

ORDINANCE NO. 619

AN ORDINANCE OF THE TOWN OF LOS ALTOS HILLS AMENDING TITLE 8 (BUILDING REGULATIONS) OF THE LOS ALTOS HILLS MUNICIPAL CODE TO ADOPT BY REFERENCE AMENDMENTS TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE AND LOCAL CODE AMENDMENTS

WHEREAS, the Town of Los Altos Hills is responsible for local enforcement of the California Building Standards Code, also known as Title 24 of the California Code of Regulations; and

WHEREAS, a triennial edition of the California Building Standards Code is published by the California Building Standards Commission approximately every three years based upon model codes specified in the California Health and Safety Code;

WHEREAS, local jurisdictions responsible for enforcement of the California Building Standards Code must enact local administrative regulations in order to implement the California Building Standards Code; and

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

WHEREAS, on January 1, 2026, the building standards and regulations contained in the 2025 California Building Standards Code become effective and applicable throughout the State of California; and

WHEREAS, Government Code section 50022.2 authorizes cities to enact ordinances adopting any code by reference; and

WHEREAS, local amendments may be adopted by the Town of Los Altos Hills to the California Building Standards Code pursuant to the California Health and Safety Code due to climatic, geological, or topographical local conditions; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the 2025 California Building Standards Code; and

WHEREAS, the 2025 California Energy Code is Part 6 of the 2025 California Building Standards Code which implements minimum energy efficiency standards in buildings through mandatory requirements, prescriptive standards, and performance standards; and

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5 provide that the Town of Los Altos Hills may make changes or modifications to the building standards contained in the 2025 California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, human activities that release greenhouse gases into the atmosphere contribute to the increase of the worldwide average temperature, drought conditions, and duration of fire seasons; and

WHEREAS, according to the California Department of Forestry and Fire Protection, nine of the ten largest wildfires in California history have occurred since 2017, destroying nearly 10,000 structures and

burning of more than 4.5 million acres; and

WHEREAS, the Town of Los Altos Hills is situated along a wildland-urban interface and as a result is extremely vulnerable to wildfires and firestorms; and

WHEREAS, these amendments are reasonably necessary because of health and safety concerns as Town of Los Altos Hills residents suffer from asthma and other health conditions associated with poor indoor and outdoor air quality exacerbated by the combustion of methane gas; and

WHEREAS, removing gas appliances from indoor environments reduces the risk of asthma associated with gas appliances, and removing combustible gas from structures aids in fire hardening and removes a known hazard during firefighting efforts; and

WHEREAS, on or about September 20, 2016, the State of California enacted Senate Bill (SB) 32, which added Health and Safety Code Section 38566 to require greenhouse gas emissions to be reduced to 40 percent below 1990 levels by no later than December 31, 2030; and

WHEREAS, consistent with federal law stated in the Energy Policy and Conservation Act, the standards contained within this ordinance permit mixed fuel residential construction; and

WHEREAS, consistent with Assembly Bill (AB) 130, the standards contained within this ordinance permit mixed fuel residential construction consistent with federal law while also incentivizing all-electric construction; and

WHEREAS, consistent with AB 130, the standards imposed by this ordinance incentivize electric equipment through the cost-effective installation of electric appliances while preserving energy-equivalent pathways for mixed-fuel residential appliances; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments meet the following conditions to demonstrate local amendments are necessary, the changes are substantially equivalent to 2022 code amendment changes, and the changes are necessary to implement the standards contained in this ordinance; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments meet the following conditions to demonstrate local amendments are necessary: the changes are necessary to align local building codes with General Plan and Climate Action Plan goals while permitting mixed-fuel residential construction and incentivizing electric construction, and the changes are necessary to implement the standards contained in this ordinance; and

WHEREAS, on April 26, 2007, the City Council adopted the Town of Los Altos Hills' General Plan which includes Air Quality, Energy Conservation and Environmental Integrity Goals that aligns with the emissions reduction goals in the proposed amendments; and

WHEREAS, on December 15, 2016, the City Council adopted the Town of Los Altos Hills' Climate Action Plan or Greenhouse Gas Emissions Reductions Strategy which includes Green Housing Gas reduction strategies that aligns with the emissions reduction goals in the proposed amendments; and

WHEREAS, on Feb 20, 2020, the City Council found and determined that amendments to the 2019 Energy Code were cost effective, would result in buildings designed to consume less energy than permitted by previous editions of the Energy Code, and were necessary because of local climatic, geological, or topographical conditions, and City Council finds and determines the conditions persist

and it is necessary to adopt substantially equivalent amendments to the 2025 Energy Code with no material change in regulatory effect to the existing standards; and

WHEREAS, in alignment with the Climate Action Plan and Greenhouse Gas Emissions Reduction Strategies, the local amendments to the 2025 California Energy Code establish requirements for single-family and multifamily structures which will reduce demands for local energy resources, reduce regional pollution, and promote a lower contribution to greenhouse gas emissions; and

WHEREAS, Public Resources Code Section 25402.1(h)2 and Section 10-106 of the 2025 California Administrative Code establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards, provided that a determination that the standards are cost effective is adopted at a public meeting and subsequently filed with the California Energy Commission, and the California Energy Commission finds that the standards will require buildings to be designed to consume less energy than permitted by the 2025 California Energy Code; and

WHEREAS, City Council of Town of Los Altos Hills has determined the cost effectiveness studies prepared by the California Statewide Codes and Standards Reach Code Program and associated study data are sufficient to illustrate that the standards contained in this ordinance are cost effective and will require buildings to be designed to consume less energy than permitted by the 2025 California Energy Code; and

WHEREAS, based upon these analyses, the City Council of the Town of Los Altos Hills finds that the local amendments to the California Energy Code contained in this ordinance have at least one cost effective pathway; and

WHEREAS, scientific evidence has established that methane gas combustion, procurement and transportation produce significant greenhouse gas emissions that contribute to global warming and climate change; and

WHEREAS, using electric appliances in buildings fueled by less greenhouse gas intensive electricity is linked to significantly lower greenhouse gas emissions and is cost competitive because of the cost savings associated with avoiding new gas infrastructure; and

WHEREAS, the most cost-effective time to integrate electrical infrastructure is in the design phase of a building project because building systems and spaces can be designed to optimize the performance of electrical systems and avoid costs and space requirements from the mitigating of gas piping and venting; and

WHEREAS, the most cost-effective time to improve the energy efficiency of existing buildings is during significant alterations and additions, allowing for electrical infrastructure that is installed alongside other significant improvements; and

WHEREAS, the local amendments support Town of Los Altos Hills' compliance with Bay Area Air District's amendments to Rule 9-4 and Rule 9-6, which limit[s] the sale of nitrous oxide emitting water and space heating appliances; and

WHEREAS, because of the Town of Los Altos Hills' unique local climatic, geological and topographic conditions, the City Council of the Town of Los Altos Hills finds and determines that amendment and additions to the code are reasonably necessary.

NOW THEREFORE, THE CITY COUNCIL OF THE TOWN OF LOS ALTOS HILLS, CALIFORNIA, does hereby ordain as follows:

SECTION 1. FINDINGS.

The City Council finds that:

- A. The Town is authorized and required to adopt the California Building Standards Code by reference pursuant to Health and Safety Code sections 17922 and 17958 and has taken all actions required to do so pursuant to Government Code Section 50022.2.
- B. Town of Los Altos Hills is along a wildland-urban interface which experiences more fire fueled by greenhouse gas emissions from humans.
- C. The Town of Los Altos Hills has a history of wildfire disasters and near-miss events in 1985, 2008, and 2020, each of which threatened lives, property, and infrastructure within and adjacent to the Town’s boundaries. The Lexington Fire (1985) burned over 14,000 acres in the nearby Santa Cruz Mountains, leading to large evacuations in western Los Altos Hills; the Summit Fire (2008) and CZU Lightning Complex Fire (2020) generated regional smoke impacts and evacuation advisories for hillside neighborhoods. Decreasing greenhouse-gas emissions and transitioning to non-combustion building systems will help mitigate the climatic conditions contributing to longer, more severe fire seasons. Therefore, these findings support the imposition of measures to increase the efficiency and electrification of existing buildings in Los Altos Hills to reduce greenhouse-gas emissions and improve fire safety.
- D. The Town’s steep terrain, narrow and winding roads, and limited secondary access routes require clear street identification, address visibility, and adequate fire apparatus access because long driveways and private roads frequently exceed standard response distances and grades.
- E. The Town is located entirely within or adjacent to locally designated High and Very High Fire Hazard Severity Zones. The combination of steep slopes, dense vegetation, and seasonal winds creates extreme fire behavior potential, requiring ignition-resistant construction, ember-resistant vents, and noncombustible fencing and decking materials.
- F. The Town lies within an area subject to strong ground motion and potential rupture from the nearby San Andreas, Monte Vista, and Hayward fault zones. Local soils are prone to liquefaction, landslide, and lateral spreading; therefore, enhanced structural inspection and foundation design standards are needed to mitigate seismic risk.
- G. The Town’s soils are characterized by highly expansive clay and colluvium on sloping terrain, which can cause differential settlement and structural movement. Additional geotechnical and foundation drainage requirements are necessary to prevent structural damage and slope instability.
- H. The Town relies on two separate water service providers—the Purissima Hills Water District and California Water Service Company—with limited pressure zones and supply capacity. Topographic variability reduces flow capacity and pressure reliability, requiring on-site water storage and enhanced hydrant spacing standards.
- I. The Town’s overhead electrical distribution system is vulnerable to wind and wildfire exposure, and public safety power shutoff events occur frequently during red-flag conditions. Enhanced service disconnect accessibility and backup power capabilities are necessary to maintain water supply and emergency systems.
- J. Hillside development in the Town requires specialized backflow and drainage provisions to prevent contamination or surcharge of private systems during high rainfall events.
- K. The Town experiences a Mediterranean climate with hot, dry summers and wet winters, averaging approximately 24 inches of annual rainfall. Storm events can trigger erosion, debris flow, and shallow landslides on steep slopes, while prolonged dry periods and

seasonal winds heighten wildfire risk. Local amendments are necessary to address site drainage, vegetation clearance, and structure hardening requirements consistent with regional conditions in the Santa Cruz Mountains foothill environment.

- L. Failure to address and substantially reduce greenhouse gas emissions creates an increased risk to the health, safety, and welfare of Los Altos Hills residents.
- M. The standards imposed by this ordinance 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.
- N. The standards imposed by this ordinance incentivize electric equipment through the cost-effective installation of electric appliances while preserving energy-equivalent pathways for mixed-fuel residential appliances.
- O. Pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments meet the following conditions to demonstrate local amendments are necessary: the changes are substantially equivalent to 2022 code amendment changes, the changes are necessary to align local building codes with General Plan and Climate Action Plan goals while permitting mixed-fuel residential construction and incentivizing electric construction, and the changes are necessary to implement the standards contained in this ordinance.
- P. The standards imposed by this Ordinance are substantially equivalent to changes or modifications that were previously passed by the Town Council of the Town of Los Altos Hills on November 17, 2022, through Ordinance No. 611, which adopted local amendments to the 2022 California Energy Code and Green Building Standards Code (the Town’s 2022 Reach Code). Those amendments were filed with the California Energy Commission on December 19, 2022, and were in effect as of September 30, 2025. The provisions of this Ordinance maintain substantially equivalent regulatory requirements—updated for cross-references to the 2025 California Energy Code—and therefore will have no material change in regulatory effect from the prior Reach Code standards.
- Q. The standards imposed by this Ordinance are necessary because they align with the Los Altos Hills General Plan, adopted November 10, 2007, which establishes the Town’s long-term policies on sustainability and resource conservation. The Conservation and Open Space Element includes the following relevant policies:
 - Goal 1: “Conserve, protect and enhance the natural environment to maintain the rural character and ensure a high quality of life.”
 - Policy 1.2: “Encourage the use of energy-efficient building design and alternative energy sources.”
 - Policy 1.4: “Encourage efforts to reduce the Town’s contribution to greenhouse gas emissions.”
- R. These General Plan provisions explicitly direct the Town to promote energy efficiency and low-carbon building practices. Accordingly, the standards contained in this Ordinance—requiring heat pump installation in place of traditional air-conditioning systems and incentivizing electrification—are necessary to implement these adopted General Plan policies.
- S. The standards imposed by this Ordinance are substantially equivalent to changes or modifications that were previously passed by the Town Council of the Town of Los Altos Hills on November 17, 2022 (Ordinance No. 611) and filed with the California Energy Commission on December 19, 2022, which established local reach code amendments requiring all-electric design standards and promoting low-NOx equipment. These provisions were in effect as of September 30, 2025, and this Ordinance will have no

- material change in regulatory effect but instead maintains substantially equivalent standards updated to the 2025 California Energy Code
- T. The standards imposed by this Ordinance are necessary because these standards align with the Los Altos Hills General Plan, adopted November 10, 2007 and subsequently amended, which includes Conservation and Open Space Element Policy 1.2—“Encourage the use of energy-efficient building design and alternative energy sources”—and Energy Conservation Goal 1—“Promote conservation and efficient use of energy and natural resources within the community.” These General Plan policies direct the Town to advance sustainable building practices that reduce greenhouse gas emissions, improve air quality, and enhance community resilience.
- U. Pursuant to the Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code, the City Council of Los Altos Hills finds and determines the following: (1) The locally adopted energy efficiency standards contained in this ordinance are cost-effective, and (2) the efficiency standards in this ordinance will require buildings to be designed to consume less energy compared to the 2025 California Energy Code.
- V. The standards imposed by this Ordinance are necessary because of local climatic, geological, or topographical conditions evidenced above and are cost-effective, as supported by the 2025 Statewide Cost Effectiveness Study prepared by the California Energy Codes and Standards Statewide Utility Program. Specifically, the Los Altos Hills finds that there are at least [three] cost-effective measure packages:
- a. Package 1, installing the efficiency measure of R-30 Floor Insulation would save energy relative to the base code and would achieve a benefit to cost ratio of 2.3 on an on-bill basis.
 - b. Package 2, installing the efficiency measure of R-19 Floor Insulation would save energy relative to the base code and would achieve a benefit to cost ratio of 2.3 on an on-bill basis.
 - c. Package 3 Package 3 to installing a Heat Pump Water Heater (HPWH), would save energy relative to the base code and would achieve a benefit to cost ratio of 1.6 on a “Long-term System Cost” (LSC basis).
- W. A first reading introducing the proposed amendments to the Municipal Code was held by the City Council on October 16, 2025.
- X. In accordance with CEQA Section 15061(b)(3), this is not a project subject to CEQA in that there is no possibility that the activity in question may have a significant effect on the environment.
- Y. This ordinance is enacted pursuant to Health & Safety Code Sections 17958.5 and 17958.7 and Government Code Section 50022.2 to make local amendments to the California Building Standards Code.
- Z. As required Health and Safety Code 17958.7(a), the amendments to the California Building Standards Code adopted by this ordinance and as described in Chapters 8-1.0 through 8-1.12 of the Los Altos Hills Municipal Code are necessary for the protection of the public health, safety and welfare due to the local climatic, geologic or topographical conditions as described in findings 1 through 4 below.
1. The amendment to the California Residential Code Section R313.2, California Fire Code Part 9, California Plumbing Code Section 1211.0 and California Electrical Code 230.27(E) is necessary to address an imminent threat to the health and safety of the public by ensuring that local construction and building standards adequately mitigate hazards posing immediate or significant risks to residents, first responders, and public

- infrastructure.
2. The amendment to California Wildland-Urban Interface Code Section [A]101.1, [A]101.2, [A]101.3, 101.3.1, 101.3.1.1, [A]101.5, and 705.11 is necessary to reduce wildfire ignition potential and enhances structural protection from fire through strengthened home-hardening provisions, ignition-resistant construction requirements, and vegetation management standards appropriate for high and very high fire hazard severity zones.
 3. The amendment to the California Energy Code Part 6 and California Green Building Standards Code Part 11 is consistent with the Town’s General Plan and Climate Action Plan, both adopted prior to June 10, 2025, which include greenhouse-gas reduction and energy-efficiency strategies requiring implementation through updated local construction and building standards.
 4. The amendment to California Residential Code Section R328.7, California Plumbing Code Section 719.1, and California Fire Code Part 9 continues and clarifies existing local provisions adopted prior to September 30, 2025, maintaining substantially equivalent protections and performance standards necessary to address the Town’s unique climatic, geologic, and topographic conditions.

