

City of Piedmont
COUNCIL AGENDA REPORT

DATE: November 17, 2025

TO: Mayor and Council

FROM: Rosanna Bayon Moore, City Administrator

SUBJECT: Introduction and First Reading of Ordinance 786 N.S. Repealing and Replacing Division 8.02 [Adoption of California Building Standards Code and Amendments] of the Piedmont City Code by Adopting by Reference the 2025 California Building Standards Code (Title 24, California Code of Regulations Parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12), Together With Local Amendments to Parts 2, 2.5, 3, 4, 5, 6, 7, 9 and 11

RECOMMENDATION:

Conduct a first reading of Ordinance 786 N.S.:

- 1) Amending division 8.02 of the Piedmont City Code to adopt the 2025 California Code of Regulations, Title 24, including the California Administrative, Building, Residential, Mechanical, Plumbing, Electrical, Energy, Wildland Urban Interface, Fire, Green Building Standards, Reference Standards, Historical Building and Existing Building Codes, with local amendments to Parts 2, 2.5, 3, 4, 5, 6, 7, 9 and 11, making required findings related to the climatic, geological and topographical conditions warranting more stringent local requirements.
- 2) Adopting local amendments to Parts 3 and 6 of the California Building Standards Code with requirements for Energy Efficiency Measures for Existing Single-Family Buildings, making required cost-effectiveness findings, and
- 3) Determining that the Ordinance is Exempt from CEQA and from AB 130.

EXECUTIVE SUMMARY:

Every three years, the California Code of Regulations (“State Code”) provided by the International Code Council (ICC) and the California Building Standards Commission (CBSC) are updated. Local jurisdictions, including the City of Piedmont, are required to adopt the state building standards, but can also adopt more restrictive amendments warranted by local climatic, geological or topographical conditions.

Staff is recommending adoption of the 2025 California Building Standards Code and other related California codes with amendments specific to Piedmont, including updates to the previously adopted energy efficiency Reach Codes for existing single-family residential buildings. Any

revisions to amendments previously in effect or any new amendments related to home hardening are described in the Summary of Revisions section of this report in recognition that the Council may want to concentrate its attention on proposed revisions to current regulations and not necessarily local amendments that carry forward from previous Code adoptions unchanged.

BACKGROUND:

The building codes are written to set minimum standards for design and construction of new buildings, additions and alterations. The codes protect the health, safety and welfare of the building occupants, provide barrier-free accessibility of its users, and set performance standards for building energy efficiency. The ICC publishes the model code, which the CBSC reviews and revises with the California amendments. Local jurisdictions are required to adopt the State's building standards and can add more restrictive amendments based upon findings that such amendments are warranted by local climatic, geological or topographical conditions. Thus, the Piedmont Building Code is the California Building Code with the City of Piedmont amendments. This code adoption cycle repeats itself every three years.

The Piedmont amendments were created to bring a greater level of safety to residents, reduce potential life and property loss, and advance implementation of the City's Climate Action Plan (CAP) 2.0 and the General Plan's Natural Resources and Sustainability Element in the form of energy efficiency Reach Codes.

Changes and updates to the code provided in Chapter 8 are shown in Exhibit A to the Ordinance.

California Health and Safety Code Section 17958.7 requires that when a city council adopts more stringent building standards than those adopted by the State, the council must make findings for each such amendment based on local climatic, topographical, or geological conditions. The required findings relating to specific conditions in the City of Piedmont are contained in the proposed Ordinance.

It should be noted that a majority of the proposed Piedmont amendments are the same as in previous code updates and represent a re-adoption of them for this code cycle. The changes are to update Piedmont's amendments to match the updates to the 2026 State Codes, to locate the amendments into more applicable code sections for accuracy and clarification, and to eliminate amendments that are no longer relevant due to updates in the State Code. The proposed Piedmont amendments will have negligible effect on the way the City currently operates or the way applicants comply with City Code Chapter 8, Building, Construction and Fire Prevention.

Energy Efficiency Reach Codes

Reach Codes are cost-effective local amendments that exceed the energy efficiency established in the 2025 California Energy Code. Reach Codes must cost-effectively establish greater energy efficiency standards and reduce the carbon emissions of buildings. The California Energy Commission (CEC) determines cost effectiveness and approves Reach Codes before they come into effect. Cost effectiveness is determined by either incremental cost savings to the homeowner over the useful life of the measure or by system-wide cost savings related to energy production, generation, and distribution during peak periods.

