:

On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no local utility 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 Section 5.106.5.7, may adversely impact the construction cost of the project.
3. Or other conditions as determined by the City.

G. Section 102.4, Electric Vehicle Charging Station Streamlined Permitting/ AB 1236 and AB 790 Compliance, is hereby added to the 2025 California Green Building Standards Code Section to read:

Section 102.4: Electric vehicle service equipment streamlined permitting for AB 1236 and AB 970 compliance.

102.4.1 Purpose. The purpose of this amendment is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. This Chapter is also purposed to comply with California Government Code Sections 65850.7 and 65850.71, as modified.

102.4.2 Definitions. The following definitions shall apply to Section 102.4:

Electric Vehicle Charging Station or Charging Station. Any level of electric vehicle supply equipment station that is designed and built-in compliance with Article 625 of the California Electrical Code and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

Association. A nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

Checklist. The submittal checklist required by the City of Encinitas to be submitted with the permit application for an electric vehicle charging station to demonstrate compliance.

Specific, Adverse Impact. A significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Electronic Submittal. Submittal through the City's Customer Self Service Portal.

Feasible Method. A method to satisfactorily mitigate or avoid a specific, adverse impact including, but is not limited to, any cost-effective method, condition, or mitigation imposed by the city on another similarly situated application in a prior successful application for a permit.

102.4.3 Permit Application Processing. Section 102.4 applies to the permitting of all electric vehicle charging stations in the City of Encinitas.

A. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.

B. A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meets the requirements of the City adopted checklist and is consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7 and Section 65850.71, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the City. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

C. Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications and associated supporting documentations. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

102.4.4 Permit Application and Submittal Requirements.

A. All electric vehicle charging stations shall meet applicable health and safety standards and requirements imposed by the state and the city.

B. All documents required for the submission of an electric vehicle charging station application are available on the city website, including a checklist of submittal requirements for expedited review. Unless otherwise specified, the checklist shall be the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook."

C. Along with the Checklist, the applicant shall submit a site plan, accessibility details, and associated electrical plans as part of their submittal to the City.

D. Electronic submittal of the required permit application and documents shall be made available to all electric vehicle charging station permit applicants. The permit application and associated documentation may be submitted to the Building Division by electronic submittal together with required permit processing and inspection fees. Electronic signature of the applicant on all forms, applications, and other documents may be used in lieu of a wet signature.

E. Should this chapter conflict with any permit processing requirements specified in any other chapter of the Encinitas Municipal Code, this chapter shall take precedence.

102.4.5 Permit Review and Issuance.

A. The Development Services Department shall implement an administrative, nondiscretionary review process to expedite approval of electric vehicle charging stations.

B. A permit application that satisfies the information requirements in the city's Checklist shall be deemed complete and be promptly processed per Government Code Section 6580.71.

C. If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.

D. Upon confirmation by the Building Official that the permit application and supporting documents meets the Checklist and is consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7 and Section 65850.71, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until final inspection approval is granted by the City.

102.4.6 Technical Review.

A. It is the intent of this code to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations.

B. In the technical review of a charging station, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an Association, as that term is defined by Civil Code Section 4080.

102.4.7 Electric Vehicle Charging Station Installation Requirements.

A. Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

B. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

C. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

E. If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses, the City shall reduce the number of required parking spaces for the existing uses by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

H. Applicability. These requirements apply to all building permit applications filed on or after January 1, 2026 or the effective date, whichever is later.

SECTION FOUR. FINDINGS

The proposed amendments and changes to the California Energy Code, Part 6 and the California Green Building Standards Code, Part 11 of the California Building Standards Code, are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City of Encinitas has over six (6) miles of beaches, several creeks, and other low-lying areas prone to flooding. The City is at risk to coastal storms, erosion, and flooding. There is broad scientific consensus that the earth will continue to warm, and sea levels will rise impacting beaches, roads, properties, infrastructure, and environmentally sensitive areas.
2. The City of Encinitas has experienced increases in annual temperature. Annual temperatures have increased more than 1-degree Fahrenheit in many parts of the state and have exceeded increases of 2-degree Fahrenheit in areas that include the San Diego region. Temperature increases are expected to continue into the future.
3. The City of Encinitas is situated in hilly, coastal and inland terrain. Approximately 50 percent of the City is covered by native vegetation on steep and frequently inaccessible hillsides. The native vegetation consists of highly combustible grasses, dense brush, and

chaparral, and could pose a wildfire risk. Natural firebreaks in these areas are significantly lacking.