While the adoption of the amendments to the California Building Standards Code and the adoption of Ordinances may not prevent the incidence of fire, seismic, or potential building hazards, it is noted the implementation of these various amendments will reduce the severity and potential loss of life and loss of property.

The following revisions to the Los Altos Hills Municipal Code are made based on the findings set forth above and the record of proceedings for consideration of this Ordinance.

~~SECTION 2. Chapter 8-0, “GENERAL PROVISIONS AND PENALTIES” of the Los Altos Hills Municipal Code is added as follows:~~

~~Chapter 8-0, “General Provisions and Penalties~~

~~§ 8-0.01 –References to prior code.~~

~~Unless superseded and expressly repealed, references in the City’s forms, documents and regulations to the Chapters and Sections of the past adopted regulations of the Los Altos Hills Municipal Code, Title 8 – Building Regulations and any prior versions of the California Building Standards Code shall be construed to apply to the corresponding provisions contain within the currently adopted Los Altos Hills Municipal Code, Title 8 – Building Regulations and the 2025 California Building Standards Code.~~

~~§ 8-0.02 –Adopted Administrative provisions.~~

~~“2025 California Building Code, Part 1, Chapter 1, Division II –“Scope and Administration,” adopted in its entirety:~~

~~The provisions of the 2025 California Building Code, Part 1, Chapter 1, Division II –Scope and Administration is adopted by reference, subject to the following additions and amendments to certain sections thereof which shall read and provide as set forth in this Chapter and shall apply to all locally enforced parts of Title 24 of the California Code of Regulations.”~~

~~§ 8-0.03 Amended sections of adopted codes.~~

~~Notwithstanding the provisions of Section 8-0.02, the Administrative provisions is amended as follows:~~

~~Section 104.10.2—Added—Permit Extensions—Construction Time Limits:~~

- ~~(A) In addition to the provisions of Sections 105.5 and 110.6 of the California Building Code relating to permit expiration, suspension, and revocation, the duration and extension of any building, grading, or other construction permit issued under this Code shall be governed by the provisions of Chapter 8-10, “Construction Time Limits,” of the Los Altos Hills Municipal Code.~~
- ~~(B) No permit shall be extended, renewed, or reinstated in a manner that would conflict with the time limits, extension criteria, or penalties set forth in Chapter 8-10. The Building Official shall ensure that all requests for extension comply with the administrative procedures and findings required by that Chapter.~~
- ~~(C) Where a conflict exists between this Code and Chapter 8-10, the provisions of Chapter 8-10 shall govern.~~
- ~~(D) Nothing in this section shall limit the authority of the Building Official to require updated plans, code compliance, or payment of fees as a condition of extension or renewal, consistent with current code requirements.~~

~~Section 107.2.9—Added—Additional Documentation:~~

~~The Building Official may require photographic evidence, a physical inspection or similar documentation of existing conditions at time of building permit application for residential alterations and repairs to ensure compliance with local grading, drainage, vegetation management, and slope stability requirements.~~

~~Section 109.6—Amended—Refunds:~~

~~Refunds of fees paid may be made, subject to the following:~~

- ~~A. Applications for refunds must be made in writing to the building official within one hundred eighty (180) days of the date the fee is paid. All applicants made after one hundred eighty (180) days will be rejected.~~
- ~~B. One hundred per cent (100%) of a fee erroneously paid or collected may be refunded.~~
- ~~C. Ninety percent (90%) of the plan review fee may be refunded when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been performed.~~
- ~~D. Ninety percent (90%) of the building, plumbing, electrical, and/or mechanical permit fee may be refunded when a permit for which some or all of these permit fees have been paid is withdrawn or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.~~
- ~~E. The building official may authorize the refund of all or part of a fee in order to correct an error by the department. The details of such a refund shall be retained in project file.~~

~~Section 109.7—Added—Fee adjustments:~~

~~Any adjustments to fees are subject to the following:~~

- ~~A. Application for a fee adjustment must be made in writing to the building official within thirty (30) days of the date the fee is issued.~~
- ~~B. The building official may authorize the adjustment of all or part of a fee in order to correct an error~~

by the department. The details of such an adjustment shall be retained in project file.

~~Section 109.8—Added—Fee collections:~~

~~Any unpaid fees shall be subject to the same collection measures outlined in Chapter 1.15 of the Los Altos Hills Municipal Code.~~

~~Section 110.7—Added—Concealed construction:~~

~~Any and all portions of work covered or concealed without authorization by the building official shall be uncovered or unconcealed to allow for inspections set forth in Sections 110.3.1—110.3.10. The Town’s “Concealed Construction Verification Guidelines” shall be used to determine compliance with this section.~~

~~Section 113.3—Amended—Appeals applications:~~

~~All applications for appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be subject the Town’s “Building Appeals Board Guidelines” and fees as outlined in the Building Plan Check, Inspection and Permit Fees Schedule as established or amended by Town Council resolution.~~

~~Section 114.2—Amended—Notice of violation:~~

~~The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. Method of service shall be subject to Section 116.4.~~

~~Section 114.3—Added—Prosecution of violation:~~

~~Added after first paragraph:~~

~~In addition if the notice of violation is not complied with within thirty (30) days the Town may deem the structure unsafe and subject to the terms of Section 116.~~

~~Section 114.4—Amended—Violation penalties:~~

~~All persons and construction shall be subject to the following:~~

- ~~A. Any and all portions of work shall be complete and free of correction notices and or violations prior to the expiration of the permit or certificate authorizing said work or occupancy. The Town’s Outstanding Correction Notifications and Expired Permits or Certificates Guidelines shall be used to determine compliance with this section and the applicability of fines for non-compliance.~~
- ~~B. Any and all portions of work completed without required permits shall be charged a fine of twice the cost of the plan review and inspection fee.~~
- ~~C. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.~~

~~Section 114.5—Added—Fee or fine adjustments:~~

~~Any adjustments to fines are subject to the following:~~

- ~~A. Application for a fine adjustment must be made in writing to the building official within thirty (30) days of the date the fine is issued.~~
- ~~B. The building official may authorize the adjustment of all or part of a fine in order to correct an~~

~~error by the department. The details of such an adjustment shall be retained in project file.~~

~~Section 114.6—Added—Fine collections:~~

~~Any unpaid fines shall be subject to the same collection measures outlined in Chapter 1-2.04 of the Los Altos Hills Municipal Code.~~

~~(§1, Ord 619 eff. January 1, 2026)~~

SECTION 3. Chapter 8-1, “CALIFORNIA ADMINISTRATIVE CODE” of the Los Altos Hills Municipal Code is repealed and replaced as follows:

§ 8-1.01 Adoption of the 2025 California Administrative Code.

- (a) The 2025 California Administrative Code, Part 1, a portion of the California Building Standards Code, Title 24 of the California Code of Regulations, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Administrative Code"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.
- (b) One copy of the Administrative Code shall be kept on file at the Town of Los Altos Hills.

(§ 2, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026])

SECTION 4. Chapter 8-1.1, “CALIFORNIA BUILDING CODE (VOLUMES 1 AND 2)” of the Los Altos Hills Municipal Code is repealed and replaced as follows:

§ 8-1.1.01 Adoption of 2025 California Building Code (Volumes 1 and 2).

- (a) The 2025 California Building Code, Part 2, Volumes 1 and 2, a portion of the California Building Standards Code, Title 24 of the California Code of Regulations, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Building Code"), including all Appendices and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.
- (b) One copy of the Building Code shall be kept on file at the Town of Los Altos Hills.

§ 8-1.1.02 Amended sections of adopted codes.

§ 8-1.1.03 Amended sections of adopted codes.

Notwithstanding the provisions of Section 8-1.1.01, the California Building Code is amended as follows:

Section 1705.13.5 - Added - Special seismic inspector.

Third-Party Inspection. All new structures consisting of Group R Occupancies or Group A, B, E, F, H, I, l, or M Occupancies with an occupant load of fifty or greater, shall employ a third-party inspector for the purpose of inspecting the components of the lateral load system. Third-party inspectors, similar to special inspectors as required elsewhere in Chapter 17, shall be approved by the building official. All costs associated with the special seismic inspection process shall be borne by the developer.

§ 8-1.1.04 -Added- Conflicts between the Fire Code and Building Code

All 2025 California Building Code standards including fire protection systems must comply with the requirements specified in Chapter 8-1.9 of this title. To the extent there is any conflict between the

provisions of Chapter 8-1.9 of this title and the provisions of 2025 California Building Code and specifically Chapter 9, the provisions of Chapter 8-1.9 of this title shall govern.

(§ 1, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026

SECTION 5. Chapter 8-1.2, "CALIFORNIA RESIDENTIAL CODE" of the Los Altos Hills Municipal Code is repealed and replaced as follows:

§ 8-1.2.01 Adoption of 2025 California Residential Code.

- (a) The 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Residential Code"), including all Appendices and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.
- (b) One copy of the Residential Code shall be kept on file at the Town of Los Altos Hills.

§ 8-1.2.02 Amended sections of adopted codes.

Notwithstanding the provisions of Section 8-1.2.01, the Residential Code is hereby amended to read as follows:

Section R313.2 is amended to read:

~~R313.2 One and two family dwellings automatic sprinkler systems.~~ An automatic sprinkler system shall be installed in all new one- and two-family dwellings and existing one- and two-family dwellings when additions are made that increase the fire area to more than 3,600 square feet.

Exceptions:

1. Detached Accessory Dwelling Unit, provided that all of the following are met:
 - 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
 - 1.2. The existing primary residence does not have automatic fire sprinklers.
 - 1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
 - 1.4. The unit is on the same lot as the primary residence.
 - 1.5. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2025 California Fire Code, as amended.
2. When additions are made to existing structures, causing the fire area to exceed 3,600 square feet, and all of the following are met:
 - 2.1. Building addition does not exceed 500 square feet.
 - 2.2. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code, as amended.

~~Section R328.7 is amended to read:~~

~~R328.7 Fire detection. Rooms and areas within dwelling units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314. A heat detector, listed and interconnected to the smoke alarms, shall be installed in locations within dwelling units and attached garages where smoke alarms cannot be installed based on their listing.~~

~~[SFM] ESS installed in Group R-3 and townhomes shall comply with the following:~~

- ~~1. Rooms and areas within dwelling units, sleeping units, basements and attached garages in which~~

~~ESS are installed shall be protected by smoke alarms in accordance with Section R314.~~

- ~~2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units and attached garages where smoke alarms cannot be installed based on their listing.~~

Exceptions:

- ~~1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.~~
- ~~2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.~~

Section R330.3.1 is amended to read:

Individual ESS units shall be separated from each other by at least 3 feet (914 mm) except where other separation distances are specified by the ESS listing and the manufacturer's installation instructions separation distances are documented to be adequate based on large-scale fire testing complying with Section 1207.1.7.

Section R330.4 is amended to read:

ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space in accordance with Section R302.6.
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, except where smaller separation distances are permitted by the UL 9540 listing and manufacturer's installation instructions and shall not be located below or above any emergency escape and rescue openings.
4. Enclosed utility closets, basements, and storage or utility spaces within dwelling units and sleeping units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8 -inch (15.9 mm) Type X gypsum wallboard. Openings into the dwelling shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) in thickness, or doors with a 20-minute fire protection rating. Doors shall be self-latching and equipped with a self-closing or an automatic-closing device. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4.

ESS shall not be installed in sleeping rooms, or in closets or spaces opening directly into sleeping rooms. (Material based on NFPA 855 2023 Ed.)

Section R330.7 is amended to read:

Rooms and areas within dwelling units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R310. A heat detector, listed and interconnected to the smoke alarms, shall be installed in locations within dwelling units and attached garages where smoke alarms cannot be installed based on their listing.

[SFM] ESS installed in Group R-3 and townhomes shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314.
2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units and attached garages where smoke alarms cannot be installed based on their listing.

Exceptions:

1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.
2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

(§ 2, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 588, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022; § 1, Ord. 607, eff. January 6, 2023, [§1, Ord 619 eff. January 1, 2026])

SECTION 6. Chapter 8-1.3, “CALIFORNIA ELECTRICAL CODE” of the Los Altos Hills Municipal Code is repealed and replaced as follows:

§ 8-1.3.01 Adoption of 2025 California Electrical Code.

- (a) The 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Electrical Code"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.
- (b) One copy of the Electrical Code shall be kept on file at the Town of Los Altos Hills.

§ 8-1.3.02 Amended sections of adopted codes.

Notwithstanding the provisions of Section 8-1.3.01, the Residential Code is hereby amended to read as follows:

Sections 230.79(E) - Amended - One- or Two-Family Dwelling or Townhomes.

For existing one- or two-family dwellings and townhomes, the service disconnecting means may require upgrades when any of the following requirements are exceeded:

1. When any other permit is applied for and the existing main service enclosure was manufactured by Federal Pacific or Zinsco, including such panels that have been rebranded.
2. When any other permit is applied for and the enclosure contains disconnecting mean on the load side of the service disconnect manufactured by Federal Pacific or Zinsco, including such panels that have been rebranded.
3. When Five (5) or more circuits are modified.
4. When any secondary power source is added.
5. Substantially Altered Structures as defined in § 8-1.11.02

Note: The rating requirements of the bus bar and enclosure for the service disconnecting means do not require the main service entrance conductors to be upgraded as long as the main service disconnect is rated to match the rating and sizing of the existing main service entrance conductors.

