

<b>DOCKETED</b>	
<b>Docket Number:</b>	25-BSTD-04
<b>Project Title:</b>	Applications for Local Ordinances Exceeding the 2025 Energy Code
<b>TN #:</b>	267748
<b>Document Title:</b>	Town of Corte Madera Ordinance No 1048
<b>Description:</b>	Plain text of Town of Corte Madera signed ordinance no. 1048
<b>Filer:</b>	Anushka Raut
<b>Organization:</b>	California Energy Commission
<b>Submitter Role:</b>	Commission Staff
<b>Submission Date:</b>	11/25/2025 4:02:08 PM
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## ORDINANCE NO. 1048

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CORTE MADERA AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CORTE MADERA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND LOCAL AMENDMENTS THERETO BY: REPEALING AND REENACTING CHAPTERS 15.01, 15.03, 15.05, 15.06, 15.07, 15.08, 15.09, 15.11, 15.13, 15.15, 15.17, AND 15.19, ADOPTING BY REFERENCE, AND AMENDING AS NOTED, PARTS 2, 2.5, 3, 4, 5, 6, 8, 10, 11, AND 12 OF THE 2025 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) INCORPORATING THE 2025 CALIFORNIA BUILDING CODE, RESIDENTIAL CODE, ELECTRICAL CODE, MECHANICAL CODE, PLUMBING CODE, ENERGY CODE, HISTORICAL BUILDING CODE, EXISTING BUILDING CODE, GREEN BUILDING STANDARDS CODE, AND REFERENCED STANDARDS CODE; AND CREATING A NEW CHAPTER 15.18, ADOPTING BY REFERENCE THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; AND FINDING THAT ADOPTION OF THE ORDINANCE IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES; AND ADOPTING FINDINGS OF FACT SUPPORTING THE AMENDMENTS TO THE CODES**

**WHEREAS**, on November 15, 2022, the Town Council of the Town of Corte Madera adopted the 2022 California Building Standards Code with local amendments as set forth in Ordinance No. 1022, including increased requirements for electric vehicle (EV) charging infrastructure in newly constructed buildings; and

**WHEREAS**, on July 16, 2024, the Town Council of the Town of Corte Madera further amended the 2022 California Energy Code and the 2022 California Green Building Standards Code as set forth in Ordinance No. 1040, including increased requirements for energy efficiency in certain single family remodel projects and EV charging infrastructure in new construction and certain additions and alterations; and

**WHEREAS**, on July 1, 2025, the California Building Standards Commission (CBSC) published the 2025 California Building Standards Code, Title 24, California Code of Regulations; and

**WHEREAS**, January 1, 2026, is the statewide effective date for the 2025 California Building Standards Code, as established by CBSC; and

**WHEREAS**, the Corte Madera Climate Action Committee discussed staff recommendations for the adoption of these amendments at its meeting of September 17, 2025 and, on a 5-0 vote, recommended that Town Council readopt the local amendments to the 2025 Energy Code and 2025 Green Building Standards Code contained herein; and

**WHEREAS**, it is in the best interest of the Town to adopt the latest edition of the California Building Standards Code and local amendments thereto;

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF CORTE MADERA DOES ORDAIN AS FOLLOWS:**

### **Section 1: Recitals**

The above recitals are true and correct.

### **Section 2: Environmental Compliance**

The Town Council hereby finds that adoption of this ordinance is exempt from the requirements of CEQA under the common sense exemption in 14 C.C.R. § 15061 on the grounds that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Further, it also finds the ordinance is exempt from the requirements of CEQA pursuant to CEQA Guidelines

sections 15307 and 15308 as an action by a regulatory agency taken to protect the environment and natural resources.

### **Section 3. Amendment to Chapter 15.01 of the Municipal Code**

Chapter 15.01 of the Corte Madera Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

#### **Chapter 15.01 - BUILDING CODE**

Sections:

15.01.010	Adoption by reference
15.01.020	Addition – Chapter 1, Division I, Section 1.8.9.3
15.01.030	Addition – Chapter 1, Division I, Section 1.8.9.4
15.01.040	Addition – Chapter 1, Division I, Section 1.8.9.5
15.01.050	Addition – Chapter 1, Division I, Section 1.8.9.6
15.01.060	Addition – Chapter 1, Division I, Section 1.8.9.7
15.01.070	Addition – Chapter 1, Division I, Section 1.8.9.8
15.01.080	Addition – Chapter 1, Division I, Section 1.8.9.9
15.01.081	Amendment – Chapter 1, Division I, Section 1.9.1.5
15.01.082	Deletion – Chapter 1, Division II, Section 104.10.1
15.01.084	Amendment – Chapter 1, Division II, Section 105.2
15.01.086	Amendment – Chapter 1, Division II, Section 105.3.2
15.01.100	Amendment – Chapter 1, Division II, Section 113.1
15.01.110	Amendment – Chapter 1, Division II, Section 113.2
15.01.120	Amendment – Chapter 1, Division II, Section 113.3
15.01.145	Addition – Chapter 1, Division II, Section 116.6
15.01.150	Addition – Chapter 1, Division II, Section 116.7
15.01.156	Amendment – Chapter 18, Section 1807
15.01.160	Violation – Penalty
15.01.170	No Mandatory Duty

#### **15.01.010 - Adoption by reference.**

The 2025 California Building Code, known as Part 2, Title 24 of the California Code of Regulations, excluding all but the following appendices: Appendices F, H, I and J, is hereby adopted by reference with amendments as set forth by the following subsections of this section and the following sections of this chapter:

- (a) Building Code Chapter 1, Division I shall apply to State-regulated buildings, structures and applications set forth by Section 1.1.3.2 of Chapter 1, Division I.
- (b) Building Code Chapter 1, Division II shall apply to State-regulated buildings, structures and applications in accordance with the Matrix Adoption Table in Chapter 1 of the California Building Code (except as may be modified by subsection (c)).
- (c) Notwithstanding the exception stated by Section [A]101.2 Building Code Chapter 1, Division II shall apply to all Nonstate-regulated buildings and structures and detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures. Where there is a conflict or inconsistency between the provisions of Division I and Division II, the provisions of Division II shall apply.
- (d) Any of the following sections in this chapter which modify, amend, or replace any of the provisions of Chapter 1, Division I or Chapter 1, Division II shall be applicable to all State-regulated and Nonstate-regulated buildings and structures, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures.

#### **15.01.020 - Addition – Chapter 1, Division I, Section 1.8.9.3.**

Section 1.8.9.3, Conditions, is added as follows:

1.8.9.3 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, are deemed an unsafe condition. Any structure that contains an unsafe condition may be deemed by the building official to be an unsafe structure. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and in accordance with the provisions of Chapter 15.01 of the Corte Madera Municipal Code. A vacant structure that is not secured against entry is deemed unsafe.

**15.01.030 - Addition – Chapter 1, Division I, Section 1.8.9.4.**

Section 1.8.9.4, Record, is added as follows:

1.8.9.4 Record. The building official may cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**15.01.040 - Addition – Chapter 1, Division I, Section 1.8.9.5.**

Section 1.8.9.5, Notice and Order, is added as follows:

1.8.9.5 Notice and Order. If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice and order that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be vacated or demolished within a stipulated time.

**15.01.050 - Addition – Chapter 1, Division I, Section 1.8.9.6.**

Section 1.8.9.6, Method of Service, is added as follows:

1.8.9.6 Method of Service. Such notice shall be deemed properly served if a copy thereof is: (a) delivered to the owner personally or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**15.01.060 - Addition – Chapter 1, Division I, Section 1.8.9.7.**

Section 1.8.9.7, Restoration, is added as follows:

1.8.9.7 Restoration. The structure or equipment determined to be unsafe by the building official may be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

**15.01.070 - Addition – Chapter 1, Division I, Section 1.8.9.8.**

Section 1.8.9.8, Nuisance Proceedings, is added as follows:

1.8.9.8 Nuisance Proceedings. When the building official has inspected, or caused to be inspected, any structure or equipment and has found and



determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

**15.01.080 - Addition – Chapter 1, Division I, Section 1.8.9.9.**

Section 1.8.9.9, Staying of Order, is added as follows:

1.8.9.9 Staying of Order. Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the Town Council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section 1.8.9.6.

**15.01.081- Amendment – Chapter 1, Division I, Section 1.9.1.5.**

The following is added at the end of Section 1.9.1.5:

The town may retain the services of a Certified Access Specialist (CASP) to consult with the town in reviewing, analyzing, evaluating, and providing the town recommendations on the request being made by the applicant. The services provided to the town shall be at the sole expense of the applicant and shall be fully reimbursed to the town through a cost recovery agreement or by applying the building department fee schedule adopted by the town council.