4. The City of Encinitas experiences seasonal climatic conditions during the late summer and fall that can result in frequent Santa Ana weather patterns. Dry, hot, strong, and gusty Santa Ana wind conditions produce extreme dryness and some of the highest wind events in San Diego County, resulting in some of the region's most catastrophic wildfires. These fires impact public health in the populated coastal zone through extreme heat and smoke.
5. The City of Encinitas has a responsibility to act to address environmental conditions that impact public health and welfare. Sustainability and resiliency are core values of the City's General Plan and Climate Action Plan. Energy efficiency promotes public health and welfare by enhancing the environmental and economic health of the City through green practices in design, construction, maintenance, and operation of new and existing buildings. Construction of energy efficient buildings and installation of renewable energy systems protects the public health and welfare by reducing air pollution, greenhouse gas emissions, average and peak energy demand, and adverse impacts from power outages.
6. The City of Encinitas is largely built out creating more demand for additions and alterations to existing buildings;
7. Due to the relatively mild climate in the San Diego region, some new homes are not built with air conditioners and may not have a suitable location for a future outdoor heat pump coil;
8. Due to the development patterns and terrain of the San Diego region, private automobiles are expected to remain a significant mode of local transportation into the foreseeable future;
9. Due to the increased risk of drought in the region, alternative sources of irrigation are needed to maintain a healthy urban environment;
10. Amendments to the California Energy Code and the California Green Building Code to require additional improvements for certain additions and alterations, designate locations for heat pumps in new single family homes, require graywater-ready plumbing in new single family homes, and increase requirements for electric vehicle charging infrastructure are reasonably necessary to promote energy efficiency and conservation in the City, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

The proposed amendments and changes to the California Energy Code, Part 6 and the California Green Building Standards Code, Part 11 of the California Building Standards Code are consistent with Section 17958 of the Health and Safety Code on the following grounds:

1. These amendments were adopted on September 24, 2025.
2. These amendments are substantially equivalent to changes or modifications that were previously filed by the City of Encinitas and were in effect on and prior to September 30, 2025.
3. These amendments are necessary to align with the Housing Element of the General Plan, adopted April 7, 2021, and the Climate Action Plan, as adopted and certified by the Encinitas City Council on November 18, 2020.

By adopting this ordinance, the City Council has determined, in a public meeting, that the energy standards are cost-effective and will require that buildings be designed to use less energy than is permitted under the California Energy Code, according to the following studies:

1. Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades; and
2. Application of the 2019 Studies to the 2022 Energy Code: Existing Low-Rise Residential Building Upgrades.

SECTION FIVE: SEVERABILITY.

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

SECTION SIX: EFFECTIVE DATE.

This Ordinance shall take effect and be in force thirty (30) days after its passage and filing with the California Building Standards Commission, whichever is later. The City Clerk of the City of Encinitas is hereby authorized to use summary publication procedures pursuant to Government Code Section 36933 utilizing the Coast News, a newspaper of general circulation published in the City of Encinitas.

This Ordinance was introduced at a regular meeting of the City Council held on September 10, 2025.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the _____ day of _____.

_____

Bruce Ehlers, Mayor

ATTEST:

_____

Kathy Hollywood, City Clerk

APPROVED AS TO FORM

_____

Tarquin Preziosi, City Attorney

CERTIFICATION: I, Kathy Hollywood, City Clerk of the City of Encinitas, California, do hereby certify under penalty of perjury that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the _____ day of _____, 2025 and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the _____ of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Encinitas, California, this _____ day of _____, 2025

_____

Kathy Hollywood, City Clerk