(§ 2, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026])

SECTION 7. Chapter 8-1.4, “CALIFORNIA MECHANICAL CODE” of the Los Altos Hills Municipal Code is repealed and replaced as follows:

§ 8-1.4.01 Adoption of 2025 California Mechanical Code.

- (a) The 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a

portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Mechanical Code"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.

(b) One copy of the Mechanical Code shall be kept on file at the Town of Los Altos Hills.

(§ 2, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026])

SECTION 8. Chapter 8-1.5, "CALIFORNIA PLUMBING CODE" of the Los Altos Hills Municipal Code is repealed and replaced as follows:

§ 8-1.5.01 Adoption of 2025 California Plumbing Code.

(a) The 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Plumbing Code"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.

(b) One copy of the Plumbing Code shall be kept on file at the Town of Los Altos Hills.

§ 8-1.5.02 Amended sections of adopted code.

Notwithstanding the provisions of Section 8-1.5.01, the Plumbing Code is amended as follows:

Section 719.1 - Amended -Locations.

Cleanouts shall be placed inside the building near the connection between the building drain and the building sewer or installed outside the building at the lower end of the building drain and extended to grade.

Additional building sewer cleanouts shall be installed at intervals not to exceed 100 feet in straight runs, for each aggregate horizontal change in direction exceeding 135 degrees, and at the property line where the private sewer system connects to the publicly-maintained sanitary sewer lateral. All such cleanouts shall be extended to grade with materials and according to specifications approved by the sewer agency and shall terminate with a concrete box.

Section 1211.0 –Added- Earthquake-Activated Gas Shutoff Valves

(A) In addition to the requirements of this section, an earthquake-activated gas shutoff valve shall be installed downstream of the gas utility meter or at the service regulator for all new buildings and for existing buildings at the time of any gas piping permit or appliance replacement that alters the gas system.

(B) The device shall be certified by the State Architect and installed per manufacturer specifications.

(C) The requirement shall apply to all occupancies within the Town of Los Altos Hills.

(D) This section supplements the California Plumbing Code, Part 5, Title 24, and is adopted pursuant to Health and Safety Code §§ 17958.5 and 17958.7 based on local seismic conditions.

Note: Property Owners Opting to install Earthquake-Activated Gas Shutoff Valves may apply for a not fee permit.

(§ 2, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026])

SECTION 9. Chapter 8-1.6, "CALIFORNIA ENERGY CODE" of the Los Altos Hills Municipal Code is repealed and replaced as follows:

§ 8-1.6.01 Adoption of 2025 California Energy Code.

- (a) The 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Energy Code"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.
- (b) One copy of the Energy Code shall be kept on file at the Town of Los Altos Hills. § 8-1.6.02 Amended sections of adopted code.

Notwithstanding the provisions of Section 8-1.6.01, the Energy Code is amended as follows:

Section 100.0 Scope under subsection (e)(2)(D) Low-rise residential buildings is amended to read as follows:

- i. Sections applicable. Sections 150.0 through 150.1 apply to newly constructed low-rise residential buildings. In addition, all newly constructed residences, newly constructed detached accessory dwelling units, and other newly constructed detached habitable structures shall be electrically heated mixed-fuel buildings as defined in Section 100.1(b).

Section 100.1(b) Definitions is amended by adding or amending the following definitions to read:

All-electric building is a building that has no natural gas or propane plumbing installed within the building, and that uses electricity as the source of energy for its space heating, water heating, cooking appliances, and clothes drying appliances.

Certified energy analyst is a person registered as a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10.103.

Electrically heated mixed-fuel building is a mixed-fuel building that uses electricity as the source of energy for its space heating and water heating appliances.

Free standing accessory dwelling unit is a detached building that is not intended for sale separate from the primary residence, on a lot that is zoned for single-family or multi-family use, located on the same lot as an existing dwelling, and does not exceed 1,200 square feet of total living area.

Mixed-fuel building is a building that is plumbed for the use of natural gas or propane as fuel for space heating, water heating, cooking appliances and/or clothes drying appliances.

Section 150.0 Mandatory features and devices is amended to read as follows:

Low-rise residential buildings shall comply with the applicable requirements of Sections 150(a) through 150.0(s).

NOTE: The requirements of Sections 150.0(a) through 150.0(s) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(s) also apply to additions or alterations.

Section 150.0(h) Space-conditioning equipment is amended by adding the following:

5 C. Systems using gas or propane space heating equipment to serve new residences, new detached accessory dwelling units, and new detached habitable structures are not permitted.

Section 150.0(n) Water heating system is amended by adding the following:

4.4. Systems using gas or propane water heaters to serve new residences, new detached accessory dwelling units, and new detached habitable structures are not permitted.

Section 150.0(s) is added to read as follows:

(s) Clothes Drying and Cooking. Buildings plumbed for natural gas or propane clothes drying or cooking equipment shall include the following components for each gas terminal or stub out:

1. Clothes Drying.
 - A. A dedicated 208/240-volt, 30-amp or greater electrical receptacle that is connected to the electric panel with conductors of adequate capacity, within 3 feet of the appliance and accessible with no obstructions;
 - B. Both ends of the unused conductor shall be labeled with the words "For Future Electric Clothes Dryer" and be electrically isolated;
 - C. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Clothes Dryer"; and
 - D. Other electrical components, including conductors, receptacles or blank covers, related to this section shall be installed in accordance with the California Electrical Code.
2. Cooktop.
 - A. A dedicated 208/240-volt, 50-amp or greater electrical receptacle that is connected to the electric panel with conductors of adequate capacity, within 3 feet of the appliance and accessible with no obstructions;
 - B. Both ends of the unused conductor shall be labeled with the words "For Future Electric Range" and be electrically isolated;
 - C. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Range"; and
 - D. Other electrical components, including conductors, receptacles or blank covers, related to this section shall be installed in accordance with the California Electrical Code.
3. Stand Alone Cooking Oven.
 - A. A dedicated 208/240-volt, 20-amp or greater or greater receptacle within 3 feet of the appliance and accessible with no obstructions;
 - B. Both ends of the unused conductor shall be labeled with the words "For Future Electric Oven" and be electrically isolated;
 - C. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven"; and
 - D. Other electrical components, including conductors, receptacles or blank covers, related to this section shall be installed in accordance with the California Electrical Code.

Section 150.2(b)1C is hereby amended to read:

C. Entirely new or complete replacement space-conditioning systems installed as part of an alteration, shall include all the system heating or cooling equipment, including but not limited to: condensing unit cooling or heating coil, and air handler for split systems; or complete replacement of a packaged unit; plus entirely new or replacement duct system (Section 150.2(b)1Diia). Entirely new or complete replacement space-conditioning systems shall meet the requirements of Sections 150.0(h), 150.0(i), 150.0(j)1, 150.0(j)2, 150.0(m)1 through 150.0(m)10; 150.0(m)12; 150.0(m)13, 150.1(c)7, 150.2(b)1Fii, 150.2(b)1G, and TABLE 150.2-A.

Additionally, where an entirely new or complete replacement space conditioning system includes a

new or replacement air-cooled air conditioner in Climate Zones 1 through 14 and 16, it shall meet the applicable requirements of Section 150.2(b)1Fiv. Where an entirely new or complete replacement space conditioning system includes a new or replacement heat pump, it shall meet the applicable requirements of Section 150.2(b)1Fv.

Section 150.2(b)1F is hereby amended to read:

F. Altered space-conditioning system - mechanical cooling. Alterations which install new or replacement air-cooled air conditioners shall meet the applicable requirements of subsections i and iv. Alterations which install new or replacement heat pumps shall meet the applicable requirements of subsections i, ii, iii, and v. All other alterations to refrigerant containing components such as the compressor, condensing coil, evaporator coil, refrigerant metering device, or refrigerant piping, shall meet the applicable requirements of subsections i, ii, and iii.

- i. All thermostats associated with the system shall be replaced with setback thermostats meeting the requirements of Section 110.2(c).
- ii. Air-cooled air conditioners in Climate Zones 2 and 8 through 15 and air-source heat pumps in all climate zones, including but not limited to ducted split systems, ducted package systems, small duct high velocity air systems, and mini-split systems, shall comply with Subsections a and b, unless the system is of a type that cannot be verified using the specified procedures. Systems that cannot comply with the requirements of 150.2(b)1Fii shall comply with Section 150.2(b)1Fiii.

Exception to Section 150.2(b)1Fii: Entirely new or complete replacement packaged systems for which the manufacturer has verified correct system refrigerant charge prior to shipment from the factory are not required to have refrigerant charge confirmed through field verification and diagnostic testing. The installer of these packaged systems shall certify on the Certificate of Installation that the packaged system was pre-charged at the factory and has not been altered in a way that would affect the charge. Ducted systems shall comply with minimum system airflow rate requirement in Section 150.2(b)1Fii, provided that the system is of a type that can be verified using the procedure specified in RA3.3 or an approved alternative in RA1.

- a. Minimum system airflow rate shall comply with the applicable Subsection I or II below as confirmed through field verification and diagnostic testing in accordance with the procedures specified in Reference Residential Appendix Section RA3.3 or an approved alternative procedure as specified in Section RA1.
 - I. Small duct high velocity systems shall demonstrate a minimum system airflow rate greater than or equal to 250 cfm per ton of nominal cooling capacity; or
 - II. All other air-cooled air conditioner or air-source heat pump systems shall demonstrate a minimum system airflow rate greater than or equal to 300 cfm per ton of nominal cooling capacity; and

Exception 1 to Section 150.2(b)1Fii: Systems unable to comply with the minimum airflow rate requirement shall demonstrate compliance using the procedures in Section RA3.3.3.1.5; and the system's thermostat shall conform to the specifications in Section 110.12.

Exception 2 to Section 150.2(b)1Fii: Entirely new or complete replacement space conditioning systems, as specified by Section 150.2(b)1C, without zoning dampers may comply with the minimum airflow rate by meeting the applicable requirements in Tables-150.0-B or 150.0-C as confirmed by field verification and diagnostic testing in accordance with the procedures in

Reference Residential Appendix Section RA3.1.4.4 and RA3.1.4.5. The design clean-filter pressure drop requirements of Section 150.0(m)12C for the system air filter device(s) shall conform to the requirements given in Tables 150.0-B and 150.0-C.

- b. The installer shall charge the system according to manufacturer's specifications. Refrigerant charge shall be verified according to one of the following options, as applicable.
 - I. The installer and rater shall perform the standard charge verification procedure as specified in Reference Residential Appendix Section RA3.2.2, or an approved alternative procedure as specified in Section RA1; or
 - II. The installer shall perform the weigh-in charging procedure as specified by Reference Residential Appendix Section RA3.2.3.1 provided the system is of a type that can be verified using the RA3.2.2 standard charge verification procedure and RA3.3 airflow rate verification procedure or approved alternatives in RA1. The ECC-Rater shall verify the charge using RA3.2.2 and RA3.3 or approved alternatives in RA1.

Exception 1 to Section 150.2(b)1Fiib: When the outdoor temperature is less than 55° F and the installer utilizes the weigh-in charging procedure in Reference Residential Appendix Section RA3.2.3.1 to demonstrate compliance, the installer may elect to utilize the verification procedure in Reference Residential Appendix Section RA3.2.3.2. If the verification procedure in Section RA3.2.3.2 is used for compliance, the system's thermostat shall conform to the specifications in Section 110.12. Ducted systems shall comply with the minimum system airflow rate requirements in Section 150.2(b)1Fiia.

- iii. Air-cooled air conditioners in Climate Zones 2 and 8 through 15 and air-source heat pumps in all climate zones, including but not limited to ducted split systems, ducted package systems, small duct high velocity, and minisplit systems, which are of a type that cannot comply with the requirements of 150.2(b)1Fiib shall comply with subsections a and b, as applicable.
 - a. The installer shall confirm the refrigerant charge using the weigh-in charging procedure specified in Reference Residential Appendix Section RA3.2.3.1, as verified by an ECC-Rater according to the procedures specified in Reference Residential Appendix RA3.2.3.2; and
 - b. Systems that utilize forced air ducts shall comply with the minimum system airflow rate requirement in Section 150.2(b)1Fiia provided the system is of a type that can be verified using the procedures in Section RA3.3 or an approved alternative procedure in Section RA1.

Exception to Section 150.2(b)1Fiii: Entirely new or complete replacement packaged systems for which the manufacturer has verified correct system refrigerant charge prior to shipment from the factory are not required to have refrigerant charge confirmed through field verification and diagnostic testing. The installer of these packaged systems shall certify on the Certificate of Installation that the packaged system was pre-charged at the factory and has not been altered in a way that would affect the charge. Ducted systems shall comply with minimum system airflow rate requirement in Section 150.2(b)1Fiib, provided that the system is of a type that can be verified using the procedure specified in Section RA3.3 or an approved alternative in Section RA1.

- iv. New or replacement air-cooled air conditioners in Climate Zones 1 through 14 and 16 shall meet the requirements of Section 150.2(b)1Fiva or 150.2(b)1Fivb.

- a. Systems with existing duct distribution systems shall meet the following requirements:
- I. In all climate zones, meet the airflow and fan efficacy requirements of Section 150.0(m)13B, 150.0(m)13C, or 150.0(m)13D.

Exception 1 to Section 150.2(b)1FivaI: Single zone central forced air systems and zonally controlled central forced air systems may demonstrate compliance with an airflow greater than or equal to 300 CFM per ton of nominal cooling capacity.

- II. In all climate zones, meet the refrigerant charge verification requirements of Section 150.2(b)1Fii; and
- III. In all climate zones, vented attics shall have insulation installed to achieve a U-factor of 0.020 or insulation installed at the ceiling level shall result in an insulated thermal resistance of R-49 or greater for the insulation alone; luminaires not rated for insulation contact must be replaced or retrofitted with a fireproof cover that allows for insulation to be installed directly over the cover; and

Exception 1 to Section 150.2(b)1FivaIII: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section 150.2(b)1FivaIII: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section 150.2(b)1FivaIII: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section 150.2(b)1FivaIII: Where the accessible space in the attic is not large enough to accommodate the required R-value, the entire accessible space shall be filled with insulation provided such installation does not violate Section 806.3 of Title 24, Part 2.5.

Exception 5 to Section 150.2(b)1FivaIII: Where the attic space above the altered dwelling unit is shared with other dwelling units and the requirements of Section 150.2(b)1FivaIII are not triggered for the other dwelling units.