**15.01.082 – Deletion – Chapter 1, Division II, Section 104.10.1.**

Section 104.10.1, Flood Hazard Areas, is deleted in its entirety.

**15.01.084 - Amendment – Chapter 1, Division II, Section 105.2.**

Section 105.2, Work Exempt from Permit, is amended to read as follows:

Building: (1) is deleted and replaced to read as follows:

1. One story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area is not greater than 120 square feet and the structure contains no plumbing, electrical or heating appliances.

Building: (2) is deleted and replaced to read as follows:

2. Fences not over 7 feet (213.4 cm) high, except that concrete, masonry or stone fences in excess of 3 feet high shall require a building permit.

Building: (6) is deleted and replaced to read as follows:

6. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below, and which are not part of an accessible route, or are not a part of the means of egress from a normally occupied building.

Building: (7) is deleted and replaced to read as follows:

7. Painting, papering, tiling, carpeting, millwork, counter tops and similar finish work, except that striping or restriping of parking lots shall require a permit.

**15.01.086 - Amendment – Chapter 1, Division II, Section 105.3.2.**

Section 105.3.2, Time Limitation of an Application, is deleted and replaced to read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one extension of time for an additional period not to exceed 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

**15.01.100 - Amendment – Chapter 1, Division II, Section 113.1.**

Section 113.1, General, is deleted and replaced to read as follows:

113.1 General. The building code appeals board as established in Chapter 2.22 of the Corte Madera Municipal Code shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of building standards published in the California Building Standards Code.

**15.01.110 - Amendment – Chapter 1, Division II, Section 113.2.**

Section 113.2, Limitations on Authority, is deleted and replaced to read as follows:

113.2 Definitions. Whenever used in any section of this Chapter, the terms "Housing Appeals Board" and "Local Appeals Board" shall each refer to the building code appeals board as established in Chapter 2.22 of the Corte Madera Municipal Code.

**15.01.120 - Amendment – Chapter 1, Division II, Section 113.3.**

Section 113.3, Qualifications, is deleted and replaced to read as follows:

113.3 Appeals. Except as otherwise provided by law, any person, firm or corporation adversely affected by a decision, order or determination by the building official relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any ordinance enacted by the Town under Chapter 15.01 of the Corte Madera Municipal Code, may appeal the issue for resolution to the building code appeals board as appropriate.

**15.01.145 - Addition – Chapter 1, Division II, Section 116.6.**

Section 116.6, Nuisance Proceedings, is added as follows:

116.6 Nuisance Proceedings. When the building official has inspected, or caused to be inspected, any structure or equipment and has found and determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

**15.01.150 - Addition – Chapter 1, Division II, Section 116.7.**



Section 116.7, Staying of Order, is added as follows:

116.7 Staying of Order. Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the Town Council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section 116.3.

#### **15.01.156 - Amendment – Chapter 18, Soils and Foundations.**

Section 1807 is amended by adding the following subsection:

1807.4 Wooden retaining walls. Wooden retaining walls may not be used to support any building surcharge or vehicular way. In addition, wooden retaining walls shall not be employed to retain soils above or below a building where failure of the wall may subject the building to damage.

#### **15.01.160 – Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this Chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of not more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

#### **15.01.170 – No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees, or any other person acting on its behalf, notwithstanding the use of “shall”, “will”, “must”, or similar terms within this chapter.

#### **Section 4. Amendment to Chapter 15.03 of the Municipal Code**

Chapter 15.03 of the Corte Madera Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

#### **Chapter 15.03 - RESIDENTIAL CODE**

Sections:

- 15.03.010 Adoption by reference.
- 15.03.020 Addition – Chapter 1, Division I, Section 1.8.9.3.
- 15.03.030 Addition – Chapter 1, Division I, Section 1.8.9.4.
- 15.03.040 Addition – Chapter 1, Division I, Section 1.8.9.5.
- 15.03.050 Addition – Chapter 1, Division I, Section 1.8.9.6.
- 15.03.060 Addition – Chapter 1, Division I, Section 1.8.9.7.
- 15.03.070 Addition – Chapter 1, Division I, Section 1.8.9.8.
- 15.03.080 Addition – Chapter 1, Division I, Section 1.8.9.9.
- 15.03.090 Deletion – Chapter 1, Division II, Section R104.10.1.
- 15.03.094 Amendment -- Chapter 1, Division II, Section 105.2.
- 15.03.100 Deletion – Chapter 1, Division II, Section R104.3.1.
- 15.03.110 Amendment – Chapter 1, Division II, Section R108.3.
- 15.03.120 Deletion – Chapter 1, Division II, Section R109.1.3.
- 15.03.130 Amendment – Chapter 1, Division II, Section R112.1.
- 15.03.140 Amendment – Chapter 1, Division II, Section R112.2.

- 15.03.170 Amendment – Chapter 1, Division II, Section R112.3.
- 15.03.180 Addition – Chapter 1, Division II, Section R115.
- 15.03.240 Violation – Penalty.
- 15.03.250 No Mandatory Duty.

**15.03.010 - Adoption by reference.**

The 2025 California Residential Code, known as Part 2.5, Title 24 of the California Code of Regulations, excluding all but the following Appendix Chapters: Appendix Chapter AH, Patio Covers, is hereby adopted by reference as though fully set forth in this chapter except as modified by the following subsections of this section and the following sections of this chapter:

- (a) Residential Code Chapter 1, Division I shall apply to State-regulated buildings, structures and applications set forth by Section 1.1.3 of Chapter 1, Division I (except as may be modified by subsection (c)).
- (b) Residential Code Chapter 1, Division II shall apply to State-regulated buildings, structures and applications in accordance with the Matrix Adoption Table in Chapter 1 of the California Residential Code (except as may be modified by subsection (c)).
- (c) Residential Code Chapter 1, Division II shall apply to Nonstate-regulated buildings and structures and detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures. (See Section 15.01.010(C) for reference to application of Building Code Chapter 1, Division II to Nonstate-regulated buildings and structures and detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures.) Where there is a conflict or inconsistency between the provisions of Division I and Division II, the provisions of Division II shall apply.
- (d) Any of the following sections in this chapter which modify, amend, or replace any of the provisions of Chapter 1, Division I or II shall be applicable to all State-regulated and non-state-regulated buildings and structures, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures.

**15.03.020 - Addition – Chapter 1, Division I, Section 1.8.9.3.**

A new section, Section 1.8.9.3, Conditions, is added as follows:

1.8.9.3 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, are deemed an unsafe condition. Any structure that contains an unsafe condition may be deemed by the building official to be an unsafe structure. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and in accordance with the provisions of this Chapter. A vacant structure that is not secured against entry is deemed unsafe.

**15.03.030 - Addition – Chapter 1, Division I, Section 1.8.9.4.**

A new section, Section 1.8.9.4, Record, is added as follows:

1.8.9.4 Record. The building official may cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.



**15.03.040 - Addition – Chapter 1, Division I, Section 1.8.9.5.**

A new section, Section 1.8.9.5, Notice and Order, is added as follows:

1.8.9.5 Notice and Order. If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice and order that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be vacated or demolished within a stipulated time.

**15.03.050 - Addition – Chapter 1, Division I, Section 1.8.9.6.**

A new section, Section 1.8.9.6, Method of Service, is added as follows:

1.8.9.6 Method of Service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**15.03.060 - Addition – Chapter 1, Division I, Section 1.8.9.7.**

A new section, Section 1.8.9.7, Restoration, is added as follows:

1.8.9.7 Restoration. The structure or equipment determined to be unsafe by the building official may be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

**15.03.070 - Addition – Chapter 1, Division I, Section 1.8.9.8.**

A new section, Section 1.8.9.8, Nuisance Proceedings, is added as follows:

1.8.9.8 Nuisance Proceedings. When the building official has inspected, or caused to be inspected, any structure or equipment and has found and determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

**15.03.080 - Addition – Chapter 1, Division I, Section 1.8.9.9.**

A new section, Section 1.8.9.9, Staying of Order, is added as follows:

1.8.9.9 Staying of Order. Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the Town Council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section 1.8.9.6.

**15.03.90 - Deletion – Chapter 1, Division II, Section R104.10.1.**

Section R104.10.1, Areas Prone to Flooding, is deleted in its entirety.