In February 2021, the City Council approved Ordinance 751 N.S., adopting Piedmont's first-ever Reach Codes. Piedmont was one of the first in the State to adopt Reach Codes for new and existing residential buildings. In 2022, the City Council approved Ordinance 766 N.S., readopting Reach Codes in alignment with the 2022 State Code update for new and existing single-family buildings, which came into effect January 25, 2023. In September 2024, the City Council adopted Ordinance 775 N.S. to repeal Reach Codes related to all-electric construction in new or existing single-family residential buildings in compliance with federal case law.

SUMMARY OF REVISIONS:

California Code Changes

There are several routine updates to the 2025 California Residential Code which apply to one- and two-family dwellings, and the 2025 California Building Code which apply to all other types of buildings. These are changes to the State Building Code, and not the City's local amendments.

Changes of note are:

- a) The removal of the exterior fire requirements from the CRC and CBC and the inclusion of them in the newly created Part 7, Wildland-Urban Interface Code, of the 2025 California Building Standards Code.
- b) Section R103 is updated to use common compliance language to rename the Department of Building Safety to the Code Compliance Agency.
- c) The definition of Rainscreen system includes an airspace behind the cladding.
- d) Chapter 3 of the residential building code is reorganized.
- e) Anchorage requirements are expanded to include seismic restraint for all appliances needing seismic restraint and not solely water heaters and thermal storage units.
- f) Clarification is provided for determining fire separation distance; dwellings and townhouses on the same lot shall be assumed to have an imaginary line between them.
- g) A new definition and provisions for sleeping lofts are added to the Code.
- h) Light and ventilation are separated into their own sections.
- i) Openings and penetrations in locations housing an energy storage system (ESS) shall be protected similarly to garages (Piedmont has made local amendment in this section to further clarify ESS locations).
- j) Specific requirements for flashing detailing at deck ledgers are added to the deck section.
- k) Habitable space can be created in existing attics and basements if the ceiling height is at least 6 feet, 8 inches. Bathrooms and laundry rooms must have a ceiling height of at least 6 feet 4 inches. Additions and new construction still need to meet the minimum 7 foot requirement.

Piedmont City Code Section 8.02.010 is proposed to be revised to adopt the 2025 California Building Standards Code, California Code of Regulations, Title 24, together with local amendments, as more specifically identified below:

- A. 2025 California Residential Code, Part 2.5 of Title 24 of the California Code of Regulations, including Appendices BB, BF, BG, BJ, BK, BL, BO, CI, and CJ.

- B. 2025 California Building Code, Part 2 of Title 24 of the California Code of Regulations, Volumes 1 and 2 and Appendices H, I, J, P and Q.
- C. 2025 California Mechanical Code, Part 4 of Title 24 of the California Code of Regulations, including its appendices.
- D. 2025 California Plumbing Code, Part 5 of Title 24 of the California Code of Regulations, and its appendices.
- E. 2025 California Electrical Code, Part 3 of Title 24 of the California Code of Regulations, and its annexes.
- F. 2025 California Energy Code, Part 6 of Title 24 of the California Code of Regulations including all of its appendices.
- G. 2025 California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, including all of its appendices.
- H. 2025 California Referenced Standards Code, Part 12 of Title 24 of the California Code of Regulations, including all of its appendices.
- I. 2025 California Administrative Code, Part 1 of Title 24 of the California Code of Regulations, and its appendices.
- J. 2025 California Historical Building Code, Part 8 of Title 24 of the California Code of Regulations, including all of its appendices.
- K. 2025 California Existing Building Code, Part 10 of Title 24 of the California Code of Regulations, including its appendices.
- L. 2025 California Fire Code, Part 9 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices B, C, D, E, H, I, L, and N.
- M. 2025 California Wildland-Urban Interface Code, Part 7 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices F, and G.

Changes to Local Amendments to the California Code

Generally, the Piedmont local amendments to the State Code Parts 2, 2.5, 3, 4, 5, 6, 7, 9, and 11, and as found in City Code division 8.02, remain substantially equivalent as adopted by City Council for the 2022 code cycle and were all in effect as of either January 1 or January 25, 2023. Where minor revisions have been made to local amendments that were in effect as of either January 1 or January 25, 2023, those amendments remain substantially equivalent with no material change in regulatory effect and are outlined below with a brief explanation of their revisions. Also summarized below are new amendments that relate to home hardening.