- IV. In all climate zones, air seal all accessible areas of the ceiling plane between the attic and the conditioned space in accordance with Section 110.7.

Exception 1 to Section 150.2(b)1FivaIV: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section 150.2(b)1FivaIV: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section 150.2(b)1FivaIV: Dwelling units with atmospherically vented space heating or water heating combustion appliances located inside the pressure boundary of the dwelling unit.

- b. Systems with entirely new or complete replacement duct systems shall meet the following:
- I. R-8 duct insulation shall be installed for all new ducts located in unconditioned space; and

- II. In all climate zones, meet the airflow requirements of Section 150.0(m)13B, 150.0(m)13C, or 150.0(m)13D and
- III. demonstrate an air-handling unit fan efficacy of less than or equal to 0.35 W/CFM.
- IV. In all climate zones, meet the refrigerant charge verification requirements of Section 150.2(b)1Fii;

Exception 1 to Section 150.2(b)1Fiv: Where the capacity of the existing main electrical service panel is insufficient to supply the electrical capacity of a heat pump and where the existing main electrical service panel is sufficient to supply a new or replacement air conditioner, as calculated according to the requirements of California Electrical Code Article 220.83 or Article 220.87, systems shall comply with the applicable requirements of Sections 150.2(b)1Fi, 150.2(b)1Fii, and 150.2(b)1Fiii. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 2 to Section 150.2(b)1Fiv: Where the required capacity of a heat pump to meet the system selection requirements of Section 150.0(h)5 is greater than or equal to 12,000 Btu/h more than the greater of the required capacity of an air conditioner to meet the design cooling load OR the capacity of the existing air conditioner, systems shall comply with the applicable requirements of Sections 150.2(b)1Fi, 150.2(b)1Fii, and 150.2(b)1Fiii. Documentation of heating and cooling load calculations in accordance with 150.0(h) must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

- v. In all climate zones, heat pumps with supplementary heat, including, but not limited to, electric resistance heaters or gas furnace supplementary heating, shall comply with Section 150.0(h)7 and shall lock out supplementary heating above an outdoor air temperature of no greater than 35°F.

Section 150.2(b)2 is hereby amended to read:

2. Performance approach.

The energy budget for alterations is expressed in terms of Long-term System Cost (LSC), and the altered component(s) and any newly installed equipment serving the alteration shall meet the applicable requirements of Subsections A, B, and C below.

- A. The altered components shall meet the applicable requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (l), Sections 150.0(m)1 through 150.0 (m)10, and Sections 150.0(p) through (q). Entirely new or complete replacement mechanical ventilation systems as these terms are used in Section 150.2(b)1L, shall comply with the requirements in Section 150.2(b)1L. Altered mechanical ventilation systems shall comply with the requirements of Section 150.2(b)1M. Entirely new or complete replacement space-conditioning systems, and entirely new or complete replacement duct systems, as these terms are used in Sections 150.2(b)1C and 150.2(b)1Diia, shall comply with the requirements of Sections 150.0(m)12 and 150.0(m)13.
- B. The standard design for an altered component shall be the higher efficiency of existing conditions or the requirements stated in Table 150.2-G. For components not being altered, the standard design shall be based on the existing conditions. When the third party verification option is specified as a requirement, all components proposed for alteration for which the additional credit is taken, must be verified by a certified ECC-rater.

Table 150.2-G is hereby amended to read:

Table 150.2-G Standard Design for an Altered Component

Altered Component	Standard Design Without Third Party Verification of Existing Conditions Shall be Based On	Standard Design With Third Party Verification of Existing Conditions Shall be Based On
Ceiling Insulation, Wall Insulation, and Raised-floor Insulation	<p>The requirements of Sections 150.0(a), (c), and (d).</p> <p>The requirements of Section 150.2(b)1J for altered ceilings and for entirely new or complete replacement duct systems where the air handler and ducts are located within a vented attic.</p> <p>The requirements of Section 150.2(b)1Fiv for alterations which include new or replacement air-cooled air conditioners.</p>	The existing insulation R-value
Fenestration	The requirements of Section 150.1(c)3A.	The existing fenestration U-factor and SHGC values as verified.
Window Film	The requirements of Section 150.1(c)3A.	The existing fenestration in the alteration shall be based on TABLE 110.6-A and TABLE 110.6-B.
Doors	The U-factor of 0.20. The door area shall be the door area of the existing building.	If the proposed U-factor is < 0.20, the standard design shall be based on the existing U-factor value as verified. Otherwise, the standard design shall be based on the U-factor of 0.20. The door area shall be the door area of the existing building.
Space-Heating and Space-Cooling Equipment	<p>Table 150.1-A for equipment efficiency requirements;</p> <p>Section 150.2(b)1C for entirely new or complete replacement systems;</p> <p>Section 150.2(b)1F for refrigerant charge verification, airflow, and fan efficacy requirements.</p> <p>Section 150.2(b)1Fiv for new or replacement air-cooled air conditioners.</p>	The existing efficiency levels.

Air Distribution System – Duct Sealing	The requirements of Sections 150.2(b)1D and 150.2(b)1E	The requirements of Sections 150.2(b)1D and 150.2(b)1E
Air Distribution System – Duct Insulation	The proposed efficiency levels. The requirements of Sections 150.2(b)1D, and for new or replacement air-cooled air conditioners, Section 150.2(b)1Fiv.	The existing efficiency levels.
Water Heating Systems	The requirements of Section 150.2(b)1Hii	The existing efficiency level.
Roofing Products	The requirements of Section 150.2(b)1I.	The requirements of Section 150.2(b)1I
All Other Measures	The proposed efficiency levels.	The existing efficiency levels.

C. The proposed design shall be based on the actual values of the altered components.

(§ 1, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 589, eff. March 19, 2020, § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026])

SECTION 10. Chapter 8-1.7, “CALIFORNIA HISTORICAL BUILDING CODE” of the Los Altos Hills Municipal Code is repealed and replaced as follows:

Chapter 8-1.7, “CALIFORNIA WILDLAND-URBAN INTERFACE CODE”

§ 8-1.8.01 Adoption of 2025 California Wildland-Urban Interface Code.

(a) The 2025 California Wildland-Urban Interface Code, Part 7, Title 24 of the California Code of Regulations and specifically [A]101.5 additions or Alterations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the " Wildland-Urban Interface "), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.

(b) One copy of the Historic Building Code shall be kept on file at the Town of Los Altos Hills.

§ 8-1.9.02 Amended sections of adopted code.

Section [A]101.1 Title.

These regulations shall be known as the California Wildland-Urban Interface Code of Los Altos Hills, hereinafter referred to as “this code.”

Section [A]101.2 -Repeal and Replace- Scope.

This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, and additions or alterations to existing buildings, located within a wildland-urban interface (WUI) area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface (WUI)

area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.

Section [A]101.3 -Repeal and Replace- Purpose.

The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction’s building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

Section 101.3.1 -Repeal and Replace- Application.

New buildings located in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this code. This shall include all new buildings with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings,” as well as new buildings and structures accessory to those applicable buildings. Exceptions have been removed.

Section 101.3.1.1 -Repeal and Replace- Application date and where required.

New building located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:

1. All incorporated lands of the Town of Los Altos Hills.
2. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
 - Moderate Fire Hazard Severity Zones.
 - High Fire Hazard Severity Zones.
 - Very High Fire Hazard Severity Zones.
3. Land designated as a Very High Fire Hazard Severity Zone by cities and other local agencies.
4. Land designated as a wildland-urban interface area by cities and other local agencies.

Section 705.11 -Added- Noncombustible Fencing Adjacent to Structures

Fencing, gates, and similar perimeter or privacy screening installed within five (5) feet of any building exterior wall, accessory structure, or attached deck shall be constructed exclusively of noncombustible materials, or materials tested and approved to be ignition-resistant to flames, embers, and radiant heat in accordance with ASTM E84 Class A or equivalent.

Exception: Where a noncombustible barrier (e.g. masonry wall) separates the structure and the fence, the portion of fencing behind that barrier may use alternative materials if separated by at least three (3) feet of noncombustible surface.

([§1, Ord 619 eff. January 1, 2026

SECTION 11. Chapter 8-1.8, “CALIFORNIA FIRE CODE” of the Los Altos Hills Municipal Code is repealed and replaced as follows:

Chapter 8-1.8, “CALIFORNIA HISTORICAL BUILDING CODE”

§ 8-1.8.01 Adoption of 2025 California Historical Building Code.

- (a) The 2025 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Historical Building Code"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.
- (b) One copy of the Historic Building Code shall be kept on file at the Town of Los Altos Hills.

(§ 2, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026

SECTION 12. Chapter 8-1.9, “CALIFORNIA EXISTING BUILDING CODE” of the Los Altos Hills Municipal Code is repealed and replaced as follows: Chapter 8-1.9, “CALIFORNIA FIRE CODE”

§ 8-1.9.01 Adoption of 2025 California Fire Code.

- (a) The 2025 California Fire Code, Part 9, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., and also the 2021 International Fire Code, published by the International Code Council, including Appendix B-Fire Flow Requirements, Appendix C-Fire Hydrant Locations and Appendix O-Temporary Haunted Houses (hereafter referred to as the Fire Code or CFC) and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.
- (b) One copy of the Fire Code shall be kept on file at the Town of Los Altos Hills.

§ 8-1.9.02 Amended sections of adopted code.

2025 California Fire Code as amended in Exhibit A, “Santa Clara County Fire Department 2025 California Fire Code Local Amendments”.

The provisions contained in this Exhibit A reflects the mandatory requirements inclusive of local amendments to the 2025 California Fire Code and are included as an attachment to this title.

(§ 2, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 2, Ord. 588, eff. January 18, 2020; § 2, Ord. 607, eff. January 6, 2023, [§1, Ord 619 eff. January 1, 2026])

SECTION 13. Chapter 8-1.10, “CALIFORNIA GREEN BUILDING STANDARDS CODE” of the Los Altos Hills Municipal Code is repealed and replaced as follows: Chapter 8-1.10, “CALIFORNIA EXISTING BUILDING CODE”

§ 8-1.10.01 Adoption of 2025 California Existing Building Code.

- (a) The 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as the "Existing

Building Code"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.

(b) One copy of the Existing Building Code shall be kept on file at the Town of Los Altos Hills.

(§ 1, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026])

SECTION 14. Chapter 8-1.11, "CALIFORNIA REFERENCED STANDARDS CODE" of the Los Altos Hills Municipal Code is repealed and replaced as follows:

Chapter 8-1.11, "CALIFORNIA GREEN BUILDING STANDARDS CODE

§ 8-1.11.01 Adoption of 2025 California Green Building Standards Code.

- (a) The 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as "CALGreen"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.
- (b) Appendix Chapter A4, Section A4.106.8, Electric Vehicle (EV) Charging for New Construction, is adopted.
- (c) One copy of the CALGreen shall be kept on file at the Town of Los Altos Hills.
- (d) The requirements of this chapter may be adjusted or waived if the property owner demonstrates that applying this chapter would take property in violation of the United States and/or California Constitutions, or would violate applicable Federal law.

§ 8-1.11.02 Amended sections of adopted code.

The Green Building Standards Code is amended as follows:

- (a) Chapter 2, Definitions, is amended by adding with the following definitions to read:

ADDITION. An extension or increase in floor area of an existing building or structure.

ALTERATION OR ALTER. Any construction or renovation to an existing structure other than repair for the purpose of maintenance or addition.

NITROGEN OXIDES (NO_x). The sum of nitrogen oxide (NO) and nitrogen dioxide (NO₂), collectively expressed as nitrogen dioxide.

NO_x EMITTING EQUIPMENT. Any equipment or appliance used for space heating, water heating, cooking, clothes drying and/or lighting that emits more than 0.0 nanograms of nitrogen oxides expressed as NO_x per joule of heat and/or light output.

REPAIR. Reconstruction, replacement, or renewal of any part of an existing building for the purpose of its maintenance or to correct damage, as defined in the California Existing Building Code.

SUBSTANTIALLY ALTERED STRUCTURE. Any structure that is voluntarily altered such that more than 50% of the structure's permitted floor area is altered, or more than 50% of the permitted exterior wall area is altered, or 50% of the structure's combined wall and floor area is altered, or more than 50% of existing structure's permitted floor area is added.

TECHNICALLY INFEASIBLE. With respect to an alteration of a building or a facility, there is a low probability of successfully completing the alteration because existing building or site constraints prevent the modification or addition of elements, spaces, or features that would fully and strictly

comply with the minimum requirements for new construction and are necessary for compliance. Examples include, but are not limited to, utility conflicts, service capacity constraints, or construction limitations due to environmental conditions.

ZERO-NO_x EMISSION BUILDING. A building with zero NO_x emissions that utilizes zero NO_x equipment or appliances.

ZERO-NO_x EMITTING EQUIPMENT. Any equipment or appliance that emits no more than 0.0 nanograms of nitrogen oxides (expressed as NO_x) per joule of heat and/or light output. Equipment and appliance uses include, but are not limited to, space heating, water heating, cooking, clothes drying, and lighting.

(b) Chapter 4, Residential Mandatory Measures, is amended by amending the following sections to read:

DIVISION 4.1 PLANNING AND DESIGN SECTION 4.106 SITE DEVELOPMENT

4.106.5.1. New construction. All newly constructed buildings, newly constructed detached accessory dwelling units, and other newly constructed detached habitable structures shall be Zero-NO_x Emission Buildings.

Exemptions:

1. Outdoor cooking equipment, outdoor fireplaces, portable space heaters, generators, and pool/spa heaters for residential building projects are exempt from the requirements of 4.106.5.1, or
2. Indoor cooking equipment for residential building projects is exempt from the requirements of 4.106.5.1. The applicant shall comply with Section 4.106.5.3.

4.106.5.2. Substantially Altered Structures. All Substantially Altered Structures shall be Zero-NO_x Emission Buildings.

Exemptions:

1. Outdoor cooking equipment, outdoor fireplaces, portable space heaters, generators, and pool/spa heaters for residential building projects are exempt from the requirements of 4.106.5.2, or
2. Indoor cooking equipment for residential building projects is exempt from the requirements of 4.106.5.1. The applicant shall comply with Section 4.106.5.3, or
3. Substantially Altered Structures are exempt from the requirements of 4.106.5.2 if the electrical utility service is underground and the installation of Zero-NO_x Emitting Equipment is technically infeasible as determined by the Building Official per 4.106.5.4, or
4. Substantially Altered Structures are exempt from the requirements of 4.106.5.2 if the primary electrical utility customer of record at the residence is enrolled in the PG&E California Alternate Rates for Energy Program (CARE) and Family Electric Rate Assistance Program (FERA) Programs.