**15.03.92 - Amendment – Chapter 1, Division II, Section R105.2.**

Section R105.2, Work Exempt from Permit, is amended to read as follows:

Building: (1) is deleted and replaced to read as follows:

1. One story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, providing the floor area does not exceed 120 square feet and the structure contains no plumbing, electrical or heating appliances.

Building: (2) is deleted and replaced to read as follows:

2. Fences not over 7 feet high, except that masonry, concrete and stone fences in excess of 3 feet high shall require a building permit.

Building: (6) is deleted and replaced to read as follows:

6. Painting, papering, tiling, carpeting, millwork, counter tops and similar finish work.

Building: (10) is deleted and replaced to read as follows:

10. Decks not exceeding 200 square feet in area that are not more than 30 inches above grade at any point, are not attached to a dwelling, and are not part of any path of egress from the dwelling.

**15.03.100 - Deletion – Chapter 1, Division II, Section R104.3.1.**

Section R104.3.1, Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas, is deleted in its entirety.

**15.03.110 - Amendment – Chapter 1, Division II, Section R108.3.**

Section R108.3, Building Permit Valuations, is deleted and replaced to read as follows:

R108.3 Building Permit Valuations. The applicant for a permit shall provide an estimated valuation of proposed work at time of application. Permit valuation shall include the total fair market value of work, including materials and labor, for all elements of the construction. If in the opinion of the building official the valuation is underestimated, the final building permit valuation may be set by the building official.

**15.03.120 - Deletion – Chapter 1, Division II, Section R109.1.3.**

Section R109.1.3, Floodplain Inspections, is deleted in its entirety.

**15.03.130 - Amendment – Chapter 1, Division II, Section R112.1.**

Section R112.1, General, is deleted and replaced to read as follows:

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of building standards published in the California Building Standards Code, there shall be and is hereby created a local appeals board.

**15.03.140 - Amendment – Chapter 1, Division II, Section R112.2.**



Section R112.2, Limitations on Authority, is deleted and replaced to read as follows:

112.2 Definitions. Whenever used in any section of this Chapter, the terms "Housing Appeals Board" and "Local Appeals Board" shall each refer to the building code appeals board as established in Chapter 2.22 of the Corte Madera Municipal Code.

**15.03.170 - Amendment – Chapter 1, Division II, Section R112.3.**

Section R112.3, Qualifications, is deleted and replaced to read as follows:

R112.3 Appeals. Except as otherwise provided by law, any person, firm or corporation adversely affected by a decision, order or determination by the building official relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any ordinance enacted by the town under Chapters 15.03 of the Corte Madera Municipal Code, may appeal the issue for resolution to the building code appeals board.

**15.03.180 - Addition – Chapter 1, Division II, Section R115.**

A new section, Section R115, Unsafe Structures and Equipment, is added with subsections as follows:

**Section R115 – Unsafe Structures and Equipment**

R115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, are deemed an unsafe condition. Any structure that contains an unsafe condition may be deemed by the building official to be an unsafe structure. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and in accordance with the provisions of this Chapter. A vacant structure that is not secured against entry is deemed unsafe.

R115.2 Record. The building official may cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

R115.3 Notice and Order. If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice and order that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be vacated or demolished within a stipulated time.

R115.4 Method of Service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

R115.5 Restoration. The structure or equipment determined to be unsafe by the building official may be restored to a safe condition. To the extent

that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

**R115.6 Nuisance Proceedings.** When the building official has inspected, or caused to be inspected, any structure or equipment and has found and determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

**R115.7 Staying of Order.** Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the town council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section R115.4.

#### **15.03.240 - Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this Chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of not more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

#### **15.03.250 – No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees or any other person acting on its behalf, notwithstanding the use of “shall”, “will”, “must”, or similar terms within this chapter.

#### **Section 5. Amendment to Chapter 15.05 of the Municipal Code**

Chapter 15.05 of the Corte Madera Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

#### **Chapter 15.05 – ELECTRICAL CODE**

Sections:

- 15.05.010 Adoption by reference.
- 15.05.020 Addition – Section 89.108.9.3
- 15.05.030 Addition – Section 89.108.9.4
- 15.05.040 Addition – Section 89.108.9.5
- 15.05.050 Addition – Section 89.108.9.6
- 15.05.060 Addition – Section 89.108.9.7
- 15.05.070 Addition – Section 89.108.9.8
- 15.05.080 Addition – Section 89.108.9.9
- 15.05.090 Violation – Penalty



15.05.100 No Mandatory Duty

**15.05.010 - Adoption by reference.**

The 2025 California Electrical Code, known as Part 3, Title 24 of the California Code of Regulations, including all tables and annex chapters, is hereby adopted by reference as though fully set forth in this chapter except as modified by the following sections of this chapter.

**15.05.020 - Addition – Section 89.108.9.3.**

Section 89.108.9.3, Conditions, is added as follows:

89.108.9.3 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, are deemed an unsafe condition. Any structure that contains an unsafe condition may be deemed by the building official to be an unsafe structure. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and in accordance with the provisions of this Chapter. A vacant structure that is not secured against entry is deemed unsafe.

**15.05.030 - Addition – Section 89.108.9.4.**

Section 89.108.9.4, Record, is added as follows:

89.108.9.4 Record. The building official may cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**15.05.040 - Addition – Section 89.108.9.5.**

Section 89.108.9.5, Notice and Order, is added as follows:

89.108.9.5 Notice and Order. If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice and order that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be vacated or demolished within a stipulated time.

**15.05.050 - Addition – Section 89.108.9.6.**

Section 89.108.9.6, Method of Service, is added as follows:

89.108.9.6 Method of Service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**15.05.060 - Addition – Section 89.108.9.7.**

Section 89.108.9.7, Restoration, is added as follows:

89.108.9.7 Restoration. The structure or equipment determined to be unsafe by the building official may be restored to a safe condition. To the extent that

repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

#### **15.05.070 - Addition – Section 89.108.9.8.**

Section 89.108.9.8, Nuisance Proceedings, is added as follows:

89.108.9.8 Nuisance Proceedings. When the building official has inspected, or caused to be inspected, any structure or equipment and has found and determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

#### **15.05.080 - Addition – Section 89.108.9.9.**

Section 89.108.9.9, Staying of Order, is added as follows:

89.108.9.9 Staying of Order. Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the Town Council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section 89.108.9.6.

#### **15.05.090 - Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this Chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of not more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

#### **15.05.100 – No Mandatory Duty.**

By adoption of this chapter the Town Council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees or any other person acting on its behalf, notwithstanding the use of “shall”, “will”, “must”, or similar terms within this chapter.

#### **Section 6. Amendment to Chapter 15.06 of the Municipal Code**

Chapter 15.06 of the Corte Madera Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

#### **Chapter 15.06 – MECHANICAL CODE**

Sections:

- 15.06.010 Adoption by reference.
- 15.06.020 Addition – Chapter 1, Division I, Section 1.8.9.3
- 15.06.030 Addition – Chapter 1, Division I, Section 1.8.9.4
- 15.06.040 Addition – Chapter 1, Division I, Section 1.8.9.5
- 15.06.050 Addition – Chapter 1, Division I, Section 1.8.9.6



15.06.060	Addition – Chapter 1, Division I, Section 1.8.9.7
15.06.070	Addition – Chapter 1, Division I, Section 1.8.9.8
15.06.080	Addition – Chapter 1, Division I, Section 1.8.9.9
15.06.090	Addition – Chapter 1, Division II, Section 106.7
15.06.100	Addition – Chapter 1, Division II, Section 106.8
15.06.110	Addition – Chapter 1, Division II, Section 106.9
15.06.120	Addition – Chapter 1, Division II, Section 106.10
15.06.130	Addition – Chapter 1, Division II, Section 106.11
15.06.140	Addition – Chapter 1, Division II, Section 106.12
15.06.150	Amendment – Chapter 1, Division II, Section 107.1
15.06.160	Amendment – Chapter 1, Division II, Section 107.2
15.06.170	Addition – Chapter 1, Division II, Section 107.3
15.06.180	Amendment – Chapter 1, Division II, Section 114.1
15.06.190	Amendment – Chapter 1, Division II, Section 104.5
15.06.200	Deletion – Chapter 1, Division II, Section 104.3.2
15.06.210	Deletion – Chapter 1, Division II, Table 104.5
15.06.220	Violation – Penalty
15.06.230	No Mandatory Duty

#### **15.06.010 - Adoption by reference.**

The 2025 California Mechanical Code, known as Part 4, Title 24 of the California Code of Regulations, including all appendices, is hereby adopted by reference as though fully set forth in this chapter except as modified by the following subsections of this section and the following sections of this chapter:

- (a) Mechanical Code Chapter 1, Division I shall apply to State-regulated buildings, structures and applications set forth by Section 1.1.3.2 of Chapter 1, Division I.
- (b) Mechanical Code Chapter 1, Division II shall apply to State-regulated buildings, structures and applications in accordance with the Matrix Adoption Table in Chapter 1 of the California Mechanical Code (except as may be modified by subsection (c)).
- (c) Chapter 1, Division II shall apply to all Nonstate-regulated buildings and structures and detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures. Where there is a conflict or inconsistency between the provisions of Division I and Division II, the provisions of Division II shall apply.
- (d) Any of the following sections in this chapter which modify, amend, or replace any of the provisions of Chapter 1, Division I or Chapter 1, Division II shall be applicable to all State-regulated and Nonstate-regulated buildings and structures, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures.

