

DOCKETED	
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EXHIBIT B

Expressly Marked Amendments

The State requires amendments to the California Building Standards Code be expressly marked to distinguish amendment text from the published text of Title 24. In this exhibit, the amendments to the base code included in the proposed ordinance are indicated as follows:

Deleted language from the base code has been ~~stricken through~~.

Replacement language to the base code has been underlined.

Local Amendments to the 2025 California Building Code

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.

Local Amendments to the 2025 California Residential Code

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.

Local Amendments to the 2025 California Electrical Code

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.

Local Amendments to the 2025 California Mechanical Code

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.

Local Amendments to the 2025 California Plumbing Code

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.

Local Amendments to the 2025 California Energy Code

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(v)~~ 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

	<u>Building Vintage</u>		
	<u>Pre-1978</u>	<u>1978-1991</u>	<u>1992-2010</u>
<u>Target Score</u>	<u>8</u>	<u>7</u>	<u>2</u>

Table 1B: Measure Menu

<u>ID</u>	<u>Measure</u>	<u>Building Vintage</u>		
		<u>Pre-1978</u>	<u>1978-1991</u>	<u>1992-2010</u>
<u>E1</u>	<u>Lighting Measures</u>	<u>Mandatory</u>		
<u>E2</u>	<u>Water Heating Package</u>	<u>2</u>	<u>2</u>	<u>2</u>
<u>E3</u>	<u>Air Sealing</u>	<u>2</u>	<u>1</u>	<u>1</u>
<u>E4</u>	<u>R-38 Attic Insulation</u>	<u>4</u>	<u>2</u>	<u>--</u>
<u>E5</u>	<u>Duct Sealing</u>	<u>3</u>	<u>2</u>	<u>1</u>
<u>E6</u>	<u>New Ducts + Duct Sealing</u>	<u>6</u>	<u>4</u>	<u>1</u>
<u>E7</u>	<u>Windows</u>	<u>4</u>	<u>3</u>	<u>4</u>
<u>E8</u>	<u>R-15 Wall Insulation</u>	<u>5</u>	<u>--</u>	<u>--</u>
<u>E10</u>	<u>R-19/R-30 Raised Floor Insulation</u>	<u>9/10</u>	<u>9/10</u>	<u>--</u>
<u>FS1</u>	<u>Heat Pump Water Heater (HPWH) Replacing Gas</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>FS2</u>	<u>High Eff HPWH Replacing Gas</u>	<u>13</u>	<u>13</u>	<u>13</u>
<u>FS3</u>	<u>Heat Pump Water Heater (HPWH) Replacing Electric</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>FS4</u>	<u>High Eff HPWH Replacing Electric</u>	<u>6</u>	<u>6</u>	<u>6</u>
<u>FS5</u>	<u>Heat Pump Space Heater</u>	<u>18</u>	<u>13</u>	<u>12</u>
<u>FS6</u>	<u>High Eff Heat Pump Space Heater</u>	<u>19</u>	<u>14</u>	<u>12</u>

<u>FS8</u>	<u>Heat Pump Clothes Dryer</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>FS9</u>	<u>Induction Cooktop</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>PV1</u>	<u>Solar PV + Electric Ready Pre-Wire</u>	<u>13</u>	<u>13</u>	<u>12</u>
<u>ER1</u>	<u>Electric Readiness – Service Upgrade</u>	<u>Mandatory for certain scopes. See Table 2.</u>		
<u>ER2</u>	<u>Electric Readiness – End Uses</u>	<u>Mandatory for certain scopes. See Table 2.</u>		

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

<u>ID</u>	<u>Measure Specification</u>
<u>Energy Measures</u>	
<u>E1</u>	<u>Lighting Measures: Install lighting with an efficiency of 45 lumens per watt or greater in all interior and exterior screw-in fixtures. Install photocell, occupancy sensor or energy management system controls that meet the requirements of 150.0(k)3 in all outdoor lighting permanently mounted to a residential building or to other buildings on the same lot.</u>
<u>E2</u>	<u>Water Heating Package: Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath</u>