4.106.5.3. Requirements for indoor cooking equipment. Where NO_x Emitting Equipment is allowed for indoor cooking per exemption #2 under 4.106.5.1 or 4.106.5.2, the construction drawings shall provide for the infrastructure and physical space needed to accommodate the future installation of a Zero-NO_x Emitting cooking appliance in the following ways, as certified by a registered design professional or licensed electrical contractor.

4.106.5.4. A dedicated 240-volt branch circuit wiring shall be installed within 3 feet from the cooktop and accessible to the cooktop with no obstructions. The branch circuit conductors shall be rated at 50 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall

be installed in accordance with the California Electrical Code.

4.106.5.5. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric cooktop installation. The reserved space shall be permanently marked as "For Future 240V use."

4.106.5.6. Technical Infeasibilities. For technical infeasibilities, the property owner shall submit a request to use alternate means and methods. The property owner shall provide any additional information required by the Building Official to make a determination on the request per the 2022 CALGreen, Section

101.8. The determination of the Building Official may be appealed to the City Council, as provided in LAHMC, Section 1-4.01.

Section 4.106.6 -Added- Multifamily Construction.

All newly constructed residential occupancies, newly constructed detached accessory dwelling units, and other newly constructed detached habitable structures shall be Zero-NOx Emission Buildings.

Exception:

1. Group R-3 Occupancies

(§ 1, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 605, eff. December 17, 2022; Ord. 611, eff. 3/16/2024, [§1, Ord 619 eff. January 1, 2026])

SECTION 15. Chapter 8-1.12, "CALIFORNIA REFERENCED STANDARDS CODE" of the Los Altos Hills Municipal Code is added as follows:

§ 8-1.12.01 Adoption of 2025 California Referenced Standards Code.

(a) The 2025 California Referenced Standards Code, Part 12, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq., (hereinafter referred to as "Referenced Standards Code"), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein.

(b) One copy of the Referenced Standards Code shall be kept on file at the Town of Los Altos Hills.

(§ 1, Ord. 558, eff. February 15, 2015; § 1, Ord. 568, eff. March 16, 2017; § 1, Ord. 585, eff. January 18, 2020; § 1, Ord. 604, eff. November 17, 2022, [§1, Ord 619 eff. January 1, 2026])

SECTION 16. Chapter 8-2, "SAFETY ASSESSMENT PLACARDS" of the Los Altos Hills Municipal Code is unchanged.

SECTION 17. Chapter 8-3, "MOVING OF BUILDINGS" of the Los Altos Hills Municipal Code is unchanged.

SECTION 18. Chapter 8-4, "GREEN BUILDING REGULATIONS" of the Los Altos Hills Municipal Code is repealed.

SECTION 19. Chapter 8-5, "BUILDING CONSTRUCTION STANDARDS" of the Los Altos Hills Municipal Code is unchanged.

SECTION 20. Chapter 8-6, “SIGNS AND ADVERTISING STRUCTURES” of the Los Altos Hills Municipal Code is unchanged.

SECTION 21. Chapter 8-7, “BUILDING CONSTRUCTION AND STRUCTURAL ADDITION CHARGES” of the Los Altos Hills Municipal Code is unchanged.

SECTION 22. Chapter 8-8, “CODE ADMINISTRATION AND ENFORCEMENT” of the Los Altos Hills Municipal Code is unchanged.

SECTION 23. Chapter 8-9, “SMALL RESIDENTIAL ROOFTOP SOLAR EXPEDITED PERMITTING” of the Los Altos Hills Municipal Code is unchanged.

~~SECTION 24. Chapter 8-10, “CONSTRUCTION TIME LIMITS” of the Los Altos Hills Municipal Code is amended as follows:~~

~~§ 8-10.01 Application:~~

~~This chapter shall apply to all new construction including, but not limited to, all new structures, additions, alterations, modifications, repairs, and improvements, that require a building permit.~~

~~Except as follows:~~

- ~~1. Projects involving only interior work within an existing occupied structure where there is no exterior evidence indicating that construction is incomplete and provided there are no neighborhood complaints related to construction on the property.~~

~~§ 8-10.02 Construction completion defined:~~

~~For the purposes of this chapter, construction shall be complete upon the final performance of all construction work, including, but not limited to, exterior repairs and remodeling, total compliance with all conditions of application approval, installation of all required landscaping, and the clearing and cleaning of all construction-related materials and debris from the site. Final inspection and approval of the construction work by the Town shall mark the date of construction completion for purposes of this chapter only.~~

~~§ 8-10.03 Construction completion estimate:~~

~~As part of any application for a Site Development Permit, the applicant/owner shall file a reasonable estimate of the cost of the proposed construction which shall be certified by the Building Official, and based thereon, a construction time limit shall be established for the project in accordance with the guidelines set forth in Section 8-10.04. Compliance with such construction time limit shall become a condition of the Site Development or Conditional Development Permit approval. For all other projects requiring only a building permit, the Building Official shall determine the estimated time of construction based on Table 1 below.~~

~~§ 8-10.04 Construction completion time limit guidelines:~~

~~New Dwellings and Remodels with Additions. Where a permit extension is approved pursuant to Section 8-10.05, the maximum time for completion of approved new dwellings or remodels with additions, following issuance of the building permit, shall not exceed the following time limits listed in Table 1:~~

TABLE 1 New Dwellings and Remodels with Additions	
Estimated Value of Project (\$)	Construction Time Limit
\$0 to \$250,000	18 months
\$250,001 to \$500,000	24 months
\$500,001 to \$1,000,000	30 months
\$1,000,001 and over	36 months

~~The construction time limit period shall commence on the date the building permit is issued.~~

~~Every building permit issued by the Town under the provisions of the building code shall expire and automatically become null and void upon reaching the construction time limit unless a time extension is granted under Section 8-10.05. Said time extension shall be granted prior to the expiration of the building permit.~~

~~The time limits stated in Tables 1 are the maximum time limits allowed and lesser time periods may be allocated to a project depending on the status of previously issued building permits or code enforcement actions.~~

~~§ 8-10.05 Extension of construction time limit.~~

~~In the event a project has not passed a final inspection in the allotted time period as prescribed by Table 1 under Section 8-10.04, the applicant/owner may be entitled to (2) one-year extensions to complete the work. An application for an extension of the construction time limit shall be accepted at any time within the extension period and shall be accompanied by a written explanation of the reasons for the requested except that the Building Official may deny an extension of a nuisance complaint is received. All extensions shall expire one year of the original time limit expiration. Extension past the time limit for construction do not relieve property owners of applicable penalties covered in Section 8-10.07.~~

~~Time limits shall not be increased through the issuance of subsequent building permits for the same project or for modifications to the original permit unless authorized by the City Council.~~

~~§ 8-10.06 Construction completion deposit.~~

~~Upon permit issuance, the property owner or representative shall deliver to the Building Division a refundable construction completion deposit equal to 1% of the project value as established by City Council resolution. The deposit shall be retained until the final inspection is completed and shall be refunded with 90 days of the final inspection. Should penalties accrue due to failure to complete the project within the time limits granted, said penalties may be deducted from the construction completion deposit.~~

~~If a building permit issued prior to the date of adoption of the construction time limit ordinance expires, the property owner or representative shall deliver to the Building Department a construction completion deposit prior to the issuance of a new building permit for that project and will be give one year to complete the project before the permit expires.~~

~~§ 8-10.07 Penalty for failure to comply with construction time limits.~~

~~(a) If an applicant/owner fails to complete construction by the applicable time limits set forth in this chapter, including any extensions granted under Section 8-10.05, the property owner shall be subject to the following penalties payable to the Town which shall accrue daily up to the maximum established by this section:~~

Time from Permit Expiration	Penalty
0 to 30 days	\$0.00
31st day through the 60th day	\$400.00 per day
61st day through the 120th day	\$600.00 per day
121st day and every day thereafter	\$1,000.00 per day up to a maximum penalty of \$250,000.00

~~Note: Penalties, fees and costs due to the Town pursuant to this chapter are due each day as the penalties accrue.~~

~~Except as follows:~~

~~Projects involving only interior work within an existing occupied structure where there is no exterior evidence indicating that construction is incomplete and provided there are no neighborhood complaints related to construction on the property no penalties shall apply.~~

~~(b) For purposes of this section, if a renewed permit expires and the property owner has not advanced a project to the next level of required inspection, the calculation of penalties shall relate back to the date of the previous permit expiration.~~

~~(c) The Planning Director may reduce or waive a penalty accrued under this chapter upon finding that the property owner acted in good faith and either: (1) the delay was attributable to circumstances beyond the property owner's control; or (2) imposition of the full accrued penalty would harm the public interest, provided, however, that any reduction or waiver of more than \$5,000 must be approved by the City Council.~~

~~§ 8-10.07 Appeals.~~

~~Any party aggrieved by the determination of the Building Official regarding the applicable time limit or by the denial of an extension, may appeal the Building Official's determination in writing to the Planning Director within 10 days of the Building Official's decision. Upon making a determination on the appeal, the Planning Director shall notify the appellant in writing within 30 days of the filing of the appeal. If the appellant feels aggrieved by the determination of the Planning Director, then the appellant may appeal the decision to the Planning Commission. If the appellant feels aggrieved by the determination of the Planning Commission, then the appellant may appeal the decision to the City Council. The appellant shall pay a hearing appeal fee at the time of filing an appeal in an amount as shall be established from time to time by resolution of the City Council. The Planning Director shall notify the appellant in writing of the date of the hearing on the appeal, and such notice shall be sent at least 10 days before the date of the hearing, which shall be held no later than 30 days after the filing of the appeal.~~

~~§ 8-10.09 Public nuisance declared.~~

~~Any violation of this chapter shall constitute a public nuisance and, in addition to being subject to any other remedies allowed by law, may be abated as provided for in Title 6, Chapter 5 of the Los Altos Hills Municipal Code.~~

~~(§ 1, Ord. 555, eff. February 15, 2015, [§ 1, Ord 619 eff. January 1, 2026])~~

SECTION 25. Chapter 8-11, "STREAMLINED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS" of the Los Altos Hills Municipal Code is unchanged.

SECTION 26. SEVERABILITY

Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance be declared unconstitutional or invalid for any reason, such declaration shall not affect the validity of the remaining portions of this ordinance.

SECTION 27. EFFECTIVE DATE

In accordance with Health and Safety Code section 18941.5, this ordinance shall take effect on January 1, 2026. However, where applications and plans for building have been filed and are pending for building permits prior to the effective date of this Ordinance, such permits may be issued, and the applicant may proceed with construction in strict compliance with the California Building Standards Codes, 2022 Editions, California Code of Regulations, Title 24, as previously adopted and amended by any applicable ordinance of the Town of Los Altos Hills, but only to the extent that the issuance of such permit is required by Health and Safety Code section 18938.5 and any other applicable law.

SECTION 28. PUBLICATION

The Clerk shall cause this ordinance to be published in the manner required by law.

SECTION 29. FILING WITH BUILDING STANDARDS COMMISSION

The Clerk shall cause a certified copy of this Ordinance to be filed with the California Building Standards Commission in the manner required by law.

This ordinance was introduced by the City Council of the Town of Los Altos Hills on October 16, 2025, and DULY AND REGULARLY ADOPTED this 20th day of November 2025, by the following vote:

INTRODUCED: October 16, 2025
PASSED: November 20, 2025
AYES: TANKHA, BHATEJA, MOK, SWAN, TYSON
NOES: NONE
ABSTENTIONS: NONE
ABSENT: NONE

BY: _____
Kavita Tankha, Mayor

ATTEST:

Arika Birdsong-Miller, City Clerk

APPROVED AS TO FORM:

Steve Mattas, City Attorney

EXHIBIT A

SANTA CLARA COUNTY FIRE DEPARTMENT 2025 CALIFORNIA FIRE CODE LOCAL AMENDMENTS

CHAPTER 9 FIRE PREVENTION AND PROTECTION

The 2024 International Fire Code (IFC) as amended by the State of California Building Standards Commission and known as the 2025 California Fire Code (CFC), California Code of Regulations Title 24, Part 9, with Appendices B, C, D, and P is adopted by reference and amended as follows.

CHAPTER 1, DIVISION II Administration

Amend Chapter 1, Division II of the 2025 California Fire Code as follows:

Table 105.5.9 is amended to read:

**TABLE 105.5.9
PERMIT AMOUNTS FOR COMPRESSED GASES**

TYPE OF GAS	AMOUNT (cubic feet at NTP)
Carbon dioxide used in carbon dioxide enrichment systems	875 (100lb)
Carbon dioxide used in insulated liquid carbon dioxide beverage dispensing applications	875 (100 lb)
Corrosive	200
Flammable (except cryogenic fluids and liquefied petroleum gases)	200
Highly toxic	Any Amount
Moderately toxic	Any Amount
Other Health Hazard Materials	Any Amount
Inert and simple asphyxiant	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

Table 105.5.22 is amended to read:

**TABLE 105.5.22
PERMIT AMOUNTS FOR HAZARDOUS MATERIALS**

TYPE OF MATERIAL	AMOUNT
Combustible liquids	See Section 105.5.18
Corrosive materials	
Gases	See Section 105.5.9
Liquids	55 gallons
Solids	500 pounds
Explosive materials	See Section 105.5.16
Flammable materials	
Gases	See Section 105.5.9

TYPE OF MATERIAL	AMOUNT
Liquids	See Section 105.5.18
Solids	100 pounds
Highly toxic materials	
Gases	See Section 105.5.9
Liquids	Any Amount
Solids	Any Amount
Moderately toxic materials	
Gases	See Section 105.5.9
Other health hazard materials	
Gases	See Section 105.5.9
Liquids	55 gallons
Solids	500 pounds
Oxidizing materials	
Gases	See Section 105.5.9
Liquids	
Class 4	Any Amount
Class 3	1 gallon ^a
Class 2	10 gallons
Class 1	55 gallons
Solids	
Class 4	Any Amount
Class 3	10 pounds ^b
Class 2	100 pounds
Class 1	500 pounds
Organic peroxides	
Liquids	
Class I	Any Amount
Class II	Any Amount
Class III	1 gallon
Class IV	2 gallons
Class V	No Permit Required
Solids	
Class I	Any Amount
Class II	Any Amount
Class III	10 pounds
Class IV	20 pounds
Class V	No Permit Required
Pyrophoric materials	
Gases	Any Amount
Liquids	Any Amount
Solids	Any Amount
Toxic materials	
Gases	See Section 105.5.9

TYPE OF MATERIAL	AMOUNT
Liquids	10 gallons
Solids	100 pounds
Unstable (reactive) materials	
Liquids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	5 gallons
Class 1	10 gallons
Solids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	50 pounds
Class 1	100 pounds
Water-reactive materials	
Liquids	
Class 3	Any Amount
Class 2	5 gallons
Class 1	55 gallons
Solids	
Class 3	Any Amount
Class 2	50 pounds
Class 1	500 pounds

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.