#### **15.06.020 - Addition – Chapter 1, Division I, Section 1.8.9.3.**

Section 1.8.9.3, Conditions, is added as follows:

1.8.9.3 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, are deemed an unsafe condition. Any structure that contains an unsafe condition may be deemed by the building official to be an unsafe structure. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and in

accordance with the provisions of this Chapter. A vacant structure that is not secured against entry is deemed unsafe.

**15.06.030 - Addition – Chapter 1, Division I, Section 1.8.9.4.**

Section 1.8.9.4, Record, is added as follows:

1.8.9.4 Record. The building official may cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**15.06.040 - Addition – Chapter 1, Division I, Section 1.8.9.5.**

Section 1.8.9.5, Notice and Order, is added as follows:

1.8.9.5 Notice and Order. If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice and order that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be vacated or demolished within a stipulated time.

**15.06.050 - Addition – Chapter 1, Division I, Section 1.8.9.6.**

Section 1.8.9.6, Method of Service, is added as follows:

1.8.9.6 Method of Service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**15.06.060 - Addition – Chapter 1, Division I, Section 1.8.9.7.**

Section 1.8.9.7, Restoration, is added as follows:

1.8.9.7 Restoration. The structure or equipment determined to be unsafe by the building official may be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

**15.06.070 - Addition – Chapter 1, Division I, Section 1.8.9.8.**

Section 1.8.9.8, Nuisance Proceedings, is added as follows:

1.8.9.8 Nuisance Proceedings. When the building official has inspected, or caused to be inspected, any structure or equipment and has found and determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

**15.06.080 - Addition – Chapter 1, Division I, Section 1.8.9.9.**

Section 1.8.9.9, Staying of Order, is added as follows:



1.8.9.9 Staying of Order. Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the Town Council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section 1.8.9.6.

**15.06.090 - Addition – Chapter 1, Division II, Section 106.7.**

Section 106.7, Record, is added as follows:

106.7 Record. The building official may cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**15.06.100 - Addition – Chapter 1, Division II, Section 106.8.**

Section 106.8, Notice and Order, is added as follows:

106.8 Notice and Order. If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice and order that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be vacated or demolished within a stipulated time.

**15.06.110 - Addition – Chapter 1, Division II, Section 106.9.**

Section 106.9, Method of Service, is added as follows:

106.9 Method of Service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**15.06.120 - Addition – Chapter 1, Division II, Section 106.10.**

Section 106.10, Restoration, is added as follows:

106.10 Restoration. The structure or equipment determined to be unsafe by the building official may be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

**15.06.130 - Addition – Chapter 1, Division II, Section 106.11.**

Section 106.11, Nuisance Proceedings, is added as follows:

106.11 Nuisance Proceedings. When the building official has inspected, or caused to be inspected, any structure or equipment and has found and determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building

or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

**15.06.140 - Addition – Chapter 1, Division II, Section 106.12.**

Section 106.12, Staying of Order, is added as follows:

106.12 Staying of Order. Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the town council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section 106.9.

**15.06.150 - Amendment – Chapter 1, Division II, Section 107.1.**

Section 107.1, General, is deleted and replaced to read as follows:

107.1 General. The building code appeals board as established in Chapter 2.22 of the Corte Madera Municipal Code shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of building standards published in the California Building Standards Code.

**15.06.160 - Amendment – Chapter 1, Division II, Section 107.2.**

Section 107.2, Limitations on Authority, is deleted and replaced to read as follows:

107.2 Definitions. Whenever used in any section of this Chapter, the terms "Housing Appeals Board" and "Local Appeals Board" shall each refer to the building code appeals board as established in Chapter 2.22 of the Corte Madera Municipal Code.

**15.06.170 - Addition – Chapter 1, Division II, Section 107.3.**

Section 107.3, Appeals, is added as follows:

107.3 Appeals. Except as otherwise provided by law, any person, firm or corporation adversely affected by a decision, order or determination by the building official relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any ordinance enacted by the Town under Chapter 15.06 of the Corte Madera Municipal Code, may appeal the issue for resolution to the building code appeals board.

**15.06.190 - Amendment – Chapter 1, Division II, Section 104.5.**

Section 104.5, General, is deleted and replaced to read as follows:

104.5 General. Permit, plan review, and administrative fees shall be assessed in accordance with the fee schedule adopted by the town of Corte Madera.

**15.06.200 - Deletion – Chapter 1, Division II, Section 104.3.2**

Section 104.3.2, Plan Review Fees, is deleted in its entirety.

**15.06.210 - Deletion – Chapter 1, Division II, Table 104.5.**



Table 104.5, Mechanical Permit Fees, is deleted in its entirety.

**15.06.220 - Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this Chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of not more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

**15.06.230 – No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees, or any other person acting on its behalf, notwithstanding the use of “shall”, “will”, “must”, or similar terms within this chapter.

**Section 7. Amendment to Chapter 15.07 of the Municipal Code**

Chapter 15.07 of the Corte Madera Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

**Chapter 15.07 – PLUMBING CODE**

Sections:

15.07.010	Adoption by reference.
15.07.020	Addition – Chapter 1, Division I, Section 1.8.9.3
15.07.030	Addition – Chapter 1, Division I, Section 1.8.9.4
15.07.040	Addition – Chapter 1, Division I, Section 1.8.9.5
15.07.050	Addition – Chapter 1, Division I, Section 1.8.9.6
15.07.060	Addition – Chapter 1, Division I, Section 1.8.9.7
15.07.070	Addition – Chapter 1, Division I, Section 1.8.9.8
15.07.080	Addition – Chapter 1, Division I, Section 1.8.9.9
15.07.090	Addition – Chapter 1, Division II, Section 106.7
15.07.100	Addition – Chapter 1, Division II, Section 106.8
15.07.110	Addition – Chapter 1, Division II, Section 106.9
15.07.120	Addition – Chapter 1, Division II, Section 106.10
15.07.130	Addition – Chapter 1, Division II, Section 106.11
15.07.140	Addition – Chapter 1, Division II, Section 106.12
15.07.150	Addition – Chapter 1, Division II, Section 107.1
15.07.160	Addition – Chapter 1, Division II, Section 107.2
15.07.170	Addition – Chapter 1, Division II, Section 107.3
15.07.180	Addition – Chapter 1, Division II, Section 107.4
15.07.190	Amendment – Chapter 1, Division II, Section 104.5
15.07.200	Deletion – Chapter 1, Division II, Section 104.3.2
15.07.210	Deletion – Chapter 1, Division II, Table 104.5
15.07.220	Violation – Penalty
15.07.230	No Mandatory Duty

**15.07.010 - Adoption by reference.**

The 2025 California Plumbing Code, known as Part 5, Title 24 of the California Code of Regulations, including all appendices, is hereby adopted by reference as though fully set forth in this chapter, except as modified by the following subsections of this section and the following sections of this chapter:

- (a) Plumbing Code Chapter 1, Division I shall apply to State-regulated buildings, structures and applications set forth by Section 1.1.3.2 of Chapter 1, Division I.

- (b) Plumbing Code Chapter 1, Division II shall apply to State-regulated buildings, structures and applications in accordance with the Matrix Adoption Table in Chapter 1 of the California Plumbing Code (except as may be modified by subsection (c)).
- (c) Chapter 1, Division II shall apply to all non-State-regulated buildings and structures and detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures. Where there is a conflict or inconsistency between the provisions of Division I and Division II, the provisions of Division II shall apply.
- (d) Any of the following sections in this chapter which modify, amend, or replace any of the provisions of Chapter 1, Division I or Chapter 1, Division II shall be applicable to all State-regulated and non-State-regulated buildings and structures, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height and their accessory structures.