	<p><u>sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements.</u></p> <p><u>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.</u></p>
<u>E3</u>	<p><u>Air Sealing: Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted following a prescriptive checklist that outlines which building aspects need to be addressed by the permit applicant and verified by an inspector. Compliance can also be demonstrated with blower door testing conducted by a certified ECC Rater no more than three years prior to the permit application date that either: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten for Pre-1978 vintage buildings, seven for 1978 to 1991 vintage buildings and five for 1992-2010 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute, in accordance with the BPI Technical Standards for the Building Analyst Professional.</u></p>
<u>E4</u>	<p><u>R-38 Attic Insulation: 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 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.</u></p> <p><u>Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires.</u></p>

<u>E5</u>	<p><u>Duct Sealing: 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.</u></p> <p><u>Exception: Buildings without ductwork or where the ducts are in conditioned space.</u></p>
<u>E6</u>	<p><u>New Ducts + Duct Sealing: 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.</u></p>
<u>E7</u>	<p><u>Windows: Replace at least 50% of existing windows with high performance windows with an area-weighted average U-factor no greater than 0.27.</u></p>
<u>E8</u>	<p><u>R-15 Wall Insulation: Install wall insulation in all exterior walls to achieve a weighted U-factor of 0.095 or install wall insulation in all exterior wall cavities that shall result in an installed thermal resistance of R-15 or greater for the insulation alone.</u></p>
<u>E10</u>	<p><u>R-19/R-30 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.037/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.</u></p>
<u>Fuel Substitution Measures</u>	
<u>FS1</u>	<p><u>Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.</u></p>
<u>FS2</u>	<p><u>High Efficiency Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with a heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or</u></p>

	<u>higher rating that also meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.c.</u>
<u>FS3</u>	<u>Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.</u>
<u>FS4</u>	<u>High Efficiency Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3, and 150.2(b)1.H.iii.c.</u>
<u>FS5</u>	<u>Heat Pump Space Heater: 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.</u>
<u>FS6</u>	<u>High Efficiency Heat Pump Space Heater: Replace all existing gas and electric resistance primary space heating systems with a system that meets the requirements of Sections 110.3 and 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G and one of the following:</u> <u>C. A ducted electric-only heat pump system with a SEER2 rating of 16.5 or greater, an EER2 rating of 12.48 or greater and an HSPF2 rating of 9.5 or greater; or</u> <u>D. A ductless mini-split heat pump system with a SEER2 rating of 14.3 or greater, an EER2 rating of 11.7 or greater and an HSPF2 rating of 7.5 or greater</u>
<u>FS8</u>	<u>Heat Pump Clothes Dryer: Replace all existing gas and electric resistance clothes dryers with heat pump dryers with no resistance element and cap the gas line(s).</u>
<u>FS9</u>	<u>Induction Cooktop: Replace all existing gas and electric resistance stove tops with inductive stove top(s) and cap the gas line(s).</u>
<u>Solar PV and Electric Readiness Measures</u>	
<u>PV1</u>	<u>Solar PV+ Electric Ready Pre-Wire:</u> <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</u>

	<p><u>panelboard to meet the requirements of ER1 and install any two of the other measures from ER2.A - ER2.F.</u></p> <p><u>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.</u></p>
<u>ER1</u>	<p><u>Electric Readiness - Service Upgrade: 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.</u></p>
<u>ER2</u>	<p><u>Electric Readiness Measures - End Uses:</u></p> <p><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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>Meet the requirements below, that otherwise apply to newly constructed buildings:</u></p> <ul style="list-style-type: none"> <u>G. Heat Pump Water Heater Ready, as specified in Section 150.0(n)1.</u> <u>H. Heat Pump Space Heater Ready, as specified in Section 150.0(t).</u> <u>I. Electric Cooktop Ready, as specified in Section 150.0(u).</u> <u>J. Electric Clothes Dryer Ready, as specified in Section 150.0(v).</u> <u>K. Battery Energy Storage Systems (BESS) Ready, as specified in Section 150.0(s).</u> <u>L. 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.</u>

	<p><u>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.</u></p>
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Local Amendments to the 2025 California Green Building Standards Code

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 receptable 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.