- a. 22 gallons when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 22 gallons or less.
- b. 220 pounds when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 220 pounds or less.

Section 105.5.60 is added to read:

105.5.60 Institutions. An operational permit is required to operate any health facility as defined in Section 1250 of the California Health and Safety Code, with an occupant load of more than six (6) persons, or to operate any jail or facility where personal liberties of the occupants are restrained. See California Code of Regulations Title 24 Part 2.

Section 105.5.61 is added to read:

105.5.61 Residential care facility. An operational permit is required to operate any residential care or service facility, as described in the California Building Code, accommodating more than six (6) persons.

Section 105.6.4 is amended to read:

105.6.4 Cryogenic fluids. A construction permit is required for installation of or alteration to ~~outdoor stationary~~ cryogenic fluid storage systems where the system capacity exceeds the amounts listed in Table 105.5.11. Maintenance performed in accordance with this code is not considered to be an alteration and does not require a construction permit.

Section 109.5 is added to read:

109.5 Final inspection. No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and accessways to the Building Department.

Section 113.4 is deleted.

~~[A] 113.4 Violation penalties.~~ ~~Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

CHAPTER 2 DEFINITIONS

Amend Chapter 2 of the 2025 California Fire Code as follows:

202 GENERAL DEFINITIONS

Section 202 is amended to amend and add the following definitions:

CORROSIVE LIQUID. Corrosive liquid is:

- 1) any liquid which, when in contact with living tissue, will cause destruction or irreversible alteration of such tissue by chemical action; or
- 2) any liquid having a pH of 2 or less or 12.5 or more; or
- 3) any liquid classified as corrosive by the U.S. Department of Transportation; or
- 4) any material exhibiting the characteristics of corrosivity in accordance with Title 22, California Code of Regulations §66261.22.

HEALTH HAZARD – OTHER. A hazardous material which affects target organs of the body, including but not limited to, those materials which produce liver damage, kidney damage, damage to the nervous system, act on the blood to decrease hemoglobin function, deprive the body tissue of oxygen or affect reproductive capabilities, including mutations (chromosomal damage), sensitizers or teratogens (effect on fetuses).

LARGE-SCALE FIRE TESTING. Testing a representative energy storage system that induces a significant fire into the device under test and evaluates whether the fire will spread to adjacent energy storage system units, surrounding equipment, or through an adjacent fire-resistance-rated barrier.

MODERATELY TOXIC GAS. A chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 7500 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

SECONDARY CONTAINMENT. Secondary containment is that level of containment that is external to and separate from primary containment and is capable of safely and securely containing the material, without discharge, for a period of time reasonably necessary to ensure detection and remedy

of the primary containment failure.

SPILL CONTROL. That level of containment that is external to and separate from the primary containment and is capable of safely and securely containing the contents of the largest container and prevents the materials from spreading to other parts of the room.

WORKSTATION. A defined space or an independent principal piece of equipment using ~~HPM within a fabrication area~~ flammable or unstable (Class 3 or 4 as ranked by NFPA 704) hazardous materials where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, detection devices, electrical devices and other processing and scientific equipment.

CHAPTER 5 FIRE SERVICE FEATURES

Amend Chapter 5 of the 2025 California Fire Code as follows:

SECTION 503 FIRE APPARATUS ACCESS ROADS

Section 503.1 is amended to read:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and in accordance with the fire department's access standards.

Section 503.1.1 is amended to read:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements for this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

- ~~1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:~~
 - ~~1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.~~
 - ~~1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.~~
 - ~~1.3. There are not more than two Group R-3 or Group U occupancies.~~
- ~~2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.~~

1. In other than R-3 or U occupancies, when the building is equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 the dimension may be increased to a maximum of 300 feet when approved by the fire code official.
2. When there are not more than two Group R-3 or accessory Group U occupancies, the dimension may be increased to a maximum of 200 feet.
3. When apparatus roads cannot be installed because of topography, waterways, nonnegotiable grades or other similar conditions, an approved alternative means of fire protection shall be provided.

Section 503.2.1 is amended to read:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) for engines, and 26 feet (7925 mm) for aerial fire apparatus exclusive of shoulders, except for approved gates or barricades in accordance with Sections 503.5.1 and 503.6. and an The unobstructed vertical clearance shall be a minimum of 13 feet 6 inches (4115 mm), or as determined by the fire code official.

Exception: When there are not more than two residential parcels, having only Group R, Division 3, or Group U occupancy structures, the access road width may be modified by the fire code official.

Section 503.2.4 is amended to read:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be ~~determined by the fire code official~~ a minimum of 30 feet (9144 mm) inside, and a minimum of 50 feet (15240 mm) outside.

Section 503.2.7 is amended as follows:

503.2.7 Grade. ~~The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.~~ The maximum grade of a fire department apparatus access road shall not exceed 15-percent, unless approved by the fire code official.

Section 503.5 is amended to read:

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other accessways, not including the public streets, alleys, or highways. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings. Electric gate operators, where provided shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

Section 503.6 is amended to read:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings.

SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS

Section 504.5 is added to read:

504.5 Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to within and throughout the building, are installed, such devices shall be approved by the fire code official. All electrically powered access control devices shall be provided with an approved means for deactivation or unlocking from a single location or otherwise approved by the fire code official. Access control devices must also comply with Chapter 10.

SECTION 505 PREMISES IDENTIFICATION

Section 505.1 is amended to read:

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4-6 inches (153 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The following is a guideline for adequate address number dimensions:

- The number posted up to 49 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a half (½) inch stroke.
- The number posted from 50 to 100 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a one (1) inch stroke.
- The number posted over 100 to 199 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (10) inches high with a one and a half (1½) inch stroke.
- The number posted over 200 to 299 feet from the public street shall be of one solid color which is contrasting to the background and be at least eighteen (18) inches high with a two (2) inch stroke.
- The number posted over 300 to 400 feet from the public street shall be of one solid color which is contrasting to the background and be at least twenty-four (24) inches high with a two and a half (2½) inch stroke.

SECTION 510 EMERGENCY RESPONDER COMMUNICATION COVERAGE

Section 510.1 is amended to read:

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided within all new buildings meeting any one of the following conditions:

1. There are more than 3 stories above grade plane (as defined by the Building Code Section 202);
2. The total building area is 30,000 square feet or more;
3. The total basement area is 5,000 square feet or more;
4. Where required by the fire code official and radio coverage signal strength levels are not consistent with the minimum levels set forth in Section 510.4.1

Exceptions:

1. Where approved by the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved communications coverage system.
2. Where it is determined by the fire code official that the communications coverage system is not needed.
3. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated

emergency responder communications coverage system.

4. ~~One-story buildings not exceeding 12,000 square feet (1115 m²) with no below ground area(s).~~ Buildings and areas of buildings that have minimum radio coverage signal strength levels of the Silicon Valley Regional Interoperability Authority (SVRIA) P25 Phase 2 700 MHz Digital Trunked Radio System within the building in accordance with Section 510.4.1 without the use of an indoor radio coverage system.

The radio coverage system shall be installed and maintained in accordance with Sections 510.4 through 510.6.4 of this code and with the applicable provisions of NFPA 1225, Standard for Emergency Services Communications.

In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the fire code official and the frequency license holder(s). This section shall not require improvement of the existing public safety communications systems.

Section 510.1.1 is added to read:

510.1.1 Obstruction by new buildings. No obstruction of the public safety system backhaul shall be allowed without an approved mitigating plan.

Section 510.3.1 is amended to read:

510.3.1 Permit required. A construction permit for the installation of or modification to in-building emergency responder communications enhancement systems and related equipment is required as specified in Section 105.6.5. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. A frequency change made to an existing system is considered to be new construction and will require a construction permit.

Section 510.4 is amended to read:

510.4 Technical requirements. Equipment required to provide in-building, two-way emergency responder communication coverage shall be listed in accordance with UL 2524 and the current Emergency Responders Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

Section 510.4.2 is amended to read

510.4.2 System design. The in-building emergency responder communications enhancement system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1225, and the current Emergency Responder Communications Enhancement Systems Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5 is amended to read:

510.5 Installation requirement. The installation of the emergency responder radio coverage system shall be in accordance with NFPA 1225 and the current Emergency Responder Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5.2 is amended to read:

510.5.2 Approval prior to installation. Communications enhancement systems capable of

operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the fire code official and frequency license holder, the agency FCC license holder or systems administrator.

Section 510.5.4 is amended to read:

510.5.4 Acceptance test procedure. Where an in-building emergency responder communications enhancement system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent. Final system acceptance will require ERRCS power level and DAQ testing with agency FCC license holder, systems administrators, or designee.

- ~~1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas.~~
- ~~2. The test shall be conducted using a calibrated portable radio of the latest brand and model used by the agency talking through the agency's radio communications system or equipment approved by the fire code official.~~
- ~~3. Failure of more than one test area shall result in failure of the test.~~
- ~~4. In the event that two of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas. Failure of not more than two nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 95-percent coverage requirement.~~
- ~~5. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered to be a failure of that test area. Additional test locations shall not be permitted.~~
- ~~6. The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.~~
- ~~7. As part of the installation, a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and at subsequent annual inspections.~~
- ~~8. Systems shall be tested using two portable radios simultaneously conducting subjective voice quality checks. One portable radio shall be positioned not greater than 10 feet (3048 mm) from the indoor antenna. The second portable radio shall be positioned at a distance that represents the farthest distance from any indoor antenna. With both portable radios simultaneously keyed up on different frequencies within the same band, subjective audio testing shall be conducted and comply with DAQ levels as specified in Sections 510.4.1.1 and 510.4.1.2.~~

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

Amend Chapter 7 of the 2025 California Fire Code as follows:

SECTION 703 PENETRATIONS

Section 703.3 is added to read:

703.3 Fire-resistant penetrations and joints. In high-rise buildings, in buildings assigned to Risk Category III or IV, or in fire areas containing Group R occupancies with an occupant load greater than 100, and other occupancies as determined necessary special inspections for through-penetrations, membrane penetration firestops, fire resistant joint systems and perimeter fire containment systems that are tested and listed in accordance with CBC Sections 714.4.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Amend Chapter 9 of the 2025 California Fire Code as follows:

SECTION 901 GENERAL

Section 901.6.2 is amended to read:

901.6.2 Integrated testing. Where two or more fire protection or life safety systems are interconnected, the intended response of subordinate fire protection and life safety systems shall be verified when required testing of the initiating system is conducted. In addition, integrated testing shall be performed in accordance with Sections 901.6.2.1 and 901.6.2.2.

901.6.3 High-rise buildings. For high-rise buildings, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

901.6.4 Smoke control systems. Where a fire alarm system is integrated with a smoke control system as outlined in Section 909, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

Section 901.6.3 is amended to read:

901.6.5 Records Information. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained ~~in accordance with Section 110.3~~ on the premises for a minimum of five years. See 907.7 & 907.8 for fire alarm system inspection, testing and maintenance documentation requirements.

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

Section 903.2 is amended to read:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:
 - a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.
 - b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.

- c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:
 - i. Noncombustible construction.
 - ii. Maximum 5,000 square feet in building area.
 - iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.
 - iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.
- d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.

- 2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

Exception: Accessory Dwelling Unit, provided that all of the following are met:

- a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
 - b. The existing primary residence does not have automatic fire sprinklers.
 - c. The accessory dwelling unit does not exceed 1,200 square feet in size.
 - d. The unit is on the same lot as the primary residence.
 - e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.
- 3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.

- 4. An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet.

Exception: Additions where all of the following are met:

- a. Building addition does not exceed 500 square feet.
 - b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2025 California Fire Code.
- 5. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, L, M, S and U buildings and structures, when additions are made that increase the fire area to more than 3,600 square feet or that create conditions described in Sections 903.2.1 through 903.2.18.
 - 6. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety¹ or increased fire risk², shall require the installation of an approved fire automatic fire sprinkler system.

¹ Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

² Fire Risks – Shall include but not limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

Section 903.2.11.7 is added to read:

903.2.11.7 Chemical Fume Hood Fire Protection.

Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled.
2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

Section 907.8 is amended to read:

907.8 Inspection, testing and maintenance. The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be ~~maintained~~ documented using NFPA 72 record of inspection and testing forms.

SECTION 909 SMOKE CONTROL SYSTEMS

Section 909.22.1 is amended to read:

909.22.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing must occur at least annually.

CHAPTER 12 ENERGY SYSTEMS

Amend Chapter 12 of the 2025 California Fire Code as follows:

SECTION 1202 DEFINITIONS

Section 1202.1.1 is amended to read:

1202.1 Definitions. The following terms are defined in Chapter 2:

BATTERY SYSTEM, STATIONARY STORAGE.

BATTERY TYPES.

CAPACITOR ENERGY STORAGE SYSTEM.

CRITICAL CIRCUIT.

EMERGENCY POWER SYSTEM.

ENERGY STORAGE MANAGEMENT SYSTEMS.

ENERGY STORAGE SYSTEM (ESS).

ENERGY STORAGE SYSTEM, ELECTROCHEMICAL.

ENERGY STORAGE SYSTEM, MOBILE.

ENERGY STORAGE SYSTEM, WALK-IN UNIT.

ENERGY STORAGE SYSTEM CABINET.

ENERGY STORAGE SYSTEM COMMISSIONING.

ENERGY STORAGE SYSTEM DECOMMISSIONING.

**FUEL CELL POWER SYSTEM, STATIONARY.
LARGE-SCALE FIRE TESTING
PORTABLE GENERATOR.
STANDBY POWER SYSTEM.**

**SECTION 1207 ELECTRICAL ENERGY STORAGE SYSTEMS (ESS)
ELECTRICAL ENERGY STORAGE SYSTEMS (ESS)**

Section 1207.1.7 is amended to read:

1207.1.7 Large-scale fire test. Where required elsewhere in Section 1207, large-scale fire testing shall be conducted ~~on a representative ESS~~ in accordance with NFPA 855 as amended, and UL 9540A. The testing shall be conducted or witnessed and reported by an approved testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration ~~of the test~~ equal to the fire-resistance rating of the room separation specified in Section 1207.7.4. The test report shall be provided to the fire code official for review and approval in accordance with Section 104.2.2.

Section 1207.2.2.1 is amended to read:

1207.2.2.1 Ongoing inspection and testing. Systems that monitor and protect the ESS installation shall be inspected and tested in accordance with the manufacturer's instructions and the operation and maintenance manual. Inspection and testing records shall be maintained in the operation and maintenance manual and made available to the fire code official upon request.