**15.07.020 - Addition – Chapter 1, Division I, Section 1.8.9.3.**

Section 1.8.9.3, Conditions, is added as follows:

1.8.9.3 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, are deemed an unsafe condition. Any structure that contains an unsafe condition may be deemed by the building official to be an unsafe structure. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and in accordance with the provisions of this Chapter. A vacant structure that is not secured against entry is deemed unsafe.

**15.07.030 - Addition – Chapter 1, Division I, Section 1.8.9.4.**

Section 1.8.9.4, Record, is added as follows:

1.8.9.4 Record. The building official may cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**15.07.040 - Addition – Chapter 1, Division I, Section 1.8.9.5.**

Section 1.8.9.5, Notice and Order, is added as follows:

1.8.9.5 Notice and Order. If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice and order that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be vacated or demolished within a stipulated time.

**15.07.050 - Addition – Chapter 1, Division I, Section 1.8.9.6.**

Section 1.8.9.6, Method of Service, is added as follows:

1.8.9.6 Method of Service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the



letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**15.07.060 - Addition – Chapter 1, Division I, Section 1.8.9.7.**

Section 1.8.9.7, Restoration, is added as follows:

1.8.9.7 Restoration. The structure or equipment determined to be unsafe by the building official may be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

**15.07.070 - Addition – Chapter 1, Division I, Section 1.8.9.8.**

Section 1.8.9.8, Nuisance Proceedings, is added as follows:

1.8.9.8 Nuisance Proceedings. When the building official has inspected, or caused to be inspected, any structure or equipment and has found and determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

**15.07.080 - Addition – Chapter 1, Division I, Section 1.8.9.9.**

Section 1.8.9.9, Staying of Order, is added as follows:

1.8.9.9 Staying of Order. Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the Town Council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section 1.8.9.6.

**15.07.090 - Addition – Chapter 1, Division II, Section 106.7.**

Section 106.7, Record, is added as follows:

106.7 Record. The building official may cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**15.07.100 - Addition – Chapter 1, Division II, Section 106.8.**

Section 106.8, Notice and Order, is added as follows:

106.8 Notice and Order. If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice and order that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be vacated or demolished within a stipulated time.

**15.07.110 - Addition – Chapter 1, Division II, Section 106.9.**

Section 106.9, Method of Service, is added as follows:

106.9 Method of Service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**15.07.120 - Addition – Chapter 1, Division II, Section 106.10.**

Section 106.10, Restoration, is added as follows:

106.10 Restoration. The structure or equipment determined to be unsafe by the building official may be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

**15.07.130 - Addition – Chapter 1, Division II, Section 106.11.**

Section 106.11, Nuisance Proceedings, is added as follows:

106.11 Nuisance Proceedings. When the building official has inspected, or caused to be inspected, any structure or equipment and has found and determined that such structure or equipment is unsafe, such structure or equipment shall be considered a nuisance and the building official may commence proceedings to cause the repair, vacation or demolition of the building or equipment pursuant to this code and/or the provisions of Chapter 9.04 of the Corte Madera Municipal Code. An order to abate a nuisance may not be appealed under Title 15 of the Corte Madera Municipal Code.

**15.07.140 - Addition – Chapter 1, Division II, Section 106.12.**

Section 106.12, Staying of Order, is added as follows:

106.12 Staying of Order. Except as otherwise provided by this paragraph, if the owner fails to take those actions required by the building official in the notice and order, the building official shall not compel the owner to take such action until such time as the Town Council or a court with proper jurisdiction orders the nuisance to be abated. An order to vacate the building or structure in the notice and order shall be exempt from the provisions of this paragraph and is enforceable upon proper service being made under the provisions of Section 106.9.

**15.07.150 - Amendment – Chapter 1, Division II, Section 107.1.**

Section 107.1, Board of Appeals, is deleted and replaced to read as follows:

107.1 General. The building code appeals board as established in Chapter 2.22 of the Corte Madera Municipal Code shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of building standards published in the California Building Standards Code.

**15.07.160 - Addition – Chapter 1, Division II, Section 107.2.**

Section 107.2, Definitions, is added as follows:



107.2 Definitions. Whenever used in any section of this Chapter, the terms "Housing Appeals Board" and "Local Appeals Board" shall each refer to the building code appeals board as established in Chapter 2.22 of the Corte Madera Municipal Code.

**15.07.170 - Addition – Chapter 1, Division II, Section 107.3.**

Section 107.3, Appeals, is added as follows:

107.3 Appeals. Except as otherwise provided by law, any person, firm or corporation adversely affected by a decision, order or determination by the building official relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any ordinance enacted by the town under Chapter 15.07 of the Corte Madera Municipal Code, may appeal the issue for resolution to the building code appeals board.

**15.07.180 - Addition – Chapter 1, Division II, Section 107.4.**

Section 107.4, Limitations of Authority, is added to read as follows:

107.4 Limitations of Authority. The building code appeals board shall have no authority relative to interpretation of the administrative provisions of this code, nor shall the board be empowered to waive requirements of this code.

**15.07.190 - Amendment – Chapter 1, Division II, Section 104.5.**

Section 104.5, Fees, is deleted and replaced to read as follows:

104.5 Fees. Permit, plan review, and administrative fees shall be assessed in accordance with the fee schedule adopted by the Town of Corte Madera.

**15.07.200 - Deletion – Chapter 1, Division II, Section 104.3.2.**

Section 104.3.2, Plan Review Fees, is deleted in its entirety.

**15.07.210 - Deletion – Chapter 1, Division II, Table 104.5.**

Table 104.5, Plumbing Permit Fees, is deleted in its entirety.

**15.07.220 - Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this Chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of not more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

**15.07.230 – No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees, or any other person acting on its behalf, notwithstanding the use of "shall", "will", "must", or similar terms within this chapter.

**Section 8: Amendment to Chapter 15.08 of the Municipal Code**



Chapter 15.08 of the Corte Madera Municipal Code is hereby repealed and reenacted to read as follows:

## **Chapter 15.08 - ENERGY CODE**

Sections:

15.08.010 Adoption by reference.

15.08.020 Requirements for additions and alterations – Local amendments to 2025 California Energy Code.

15.08.030 Violation – Penalty.

15.08.040 No Mandatory Duty.

### **15.08.010 Adoption by reference.**

The 2025 California Energy Code, known as Part 6, Title 24 of the California Code of Regulations, is hereby adopted by reference with amendments as set forth in this chapter.

### **15.08.020 Requirements for additions and alterations – Local amendments to 2025 California Energy Code.**

Section 100.0 – SCOPE – of Subchapter 1 – ALL OCCUPANCIES–GENERAL PROVISIONS – of the 2025 California Energy Code is amended to add a new section (i) as follows:

(i) Single-Family Building Remodel Energy Reach Code. In addition to all requirements of the California Energy Code applicable to Existing Single-Family Building additions and alterations, the energy efficiency, renewable energy, and electric readiness measures specified in Section 150.0(w) shall be required for Covered Projects.

Section 100.1(b) – Definitions – of Subchapter 1 of the 2025 California Energy Code is amended by adding the following definition:

“Covered Project(s)” means additions or alterations, as described below, to a single-family residential building originally permitted for construction on or before December 31, 2010, which equal or exceed 500 square feet of interior conditioned space. Any addition or alteration to the same structure in the preceding 36 months shall be counted towards the 500 square feet threshold, except those additions or alterations made prior to the initial adoption of this ordinance. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings (subfloor and drywall), roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for the purpose of applying this definition.

This definition does not apply to project scopes that are solely limited to any of the following: the replacement and upgrading of residential roof coverings, exterior wall finishes and/or floor finishes; alterations that add no more than 75 square feet of fenestration; alterations that add no more than 16 square feet of skylight area with a maximum U-factor of 0.55 and a maximum SHGC of 0.30; or alterations that are limited to providing access for persons with disabilities. A Covered Project shall not include a project that is considered to be a newly constructed building under the California Energy Code, Title 24, Part 6. The final determination of whether a project meets the definition of a Covered Project shall be made by the Building Official or designee.

The first two paragraphs of Section 150.0 of Subchapter 7 – SINGLE-FAMILY RESIDENTIAL BUILDINGS - MANDATORY FEATURES AND DEVICES – are amended to read as follows:

Single-family residential buildings shall comply with the applicable requirements of Sections 150(a) through 150.0(w).

NOTE: The requirements of Sections 150.0(a) through 150.0(v) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(v) also apply to additions or alterations. In addition, Covered Projects shall also be required to comply with Section 150.0(w).