Section 1207.5.2 is amended to read:

1207.5.2 Maximum allowable quantities. Fire areas within rooms, areas and walk-in units containing electrochemical ESS shall not exceed the maximum allowable quantities in Table 1207.5. The allowable number of fire areas, maximum allowable quantity, and fire-resistance rating of fire-barriers shall comply with Table 1207.5.1.

Exceptions:

1. Where approved by the fire code official, rooms, areas and walk-in units containing electrochemical ESS that exceed the amounts in Table 1207.5 shall be permitted based on a hazardous mitigation analysis in accordance with Section 1207.1.6 and large-scale fire testing complying with Section 1207.1.7.
2. Lead-acid and nickel-cadmium battery systems installed in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.
3. Dedicated-use buildings in compliance with Section 1207.7.1.

TABLE 1207.5.1				
DESIGN AND NUMBER OF ESS FIRE AREAS				
<u>STORY</u>		<u>PERCENTAGE OF MAXIMUM ALLOWABLE QUANTITY PER FIRE AREA</u>	<u>NUMBER OF FIRE AREAS PER STORY</u>	<u>FIRE-RESISTANCE RATING FOR FIRE BARRIERS IN HOURS</u>
<u>Above grade plan</u>	<u>Higher than 9</u>	<u>25</u>	<u>1</u>	<u>3</u>
	<u>7-9</u>	<u>50</u>	<u>2</u>	<u>2</u>
	<u>6</u>	<u>50</u>	<u>2</u>	<u>2</u>
	<u>5</u>	<u>50</u>	<u>2</u>	<u>2</u>
	<u>4</u>	<u>75</u>	<u>4</u>	<u>2</u>
	<u>3</u>	<u>100</u>	<u>6</u>	<u>2</u>
	<u>2</u>	<u>100</u>	<u>6</u>	<u>2</u>
	<u>1</u>	<u>100</u>	<u>6</u>	<u>2</u>
<u>Below grade plan</u>	<u>1</u>	<u>100</u>	<u>4</u>	<u>3</u>
	<u>2</u>	<u>50</u>	<u>2</u>	<u>3</u>
	<u>Lower than 2</u>	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>

Section 1207.5.5 is amended to read:

1207.5.5 Fire suppression systems. Rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed in accordance with one of the following:

1. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) with a maximum stored energy capacity of 50 kWh, as described in Section 1207.5.1, shall be designed with a minimum density of 0.3 gpm/ft² (1.14 L/min) based over the area of the room or 2,500 square-foot (232 m²) design area, whichever is ~~smaller~~ larger, unless a lower density is approved based on large-scale fire testing in accordance with Section 1207.1.7.
2. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) exceeding 50 kWh shall use a density based on large-scale fire testing complying with Section 1207.1.7.
3. The following alternative automatic fire-extinguishing systems designed and installed in accordance with Section 904, provided that the installation is approved by the fire code official based on large-scale fire testing complying with Section 1207.1.7:
 - 3.1. NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.
 - 3.2. NFPA 15, Standard for Water Spray Fixed Systems for Fire Protection.
 - 3.3. NFPA 750, Standard on Water Mist Fire Protection Systems.
 - 3.4. NFPA 2001, Standard on Clean Agent Fire-Extinguishing Systems.
 - 3.5. NFPA 2010, Standard for Fixed Aerosol Fire-Extinguishing Systems.

Exceptions:

1. Fire suppression systems for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that operate at less than 50 VAC and 60 VDC shall be provided where required by NFPA 76.
2. Lead-acid and nickel-cadmium systems that are used for DC power for control of substations

and control or safe shutdown of generating stations under the exclusive control of the electric utility, and located outdoors or in building spaces used exclusively for such installations, shall not be required to have a fire suppression system installed.

3. Lead-acid battery systems in uninterruptible power supplies listed and labeled in accordance with UL 1778, utilized for standby power applications, which is limited to not more than 10 percent of the floor area on the floor on which the ESS is located, shall not be required to have a fire suppression system. (Material based on NFPA 855 2023 Ed.)

Section 1207.11.3 is amended to read:

1207.11.3 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space and sleeping units in accordance with Section R302.6.
3. Outdoors or on the exterior side of the exterior walls not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit and not below or above any emergency escape and rescue openings.
4. Enclosed utility closets, basements, storage or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard.

ESS shall not be installed in sleeping rooms, or in closets or spaces opening directly into sleeping rooms or in habitable spaces of dwelling units.

Section 1207.11.6 is amended to read:

1207.11.6 Fire detection. ESS installed in Group R-3 and R-4 occupancies shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section 907.2.11.
2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units and attached garages where smoke alarms cannot be installed based on their listing.

Exceptions:

1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.
2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

Amend Chapter 33 of the 2025 California Fire Code as follows:

SECTION 3303 ADMINISTRATIVE SAFETY CONTROLS

Section 3303.5 is amended to read:

3303.5 Fire watch. Where required by the fire code official or the site safety plan established in accordance with Section 3303.1, a fire watch shall be provided for building demolition and for building construction. Fire watch is not intended to facilitate occupancy during ongoing construction in a new building.

Section 3303.7 is added to read:

3303.7 Fire Walls. When firewalls are required in combustible construction, the wall construction

shall be completed (with all openings protected) immediately after the building is sufficiently weather-protected at the location of the wall(s).

SECTION 3307 FIRE DEPARTMENT SITE ACCESS AND WATER SUPPLY.

Section 3307.1.2 is amended to read:

3307.1.2 Stairways Required. Where building construction exceeds 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access, a temporary or permanent stairway shall be provided. As construction progresses, such stairway shall be extended to within one floor of the highest point of construction having secured decking or flooring. Each level above the first story in multi-story buildings that require two exit stairways shall be provided with at least two usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

Exception: For multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

Section 3307.1.4 is added to read:

3307.1.4 Required Means of Egress. All buildings under construction shall have at least one unobstructed means of egress. All means of egress shall be identified in the written site safety plan as required by Section 3303.1.

Section 3307.6 is added to read:

3307.6 Fire Department Access Roadways. All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus and have a minimum 13ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Fire Code Official, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted subbase and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95% and sealed. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

SECTION 3313 COMPLETION BEFORE OCCUPANCY.

Section 3313.1 is added to read:

Section 3313.1 Completion Before Occupancy. In buildings where an automatic sprinkler system is required by this code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved.

In new buildings of combustible construction where automatic fire sprinkler systems are required to be installed, the system shall be placed in service as soon as possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected.

After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior audible waterflow alarm shall be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the fire department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

CHAPTER 41 TEMPORARY HEATING AND COOKING OPERATIONS

Amend Chapter 41 of the 2025 California Fire Code as follows:

SECTION 4103 PORTABLE FUEL-FIRE HEATING APPLIANCES

Section 4103.1 is amended to read:

4103.1 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited in occupancies in Groups A, B, E, I, R-1, R-2, R2.1, R2.2, R-3, R3.1 and R-4 and ambulatory care facilities.

Exceptions:

1. Portable unvented fuel-fired heaters listed and labeled in accordance with UL 647 are permitted to be used in one and two-family dwellings, where operated and maintained in accordance with the manufacturer's instructions.
2. Portable outdoor gas-fired heating appliances in accordance with Section 4103.1.2.

Section 4103.1.2.1.1 is amended to read:

4103.1.2.1.1 Prohibited locations. The storage or use of portable outdoor gas-fired heating appliances is prohibited in any of the following locations:

1. Inside of any occupancy where connected to the fuel gas container.
2. Inside of tents, canopies and membrane structures.
3. On exterior balconies, and rooftops.

~~Exception: As permitted in Chapter 61.~~

SECTION 4106 IMMERSION HEATERS

Section 4106.1 is added to read:

4106.1 Immersion Heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

Chapter 50 HAZARDOUS MATERIALS-GENERAL PROVISIONS

Amend Chapter 50 of the 2025 California Fire Code as follows:

SECTION 5001 GENERAL

Section 5001.2.2.2 is amended to read:

5001.2.2.2 Health Hazards The material categories listed in this section are classified as health hazards. A material with a primary classification as a health hazard can also pose a physical hazard.

1. Highly toxic and toxic materials.
2. Corrosive materials.
3. Moderately toxic gas.
4. Health hazards - Other.

SECTION 5002 DEFINITIONS

Section 5002.1 is amended to read:

5002.1 Definitions. The following terms are defined in Chapter 2:

BOILING POINT.

CEILING LIMIT.

CHEMICAL.

CHEMICAL NAME.

CLOSED CONTAINER.

CONTAINER. CONTROL AREA.

CORROSIVE LIQUIDS.

CYLINDER.

DAY BOX.

DEFLAGRATION.

DESIGN PRESSURE.

DETACHED BUILDING.

DISPENSING.

EXCESS FLOW CONTROL.

EXHAUSTED ENCLOSURE.

EXPLOSION.

FLAMMABLE VAPORS OR FUMES.

GAS CABINET.

GAS ROOM. HANDLING.

HAZARDOUS MATERIALS.

HEALTH HAZARD.

HEALTH HAZARD – OTHER.

IMMEDIATELY DANGEROUS TO LIFE AND HEALTH (IDLH).

INCOMPATIBLE MATERIALS.

LIQUID.

LOWER EXPLOSIVE LIMIT (LEL).

LOWER FLAMMABLE LIMIT (LFL).

MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA.

MODERATELY TOXIC GAS.

NORMAL TEMPERATURE AND PRESSURE (NTP).

OUTDOOR CONTROL AREA.

PERMISSIBLE EXPOSURE LIMIT (PEL).

PESTICIDE.

PHYSICAL HAZARD.

PRESSURE VESSEL.

SAFETY CAN.

SAFETY DATA SHEET (SDS).

SECONDARY CONTAINMENT.

SEGREGATED.

SOLID.
SPILL CONTROL.
STORAGE, HAZARDOUS MATERIALS. SYSTEM.
TANK, ATMOSPHERIC.
TANK, PORTABLE.
TANK, STATIONARY.
TANK VEHICLE.
UNAUTHORIZED DISCHARGE.
USE (MATERIAL).
VAPOR PRESSURE.

SECTION 5003 GENERAL REQUIREMENTS

Section 5003.1.3.1 is added to read:

5003.1.3.1 Toxic, Highly Toxic, Moderately Toxic Gases and Similarly Used or Handled Materials. The storage, use and handling of toxic, highly toxic and moderately toxic gases in amounts exceeding Table 6004.2.1.4 shall be in accordance with this chapter and Chapter 60. Any toxic, highly toxic or moderately toxic material that is used or handled as a gas or vapor shall be in accordance with the requirements for toxic, highly toxic or moderately toxic gases.

Section 5003.1.5 is added to read:

5003.1.5 Health Hazards - Other. The storage, use and handling of materials classified as other health hazards including carcinogens, irritants and sensitizers in amounts exceeding 810 cubic feet for gases, 55 gallons for liquids and 5,000 pounds for solids shall be in accordance with Section 5003.

Section 5003.1.6 is added to read:

5003.1.6 Additional Spill Control and Secondary Containment Requirements. In addition to the requirements set forth in Section 5004.2. An approved containment system is required for any quantity of hazardous materials that are liquids or solids at normal temperature, and pressure (NTP) where a spill is determined to be a plausible event and where such an event would endanger people, property or the environment. The approved containment system may be required to include a combination of spill control and secondary containment meeting the design and construction requirements set forth in Section 5004.2.

Section 5003.2.2.1 is amended to read:

5003.2.2.1 Design and Construction. Piping, tubing, valves, fittings and related components used for hazardous materials shall be in accordance with the following:

1. Piping, tubing, valves, fittings and related components shall be designed and fabricated from materials that are compatible with the material to be contained and shall be of adequate strength and durability to withstand the pressure, structural and seismic stress, and exposure to which they are subject.
2. Piping and tubing shall be identified in accordance with ASME A13.1 and the Santa Clara County Fire Chiefs Marking Requirements and Guidelines for Hazardous Materials and Hazardous Waste to indicate the material conveyed.
3. Manual valves or automatic remotely activated fail-safe emergency shutoff valves shall be installed on supply piping and tubing and provided with ready access at the following locations:
 - 3.1. The point of use.
 - 3.2. The tank, cylinder or bulk source.
4. Manual emergency shutoff valves and controls for remotely activated emergency shutoff valves shall be clearly visible, provided with ready access and identified in an approved manner.

5. Backflow prevention or check valves shall be provided where the backflow of hazardous materials could create a hazardous condition or cause the unauthorized discharge of hazardous materials.
6. Where gases or liquids having a hazard ranking of:
 - Health hazard Class 3 or 4
 - Flammability Class 4
 - Reactivity Class 4

in accordance with NFPA 704 are carried in pressurized piping above 15 pounds per square inch gauge (psig)(103 Kpa), an approved means of leak detection, emergency shutoff or excess flow control shall be provided. Where the piping originates from within a hazardous material storage room or area, the excess flow control shall be located within the storage room or area. Where the piping originates from a bulk source, the excess flow control shall be located as close to the bulk source as practical.

Exceptions:

1. Piping for inlet connections designed to prevent backflow.
 2. Piping for pressure relief devices.
7. Secondary containment or equivalent protection from spills or leaks shall be provided for piping for liquid hazardous materials and for highly toxic and toxic corrosive gases above threshold quantities listed in Table 6004.2.1.4. Secondary containment includes but is not limited to double-walled piping.

Exceptions:

1. Secondary containment is not required for toxic corrosive gases if the piping is constructed of inert materials.
 2. Piping under sub-atmospheric conditions if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.
8. Expansion chambers shall be provided between valves whenever the regulated gas may be subjected to thermal expansion. Chambers shall be sized to provide protection for piping and instrumentation and to accommodate the expansion of regulated materials.

Section 5003.2.2.2 is amended to read:

5003.2.2.2 Additional Regulation for Supply Piping for Health Hazard Materials. Supply piping and tubing for gases and liquids having a health hazard ranking of 3 or 4 ~~in accordance with NFPA 704~~ shall be in accordance with ASME B31.3 and the following:

1. Piping and tubing utilized for the transmission of highly toxic, toxic, or highly volatile corrosive liquids and gases shall have welded or brazed connections ~~threaded or flanged connections~~ throughout except for connections within an ~~exhausted ventilated~~ enclosure if the material is a gas, or an approved method of drainage or containment is provided for connections if the material is a liquid.
2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire-resistance-rated construction or in concealed spaces in areas not classified as Group H Occupancies.
3. All primary piping for toxic, highly toxic and moderately toxic gases shall pass a helium leak test of 1x10⁻⁹ cubic centimeters/second where practical, or shall pass testing in accordance with an approved, nationally recognized standard. Tests shall be conducted by a qualified "third party" not involved with the construction of the piping and control systems.

Exception: Piping and tubing within the space defined by the walls of corridors and the floor or roof above or in concealed spaces above other occupancies where installed in accordance with Section 415.11.7.4 of the *California Building Code* for Group H-5 occupancies.