Section (w) is added to Section 150.0 as follows:

(w) A Covered Project shall install a set of measures based on building vintage from the Measure Menu in Table 1B to achieve a total Measure Point Score that is equal to or greater than the Target Score in Table 1A. In addition, all mandatory measures listed in Table 1B shall be installed. Installed measures shall meet the specifications in Table 2, List of Measure Specifications.

Building vintage is the year in which the original construction permit for the building was submitted, as documented by building department records, or the permit issue date of an addition or alteration that satisfied the Performance Standards (California Energy Code, Title 24, Part 6, Section 150.1(b)) that were in effect at that time, whichever is later.

Exceptions to 150.0(w):

(i) If a project is limited solely to a newly created attached Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Unit (JADU) as defined in §18.31.020, Corte Madera Town Code, the project shall be exempt from complying with this Section. A newly created ADU and JADU shall include either additions or conversions of existing space. This exception DOES NOT apply to a Covered Project of an existing ADU or JADU.

(ii) If a project occurs in a Mobile Home, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with section 17000 of the Health and Safety Code), the project shall be exempt from complying with this Section.

(iii) If, due to conditions specific to the project, it is technically or economically infeasible to achieve compliance, the Building Official may reduce the Target Score and/or waive some or all the mandatory requirements.

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

(v) If the applicant resides in the dwelling unit and demonstrates that they qualify for the California Alternative Rates for Energy (CARE), or Family Electric Rate Assistance (FERA) program, or if the applicant is the owner of the dwelling unit which is occupied by a dependent who demonstrates that they qualify for the California Alternative Rates for Energy (CARE), or Family Electric Rate Assistance (FERA) program, the project may comply by installing, to the specifications in Table 2, the following measures:

(a) E1: Lighting Measures; and

(b) E2: Water Heating Package

Table 1A: Target Score

	Building Vintage		
	Pre-1978	1978-1991	1992-2010
Target Score	8	7	2

Table 1B: Measure Menu

ID	Measure	Building Vintage		
		Pre-1978	1978-1991	1992-2010
E1	Lighting Measures	Mandatory		
E2	Water Heating Package	2	2	2
E3	Air Sealing	2	1	1
E4	R-38 Attic Insulation	4	2	--
E5	Duct Sealing	3	2	1
E6	New Ducts + Duct Sealing	6	4	1
E7	Windows	4	3	4
E8	R-15 Wall Insulation	5	--	--
E10	R-19/R-30 Raised Floor Insulation	9/10	9/10	--
FS1	Heat Pump Water Heater (HPWH) Replacing Gas	12	12	12
FS2	High Eff HPWH Replacing Gas	13	13	13
FS3	Heat Pump Water Heater (HPWH) Replacing Electric	5	5	5
FS4	High Eff HPWH Replacing Electric	6	6	6
FS5	Heat Pump Space Heater	18	13	12
FS6	High Eff Heat Pump Space Heater	19	14	12
FS8	Heat Pump Clothes Dryer	1	1	1
FS9	Induction Cooktop	1	1	1
PV1	Solar PV + Electric Ready Pre-Wire	13	13	12
ER1	Electric Readiness – Service Upgrade	Mandatory for certain scopes. See Table 2.		
ER2	Electric Readiness – End Uses	Mandatory for certain scopes. See Table 2.		

The following conditions also apply to Table 1B:

(a) Unless otherwise specified, the requirements shall apply to the entire dwelling unit, not just the additional or altered portion.



(b) Measures from the Measure Menu in Table 1B and specified in Table 2, that already exist in the home, may be counted towards compliance with these requirements, unless otherwise specified in Table 2.

(c) Measures from the Measure Menu in Table 1B that are to be installed to satisfy requirements under the State Energy Code, Title 24, Part 6, may not be counted towards compliance with these requirements. Where these requirements conflict with other Energy Code requirements, the stricter requirements shall prevail.

Table 2: List of Measure Specifications

ID	Measure Specification
<b>Energy Measures</b>	
E1	<u>Lighting Measures</u> : Install lighting with an efficiency of 45 lumens per watt or greater in all interior and exterior screw-in fixtures. Install photocell, occupancy sensor or energy management system controls that meet the requirements of 150.0(k)3 in all outdoor lighting permanently mounted to a residential building or to other buildings on the same lot.
E2	<u>Water Heating Package</u> : Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements.  Exception: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2025 California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements.
E3	<u>Air Sealing</u> : Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted following a prescriptive checklist that outlines which building aspects need to be addressed by the permit applicant and verified by an inspector. Compliance can also be demonstrated with blower door testing conducted by a certified ECC Rater no more than three years prior to the permit application date that either: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten for Pre-1978 vintage buildings, seven for 1978 to 1991 vintage buildings and five for 1992-2010 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute, in accordance with the BPI Technical Standards for the Building Analyst Professional.
E4	<u>R-38 Attic Insulation</u> : Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.025 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

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



FS4	<u>High Efficiency Heat Pump Water Heater (HPWH) Replacing Electric:</u> Replace existing electric resistance water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3, and 150.2(b)1.H.iii.c.
FS5	<u>Heat Pump Space Heater:</u> Replace all existing gas and electric resistance primary space heating systems with an electric-only heat pump system that meets the requirements of Sections 110.3, 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G.
FS6	<u>High Efficiency Heat Pump Space Heater:</u> Replace all existing gas and electric resistance primary space heating systems with a system that meets the requirements of Sections 110.3 and 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G and one of the following: A. A ducted electric-only heat pump system with a SEER2 rating of 16.5 or greater, an EER2 rating of 12.48 or greater and an HSPF2 rating of 9.5 or greater; or B. A ductless mini-split heat pump system with a SEER2 rating of 14.3 or greater, an EER2 rating of 11.7 or greater and an HSPF2 rating of 7.5 or greater
FS8	<u>Heat Pump Clothes Dryer:</u> Replace all existing gas and electric resistance clothes dryers with heat pump dryers with no resistance element and cap the gas line(s).
FS9	<u>Induction Cooktop:</u> Replace all existing gas and electric resistance stove tops with inductive stove top(s) and cap the gas line(s).
<b>Solar PV and Electric Readiness Measures</b>	
PV1	<u>Solar PV+ Electric Ready Pre-Wire:</u> For New Solar PV Systems: Install a new solar PV system that meets the requirements of Section 150.1(c)14. In addition, upgrade the panelboard to meet the requirements of ER1 and install any two of the other measures from ER2.A - ER2.F.  For Existing PV Systems: If the home already has an existing solar PV system that meets the requirements of Section 150.1(c)14, to claim credit for this measure, PV1, upgrade the panelboard to meet the requirements of ER1 and install any two of the other measures from ER2.A - ER2.F.
ER1	<u>Electric Readiness - Service Upgrade:</u> Upgrade the panelboard serving the individual dwelling unit 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 Section 150.0 (n)1, (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.
ER2	<u>Electric Readiness Measures - End Uses:</u> For any covered project, if the service panel is being upgraded or to claim the Solar PV + Electric Ready Pre-Wire credit, satisfy any two of the electric-readiness measures below. If the kitchen is being remodeled, make the range electric ready as specified in ER2, Item C below and upgrade the panelboard as specified under ER1.



	<p>If the laundry room is being remodeled, make the dryer electric ready as specified in Item D below and upgrade the panelboard as specified under ER1.</p> <p>Meet the requirements below, that otherwise apply to newly constructed buildings:</p> <p>A. Heat Pump Water Heater Ready, as specified in Section 150.0(n)1.</p> <p>B. Heat Pump Space Heater Ready, as specified in Section 150.0(t).</p> <p>C. Electric Cooktop Ready, as specified in Section 150.0(u).</p> <p>D. Electric Clothes Dryer Ready, as specified in Section 150.0(v).</p> <p>E. Battery Energy Storage Systems (BESS) Ready, as specified in Section 150.0(s).</p> <p>F. 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.</p> <p>Exception: If an electrical permit is not otherwise required for the project other than compliance with the laundry room and kitchen remodel requirements of this Item, ER2.</p>
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**15.08.030 Violation – Penalty.**

- (a) Any person who commits a violation of any of the provisions of this chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of not more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code or any other penalties set forth in Chapter 1.04 of this code.

**15.08.040 No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees, or any other person acting on its behalf, notwithstanding the use of "shall," "will," "must," or similar terms within this chapter.

**Section 9. Amendment to Chapter 15.09 of the Municipal Code**

Chapter 15.09 of the Corte Madera Municipal Code is hereby repealed and reenacted to read as follows:

**Chapter 15.09 – HISTORICAL BUILDING CODE**

Sections:

- 15.09.010 Adoption by reference.
- 15.09.020 Violation – Penalty.
- 15.09.030 No Mandatory Duty.