Section 5003.5.2 is added to read:

5003.5.2 Ventilation Ducting. Ducts venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

Section 5003.5.3 is added to read:

5003.5.3 "H" Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

Section 5003.10.4 is amended to read:

5003.10.4 Elevators utilized to transport hazardous materials.

5003.10.4.1 When transporting hazardous materials, elevators shall have no other passengers other than the individual(s) handling the chemical transport cart.

5003.10.4.1.1 When transporting cryogenic or liquefied compressed gases, there shall be no occupants in the elevator.

5003.10.4.2 Hazardous materials liquid containers shall have a maximum capacity of 20 liters (5.28 gal).

5003.10.4.3 Toxic, moderately toxic, and highly toxic gases shall be limited to a container of a maximum water capacity of 1 pound.

5003.10.4.4 When transporting cryogenic or liquefied compressed gases, means shall be provided to prevent the elevator from being summoned to other floors.

SECTION 5004 STORAGE

Section 5004.2.1 is amended as follows:

5004.2.1 Spill Control for Hazardous Material Liquids. Rooms, buildings or areas used for storage of hazardous material liquids ~~in individual vessels having a capacity of more than 55 gallons (208 L), or in which the aggregate capacity of multiple vessels exceeds 1,000 gallons (3785 L)~~, shall be provided with spill control to prevent the flow of liquids to adjoining areas. Floors in indoor locations and similar surfaces in outdoor locations shall be constructed to contain a spill from the largest single vessel by one of the following methods:

1. Liquid-tight sloped or recessed floors in indoor locations or similar areas in outdoor locations.
2. Liquid-tight floors in indoor and outdoor locations or similar areas provided with liquid-tight raised or recessed sills or dikes.
3. Sumps and collection systems
4. Other approved engineered systems.

Except for surfacing, the floors, sills, dikes, sumps and collection systems shall be constructed of noncombustible material, and the liquid-tight seal shall be compatible with the material stored. When liquid-tight sills or dikes are provided, they are not required at perimeter openings having an open-grate trench across the opening that connects to an approved collection system.

Section 5004.2.2.2 is amended as follows:

5004.2.2.2 Incompatible Materials. Incompatible materials ~~used in open systems~~ shall be separated from each other in ~~the secondary containment system~~ independent secondary containment systems.

CHAPTER 54 CORROSIVE MATERIALS

Amend Chapter 54 of the 2025 California Fire Code as follows:

SECTION 5402 DEFINITION

Section 5402.1 is amended to read:

5402.1 Definition. The following terms ~~are~~ is defined in Chapter 2:

CORROSIVE.

CORROSIVE LIQUIDS.

CHAPTER 56 EXPLOSIVES AND FIREWORKS

Amend Chapter 56 of the 2025 California Fire Code as follows:

Section 5601.1.3 is amended to read:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California Office of the State Fire Marshal, are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.
2. ~~Manufacture, assembly and testing of fireworks as allowed in and Health and Safety Code Division 11.~~
3. The use of fireworks for fireworks displays pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.
4. ~~The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided that such fireworks and facilities comply with the 2006 edition of NFPA 1124, CPSC 16 CFR Parts 1500 and 1507, and DOTn 49 CFR Parts 100–185, as applicable for consumer fireworks and Health and Safety Code Division 11.~~

CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS

Amend Chapter 57 of the 2025 California Fire Code as follows:

SECTION 5704 STORAGE

Section 5704.2.7.5.8 is amended to read:

5704.2.7.5.8 Overfill Prevention. An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Section 5706.4 or 5706.7 shall have overfill protection in accordance with API 2350.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfilling of Class IIIB liquid storage tanks connected to fuel-burning equipment inside buildings.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

Section 5704.2.7.5.9 is added to read:

5704.2.7.5.9 Automatic and/or Remote Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with overfill protection, approved by the fire code official that sends an alarm signal to a constantly attended location and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

CHAPTER 60 HIGHLY TOXIC AND TOXIC MATERIALS

Amend Chapter 60 of the 2025 California Fire Code as follows:

Chapter 60 title is amended to read:

CHAPTER 60 HIGHLY TOXIC MATERIAL, TOXIC MATERIALS and MODERATELY TOXIC GASSES

SECTION 6001 GENERAL

Section 6001.1 is amended to read:

6001.1 Scope. The storage and use of highly toxic and toxic and/or moderately toxic materials shall comply with this chapter. Compressed gases shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.
2. Conditions involving pesticides or agricultural products as follows:
 - 2.1 Application and release of pesticide, agricultural products and materials intended for use in weed abatement, erosion control, soil amendment or similar applications when applied in accordance with the manufacturer's instruction and label directions.
 - 2.2 Transportation of pesticides in compliance with the Federal Hazardous Materials Transportation Act and regulations thereunder.
 - 2.3 Storage in dwellings or private garages of pesticides registered by the US Environmental Protection Agency to be utilized in and around the home, garden, pool, spa and patio.

SECTION 6002 – DEFINITIONS

Section 6002.1 is amended to read:

6002.1 Definitions.

The following terms are defined in Chapter 2:

CONTAINMENT SYSTEM.

CONTAINMENT VESSEL.

EXCESS FLOW VALVE.

HIGHLY TOXIC.

MODERATELY TOXIC GAS.

OZONE-GAS GENERATOR.

PHYSIOLOGICAL WARNING THRESHOLD.

REDUCED FLOW VALVE.

TOXIC.

SECTION 6004 HIGHLY TOXIC AND TOXIC COMPRESSED GASES

Section 6004 title is amended to read:

SECTION 6004 HIGHLY TOXIC, MODERATELY TOXIC, AND TOXIC COMPRESSED GASES

Section 6004.1 is amended to read:

6004.1 General. The storage and use of highly toxic, toxic, and moderately toxic compressed gases shall comply with this section.

6004.1.1 Special limitations for indoor storage and use by occupancy. The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases in certain occupancies shall be subject to the limitations contained in Sections 6004.1.1.1 through 6004.1.1.3.

6004.1.1.1 Group A, E, I or U occupancies. Moderately toxic, toxic and highly toxic compressed gases shall not be stored or used within Group A, E, I or U occupancies.

Exception: Cylinders not exceeding 20 cubic feet (0.566 m³) at normal temperature and pressure (NTP) are allowed within gas cabinets or fume hoods.

6004.1.1.2 Group R occupancies. Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used in Group R occupancies.

6004.1.1.3 Offices, retail sales and classrooms. Moderately toxic, toxic and highly toxic compressed gases shall not be stored or used in offices, retail sales or classroom portions of Group B, F, M or S occupancies.

Exception: In classrooms of Group B occupancies, cylinders with a capacity not exceeding 20 cubic feet (0.566 m³) at NTP are allowed in gas cabinets or fume hoods.

Section 6004.2 is amended to read:

6004.2 Indoor storage and use.

The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.3.

Section 6004.2.1 is amended to read:

6004.2.1 Applicability. The applicability of regulations governing the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be as set forth in Sections 6004.2.1.1 through 6004.2.1.4.

Section 6004.2.1.4 is added to read:

6004.2.1.4 Quantities exceeding the minimum threshold quantities but not exceeding the maximum allowable quantities per control area. The indoor storage or use of highly toxic, toxic, and moderately toxic gases in amounts exceeding the minimum threshold quantities per control area set forth in Table 6004.2.1.4 but not exceeding maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.4

Table 6004.2.1.4 is added to read:

<u>Minimum Threshold Quantities for Highly Toxic, Toxic and Moderately Toxic Gases for Indoor Storage and Use</u>	
<u>Highly Toxic</u>	<u>20</u>
<u>Toxic</u>	<u>405 cubic feet</u>
<u>Moderately Toxic</u>	<u>405 cubic feet</u>

Section 6004.4 is added to read:

6004.4. General indoor requirements. The general requirements applicable to the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.4 through 6004.4.8.2

6004.4.1 Cylinder and tank location. Cylinders shall be located within gas cabinets, exhausted enclosures or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.

Exceptions:

1. Where a gas detection system is provided in accordance with 6004.4.8

6004.4.2. Ventilated areas. The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.

6004.4.3. Piping and controls. In addition to the requirements of Section 5003.2.2, piping and controls on stationary tanks, portable tanks, and cylinders shall comply with the following requirements:

1. Stationary tanks, portable tanks, and cylinders in use shall be provided with a means of excess flow control on all tank and cylinder inlet or outlet connections.

Exceptions:

1. Inlet connections designed to prevent backflow.
2. Pressure relief devices.

6004.4.4 Gas rooms. Gas rooms shall comply with Section 5003.8.4 and both of the following requirements:

1. The exhaust ventilation from gas rooms shall be directed to an exhaust system.
2. Gas rooms shall be equipped with an approved automatic sprinkler system. Alternative fire-extinguishing systems shall not be used.

6004.4.5 Treatment systems. The exhaust ventilation from gas cabinets, exhausted enclosures and gas rooms, required in Section 6004.4.1 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 6004.2.2.7.1 through 6004.2.2.7.5 and Chapter 5 of the California Mechanical Code.

Exceptions:

1. Highly toxic, toxic, and moderately toxic gases—storage. A treatment system is not required

for cylinders, containers and tanks in storage where all of the following controls are provided:

- 1.1 Valve outlets are equipped with gas- tight outlet plugs or caps.
 - 1.2 Hand wheel-operated valves have handles secured to prevent movement.
 - 1.3 Approved containment vessels or containment systems are provided in accordance with Section 6004.2.2.3.
2. Highly toxic, toxic, and moderately toxic gases —use. Treatment systems are not required for highly toxic, toxic, and moderately toxic gases supplied by stationary tanks, portable tanks, or cylinders where a gas detection system complying with Section 6004.4.8 and listed or approved automatic-closing fail- safe valves are provided. The gas detection system shall have a sensing interval not exceeding 5 minutes. Automatic-closing fail- safe valves shall be located immediately adjacent to cylinder valves and shall close when gas is detected at the permissible exposure limit (PEL) by a gas sensor monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room.

6004.4.5.1. Design. Treatment systems shall be capable of diluting, adsorbing, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.

6004.4.5.2. Performance. Treatment systems shall be designed to reduce the maximum allowable discharge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere.

Where more than one gas is emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.

6004.4.5.3. Sizing. Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.

6004.4.5.4 Stationary tanks. Stationary tanks shall be labeled with the maximum rate of release for the compressed gas contained based on valves or fittings that are inserted directly into the tank. Where multiple valves or fittings are provided, the maximum flow rate of release for valves or fittings with the highest flow rate shall be indicated. Where liquefied compressed gases are in contact with valves or fittings, the liquid flow rate shall be utilized for computation purposes. Flow rates indicated on the label shall be converted to cubic feet per minute (cfm/min) (m³/s) of gas at normal temperature and pressure (NTP).

6004.4.5.5 Portable tanks and cylinders. The maximum flow rate of release for portable tanks and cylinders shall be calculated based on the total release from the cylinder or tank within the time specified in Table 6004.2.2.7.5. Where portable tanks or cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier.

Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer to

indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.

6004.4.6. Emergency power. Emergency power shall be provided for the following systems in accordance with Section 1203:

1. Exhaust ventilation system.
2. Treatment system.
3. Gas detection system.
4. Smoke detection system.

6004.4.6.1. Fail-safe systems. Emergency power shall not be required for mechanical exhaust ventilation and treatment systems where approved fail-safe systems are installed and designed to stop gas flow.

6004.4.7. Automatic fire detection system. An approved automatic fire detection system shall be installed in rooms or areas where highly toxic, toxic, and moderately toxic compressed gases are stored or used. Activation of the detection system shall sound a local alarm. The fire detection system shall comply with Section 907.

6004.4.8. Gas detection system. A gas detection system complying with Section 916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided.

Exceptions:

1. A gas detection system is not required for toxic and moderately toxic gases when the physiological warning threshold level for the gas is at a level below the accepted PEL for the gas.
2. A gas detection system is not required for highly toxic, toxic, and moderately toxic gases where cylinders, portable tanks, and all non-continuously welded connects are within a gas cabinet or exhausted enclosures.

6004.4.8.1. Alarms. The gas detection system shall initiate a local alarm and transmit a signal to an approved location.

6004.4.8.2. Shut off of gas supply. The gas detection system shall automatically close the shut off valve at the source on gas supply piping and tubing related to the system being monitored for whichever gas is detected.

Exception: Automatic shutdown is not required for highly toxic, toxic, and moderately toxic compressed gas systems where all of the following controls are provided:

1. Constantly attended / supervised.
2. Provided with emergency shutoff valves that have ready access.

Chapter 64 PYROPHORIC MATERIALS

Amend Chapter 64 of the 2025 California Fire Code as follows:

SECTION 6405 USE

Section 6405.3.1 is added to read:

6405.3.1 Silane distribution systems automatic shutdown.

Silane distribution systems shall automatically shut down at the source upon activation of the gas detection system at levels above the alarm level and/or failure of the ventilation system for the silane distribution system.

APPENDIX B FIRE FLOW REQUIREMENTS FOR BUILDINGS

SECTION B105 FIRE FLOW REQUIREMENTS FOR BUILDINGS

Section B105.2 is amended to read:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

Exceptions: [SFM] Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety roadside rest areas (SRRA), public restrooms.
3. Truck inspection facilities (TIF), CHP office space and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.

The maximum fire flow reduction for all commercial buildings greater than 30,000 square feet and residential podium buildings shall not exceed 25 percent of the fire flow specified in Table B105.1(2). The maximum fire flow reduction for all other buildings shall not exceed 50 percent of the fire flow specified in Table B105.1(2).

APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION

SECTION C102 NUMBER OF FIRE HYDRANTS

Section C102.1 is amended to read:

C102.1 Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1, utilizing the base fire flow without fire sprinkler reduction.

APPENDIX D FIRE APPARATUS ACCESS ROADS

SECTION D103 MINIMUM SPECIFICATION

Section D103.1 is deleted as follows:

~~**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).~~

Section D103.2 is amended as follows:

D103.2 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15-percent, unless approved by the fire code official.

Section D103.3 is amended as follows:

D103.3 Turning radius. The required turning radius of a fire apparatus access roads shall be a minimum of 30 feet inside, and a minimum of 50 feet outside.

Section D103.4 is amended to read:

D103.4 Dead ends. Dead-end fire apparatus access roads and/or driveways in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Santa Clara County Fire Department apparatus access and turnaround standards. Table D103.4

Section D103.6 is amended to read:

D103.6 Signs. ~~Where required by the fire code official, fire apparatus access roads shall be marked with permanent “NO PARKING — FIRE LANE” signs complying with Figure D103.6.~~ Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code and the Santa Clara County Fire Department A-6 Standard. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.