**15.09.010 - Adoption by reference.**

The 2025 California Historical Building Code, known as Part 8, Title 24 of the California Code of Regulations, including all appendices, is hereby adopted by reference as though fully set forth in this chapter.

**15.09.020 - Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of no more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

#### **15.09.030 – No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees, or any other person acting on its behalf, notwithstanding the use of “shall”, “will”, “must”, or similar terms within this chapter.

#### **Section 10. Amendment to Chapter 15.11 of the Municipal Code**

Chapter 15.11 of the Corte Madera Municipal Code is hereby repealed and reenacted to read as follows:

#### **Chapter 15.11 – EXISTING BUILDING CODE**

Sections:

- 15.11.010 Adoption by reference.
- 15.11.020 Violation – Penalty.
- 15.11.030 No Mandatory Duty.

#### **15.11.010 - Adoption by reference.**

The 2025 California Existing Building Code, known as Part 10, Title 24 of the California Code of Regulations, including all appendices, is hereby adopted by reference as though fully set forth in this chapter.

#### **15.11.020 - Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of no more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

#### **15.11.030 – No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees, or any other person acting on its behalf, notwithstanding the use of “shall”, “will”, “must”, or similar terms within this chapter.

#### **Section 11: Amendment to Chapter 15.13 of the Municipal Code**

Chapter 15.13 of the Corte Madera Municipal Code is hereby repealed in its entirety and a new Chapter 15.13 is enacted to read as follows:

#### **Chapter 15.13 - GREEN BUILDING STANDARDS CODE**

Sections:

15.13.010 Adoption by reference.  
15.13.020 Amendment - Section 4.106.4.  
15.13.030 Violation – Penalty.  
15.13.040 No Mandatory Duty.

**15.13.010 Adoption by reference.**

The 2025 California Green Building Standards Code, known as Title 24, Part 11 of the California Code of Regulations, is hereby adopted by reference with amendments as set forth in this chapter.

**15.13.020 Amendment - Section 4.106.4.**

Section 4.106.4, Electric Vehicle (EV) Charging for New Construction, is amended as follows:

Subsection 4.106.4.1 is deleted and replaced in its entirety to read as follows:

**4.106.4.1 One- and two-family dwellings and townhouses with attached private garages.**

**4.106.4.1.1 New construction.** For each dwelling unit, install a 40 ampere, 208/240 volt dedicated EV branch circuit, capable of supporting Level 2 EVSE, terminating with a receptacle or an EV charger in close proximity to the vehicle charging area.

**4.106.4.1.2 Additions and alterations to existing buildings.** If the project is upgrading the main electrical service panel, comply with the requirements of 4.106.4.1.1.

Subsection 4.106.4.3 is deleted and replaced in its entirety to read as follows:

**4.106.4.3 Electric vehicle charging for additions and alterations of existing multifamily buildings, hotels, and motels.**

When existing parking facilities are altered or new parking spaces are added to existing parking facilities, or when additions or alterations to existing buildings upgrade the service panel, the project shall comply with the requirements below:

1. When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or a Level 2 EV charger, unless determined infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

**Exception:** Where the work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.

2. If the service panel is modified, the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), shall have sufficient capacity to simultaneously charge twenty (20) percent of onsite parking spaces to be Level 2 EV Ready.

**15.13.030 Violation—Penalty.**

- (a) Any person who commits a violation of any of the provisions of this chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of no more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code or any other penalties set forth in Chapter 1.04 of this code.

**15.13.040 No Mandatory Duty.**



By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees or any other person acting on its behalf, notwithstanding the use of "shall," "will," "must," or similar terms within this section.

**Section 12. Amendment to Chapter 15.15 of the Municipal Code**

Chapter 15.15 of the Corte Madera Municipal Code is hereby repealed and replaced to read as follows:

**Chapter 15.15 – REFERENCED STANDARDS CODE**

Sections:

- 15.15.010 Adoption by reference.
- 15.15.020 Violation – Penalty.
- 15.15.030 No Mandatory Duty.

**15.15.010 - Adoption by reference.**

The 2025 California Referenced Standards Code, known as Part 12, Title 24 of the California Code of Regulations, is hereby adopted by reference as though fully set forth in this chapter.

**15.15.020 - Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of no more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

**15.15.030 – No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees, or any other person acting on its behalf, notwithstanding the use of “shall”, “will”, “must”, or similar terms within this chapter.

**Section 13. Amendment to Chapter 15.17 of the Municipal Code**

Chapter 15.17 of the Corte Madera Municipal Code is hereby repealed in its entirety.

**Section 14. Addition of Chapter 15.18 to the Municipal Code**

A new chapter, Chapter 15.18, International Property Maintenance Code, is added as follows:

**Chapter 15.18 – INTERNATIONAL PROPERTY MAINTENANCE CODE**

Sections:

- 15.18.010 - Adoption by reference.
- 15.18.020 - Violation – Penalty.
- 15.18.030 – No Mandatory Duty.

**15.18.010 - Adoption by reference.**

The 2024 International Property Maintenance Code is hereby adopted by reference as though fully set forth in this chapter.

**15.18.020 - Violation - Penalty.**

- (a) Any person who commits a violation of any of the provisions of this chapter, including those that have been adopted by reference herein, is guilty of a misdemeanor and upon conviction is punishable by a fine of not more than one thousand dollars, imprisonment for six months, or both.
- (b) Any person violating any of the provisions or failing to comply with any of the requirements of this chapter, including those that have been adopted by reference herein, shall be subject to administrative citation and fines as set forth in Chapter 9.05 of Title 9 of this code.

#### **15.18.030 – No Mandatory Duty.**

By adoption of this chapter the town council does not intend to create, establish, or impose any mandatory duty or liability on the part of the town, its officers, employees, or any other person acting on its behalf, notwithstanding the use of “shall”, “will”, “must”, or similar terms within this chapter.

#### **Section 15. Amendment to Chapter 15.19 of the Municipal Code**

Chapter 15.19 of Title 15 of the Corte Madera Municipal Code is hereby repealed and reenacted to read as follows:

#### **Chapter 15.19 – SEVERABILITY**

Sections:

15.19.010 – Severability.

#### **15.19.010 - Severability.**

If any section, subsection, phrase or clause of Chapters 15.01, 15.03, 15.05, 15.06, 15.07, 15.08, 15.09, 15.11, 15.13, 15.15, and 15.18. is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of Chapters 15.01, 15.03, 15.05, 15.06, 15.07, 15.08, 15.09, 15.11, 15.13, 15.15, and 15.18.

The town council declares that it would have passed the ordinance codified in Chapters 15.01, 15.03, 15.05, 15.06, 15.07, 15.08, 15.09, 15.11, 15.13, 15.15, and 15.18 and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases or clauses be declared unconstitutional.

#### **Section 16. Findings.**

The Town Council makes the following findings in support of this ordinance.

(a) Findings.

- (1.)The Town Council of the Town of Corte Madera has determined that consistent with Health and Safety Code section 17958, subd. (b.)(6), the local amendments herein to the 2025 California Building Code, Residential Code, Electrical Code, Mechanical Code, and Plumbing Code relate to administrative practices, including modernization of, or adoption of, new permitting platforms and software utilized by the local agency and establishing, altering, or removing local programs related to enforcement of building code violations or complaints alleging building code violations.
- (2.)The Town Council has determined that, consistent with Health and Safety Code section 17958.5, subd. (a), the local amendments herein to the 2025 California Energy Code and Green Building Standards Code are reasonably necessary because of local climatic, geological, or topographical conditions, as explained below.
- (3.)The Town Council has determined, pursuant to Public Resources Code section 25402.1, subd. (h)(2), that the local amendments to the 2025 California Energy



Code that revise energy standards are more restrictive than the California Energy Code and are cost-effective, based upon the findings of the 2022 Cost-Effectiveness Study: Existing Single Family Building Upgrades published on April 25, 2024 and supplementary memo, Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades, published on August 15, 2025 by Frontier Energy, Inc. and Misti Bruceri & Associates LLC, included as Exhibit A.

(4.) The Town Council has determined that, consistent with Health and Safety Code section 17958, subd. (b)(1), except for minor changes to the local Energy Code to (1) align with the 2025 California Energy Code, (2) align with current cost-effectiveness information by revising amendments to Section 150.0, and (3) modify the square footage threshold at which requirements apply by revising amendments to Section 100.1(b), the changes or modifications to the Energy and Green Building Standards Codes are substantially equivalent to changes or modifications that were previously filed by the Town and were in effect as of September 30, 2025.

(5.) The Town Council has determined that, consistent with Health and Safety Code section 17958, subd. (b)(5), the changes to the local Energy Code which were not in effect as of September 30, 2025, are changes or modifications necessary to align with the Town's April 2009 General Plan, permit mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy, to wit:

(A.) The Town's General Plan contains: (1) Policy RCS-2.2 (Increase energy conservation and efficiency within Corte Madera), (2) Policy RCS- 2.3 (Develop programs to increase energy conservation within Corte Madera residences), (3) Implementation Program RCS-2.6.d: Green Building Guidelines (Adopt Green Building guidelines for new construction, renovations and municipal projects. Integrate green building requirements into the development review and building permit process), and (4) Goal RCS-3 (Reduce existing and future levels of GHG emissions originating from within the community).

(B.) The local amendments to the 2025 Energy Code permit mixed-fuel residential construction consistent with federal law, by providing multiple compliance pathways that do not require electrification, and incentivize all-electric construction by offering a simpler compliance path for choosing electrification measures, which carry a higher point value toward meeting the target score.

(C.) The Corte Madera 2020 Climate Action Plan, adopted by Town Council as the Town's greenhouse gas emissions reduction strategy, identifies increasing building energy efficiency and electrification as key strategies to meet the adopted goal of reducing the emissions of greenhouse gases to 40% below 1990 levels by the year 2030.

(b.) Local Climatic, Geologic, and Topographic Conditions requiring local amendments to the Energy Code and Green Building Standards Code.

As described herein, the Town is uniquely exposed to multiple hazards and conditions which exacerbate the impacts of these hazards on residents. The amendments included in this ordinance are reasonably necessary to reduce greenhouse gas emissions that contribute to climate change and heighten risks of these hazards existing in Town, including wildfire, sea level rise, and flooding, and the related health and safety hazards that they present.

(1.) Climatic conditions:



- (A.) Most of the annual rainfall in Corte Madera occurs during the winter months and it typically receives little or no measurable precipitation between May and October. During this time, temperatures average between 70 and 90 degrees. Summer conditions of little or no rainfall, low humidity, and high temperatures eliminate most of the moisture in the natural vegetation and create extremely hazardous conditions, affecting the acceleration, intensity, and size of fire in the community. Southerly exposed slopes and open fields become dry with seasonal grasses, which present a fuel for the rapid spread of fire. The northerly slopes are more heavily wooded and present a moderate to heavy fuel load with respect to fire danger. The area also suffers periodic droughts that can extend the dry periods to other months of the year. These conditions can be further exacerbated by occasional offshore hot, dry, Santa Ana type winds; all of which contribute to an elevated fire hazard and risk of spread between buildings in close proximity to one another and wildland areas.
- (B.) Most of the annual rainfall in Corte Madera occurs during the winter, and some portions of the Town are subject to tidal influences, both of which contribute to flooding impacts in low-lying areas. Extreme weather conditions resulting from climate change may result in sudden, prolonged rainfall leading to further flooding events.
- (C.) Climate change, due to emissions of greenhouse gases, has increased average air temperatures in Marin County by 2.3°F from 1985 to 2018, resulting in more intense and frequent heat waves, more intense and frequent drought, more severe storms and extreme weather events and more severe and frequent wildfires. Average maximum mean temperature in Corte Madera is expected to rise between 4°F and 8°F by 2100, significantly exacerbating these hazards.
- (D.) An inventory of 2023 greenhouse gas emissions for the Town found that the use of energy in residential and non-residential buildings within Corte Madera generates 24% of total annual greenhouse gas emissions, 92% of which comes from the combustion of natural gas in buildings, and vehicle trips account for 72% of total annual emissions, 75% of which comes from passenger vehicles.
- (E.) The California Global Warming Solutions Act of 2006, known as AB 32, established a statewide goal of reducing greenhouse gas emissions to a level 80% below 1990 levels by 2050, and Senate Bill 32, passed in 2016, set a target to reduce statewide emissions to 40% below 1990 levels by 2030.
- (F.) The California Air Resource Board 2022 Scoping Plan states that greenhouse gas reductions from local efforts are critical to support state-level measures and highlights building decarbonization and EV infrastructure as a priority strategies for greenhouse gas reduction.

(2.) Geologic conditions:

Portions of the Town are located on bay alluvial soils which are subject to subsidence on an ongoing basis, increasing the relative rate of sea level rise in shoreline neighborhoods and the flood risk faced in these areas.

(3.) Topographic conditions:

- (A.) Portions of Corte Madera are located in hilly areas, where heavily landscaped residential areas are adjacent to open space areas with dry vegetation and limited access. In addition, the steepness of grades located in the hills and canyons results in narrow, winding roads and limited water supply, making timely access, rescue, and firefighting activities by emergency providers difficult.
- (B.) A large portion of the Town is low-lying and within the Federal Emergency Management Agency (FEMA) 100-year Flood Hazard Zone, which is used to designate areas with a 1% annual chance of flooding.

- (C.) The major arterial route between San Francisco and Marin and Sonoma County areas, Highway 101, is the primary access into and out of Marin County. Should that highway become impassable, diversion of traffic onto alternative routes via surface streets in Corte Madera may cause heavy traffic congestion, further limiting emergency access.

Specifically, the modified building standards above correspond to the following climatic, geologic, or topographic condition(s) which necessitates the modification:

	Climatic, geologic and topographic conditions
<b>CEC Section Number</b>	
100.0	1A, 1B, 1C, 1D, 1E, 1F, 2, 3A, 3B, 3C
100.1(b)	1A, 1B, 1C, 1D, 1E, 1F, 2, 3A, 3B, 3C
150.0	1A, 1B, 1C, 1D, 1E, 1F, 2, 3A, 3B, 3C
<b>CALGreen Section Number</b>	
4.106.4	1A, 1B, 1C, 1D, 1E, 1F, 2, 3A, 3B, 3C

Further, Public Resources Code (PRC) Section 25402.1(h)(2) allows more stringent local amendments to the energy efficiency and conservation provisions in the California Energy Code, Title 24, Part 6. Therefore, the Corte Madera Town Council hereby finds that these changes or modifications to the California Energy Code, as set forth in this ordinance, are cost-effective and more restrictive than the California Energy Code. Such findings have been adopted at a public meeting.

#### **Section 17: Severability**

Every section, paragraph, clause, and phrase of this ordinance is hereby declared to be severable. If for any reason, any section, paragraph, clause, or phrase is held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, clauses or phrases, and the remaining portions of this ordinance shall continue in full force and effect unless amended or modified by the Town.

#### **Section 18: Ongoing Actions for Violations**

The adoption of this ordinance shall not in any manner affect any action or prosecution for violation of ordinances, which violations were committed prior to the effective date hereof, be construed as a waiver of any license, fee, or penalty required by or resulting from any such ordinance, or affect the validity of any bond (or cash deposit in lieu thereof) required to be posted, filed, or deposited pursuant to such ordinance.

#### **Section 19: Effective Date**

This ordinance shall become effective as of January 1, 2026, provided that the additional energy efficiency requirements of this ordinance cannot be enforced by the Town until they have been approved by the California Energy Commission (Public Resources Code Section 25402.1(h)(2)).

#### **Section 20: Posting**

The Town Clerk shall cause a summary of this ordinance to be published in the Marin Independent Journal within 5 days prior to passage. Within fifteen (15) days following its passage, a summary of the ordinance shall be published with the names of those Town Council members voting for and against the ordinance and the Town Clerk shall post in the office of the Town Clerk a certified copy of the full text of the adopted ordinance along with the names of the members voting for and against the ordinance.

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**INTRODUCED AT A PUBLIC HEARING** at a regular meeting of the Corte Madera Town Council on October 7, 2025 and adopted at a regular meeting of the Corte Madera Town Council on October 21, 2025 by the following vote:

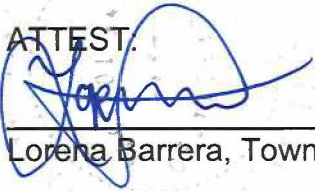
AYES: Councilmembers: J. Andrews, E. Beckman, F. Casissa, P. Ravasio, R. Thomas  
NOES: Councilmembers: - None -  
ABSENT: Councilmembers: - None -  
ABSTAIN: Councilmembers: - None -

APPROVED:



Pat Ravasio, Mayor

ATTEST.



Lorena Barrera, Town Clerk