New amendments related to home hardening are as follows:

- *Section R310.6 Power Source* is amended to require a hard-wired smoke alarm if the project includes a full house re-wire as an effort to increase home hardening. See Piedmont City Code section 8.02.020.K.
- Amendments to *Section R330.4 Locations* clarifies the clearance of an Energy Storage System (ESS) or Battery to be 3ft from any opening into the house, basement, crawlspace or property line as an effort to increase home hardening. Additionally, it requires a disconnect for the battery at the main electric panel for emergency personnel. See Piedmont City Code section 8.02.020.P.
- Amendments to *Section R408.2 Openings for Underfloor Ventilation* of the California Residential Building Code are revised to clarify that replaced vents are required to meet WUI standards as an effort to increase home hardening. See Piedmont City Code sections 8.02.020.V.
- Amendments to *Section R908.1 General* of the California Residential Building Code are updated to clarify that when a roof is replaced, it shall meet WUI requirements and that roof ventilation be provided and meet WUI venting requirements as an effort to increase home hardening. See Piedmont City Code section 8.02.020.AA.
- Amendments to *Section 101.3.1 Application* of the California Wildland-Urban Interface Code (Part 7) are amended to delete the exemption of additions to and remodels of buildings originally built before 2008 to comply with Part 7. This will allow part 7 to be applied to additions and remodels for the majority of the housing stock in Piedmont as an effort to increase home hardening. See Piedmont City Code section 8.02.100.A.

Previously adopted amendments that will not carry over to the 2025 State Code are as follows:

- Amendments to *Section R337.1.5 Vegetation Management Compliance*, *Section R337.2 Definitions of the California Residential Building Code* and *Section 701A.5 Vegetation management compliance* and *Section 702A Definitions* of the California Building Code have been deleted as those sections have been removed from the State Code and added to a new Wildland Urban Interface Code (Part 7). The City amendments are no longer required as the code sections satisfactorily address the City's concerns for fire safety under the designation of the city as a WUI area. See deleted Piedmont City Code sections 8.02.020.Q. and 8.02.030.F.
- Amendments to *Section R902.1 Roof Covering Materials* of the California Residential Building Code are deleted since the City is under the WUI designation and all roofing must be class A. There is no need to amend this section of the code any longer. See the deletion of Piedmont City Code section 8.02.020.Y.

- Amendments to Section 150.2(a) – Additions are removed as, established in the memo entitle “Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades” prepared by Frontier Energy, Inc. and Misti Brucerri & Associates, LLC, solar photovoltaics no longer meet CEC cost effectiveness requirements. See deletion of Piedmont City Code section 8.02.070.B.

Substantially equivalent amendments in effect before September 30, 2025 with minor revisions are as follows:

- Amendments to *Section R105.2 Work Exempt from Permits* of the California Residential Building Code and *Section 105.2 Work Exempt from Permits* of the California Building Code in effect as of January 1, 2023, are revised to include new language from the State Code to require that detached accessory structures such as tool sheds that are less than 120 square feet are subject to wildland-urban interface (WUI) requirements as an effort to increase home hardening. See Piedmont City Code sections 8.02.020.B.1 and 8.02.030.B.1.
- Amendments to *Section R308.1 Address Identification*, in effect as of January 1, 2023, of the California Residential Building Code have been updated to align with the State Code and to clarify that accessory dwelling units must also be identified. See Piedmont City Code section 8.02.020.H.
- Amendments to *Section R325 Light, Ventilation and Heating* have been split into multiple sections to reflect updates in the California Residential Building Code (Part 2.5): *Section R325.1.1 Natural Light* and *R325.1.2 Natural Ventilation*. Amendments have been adjusted to delete the exception for artificial light and mechanical ventilation as in previous code amendments, in effect as of January 1, 2023. See the deletions in Piedmont City Code section 8.02.020.N and O.
- Amendments to *Section R405.1 Concrete or Masonry Foundations*, of the California Residential Building Code, in effect as of January 1, 2023, are updated to align with State Code. See Piedmont City Code section 8.02.020.U.
- Amendments to *Section R703.6 Wood Shakes and Shingles* of the California Residential Building Code, in effect as of January 1, 2023 are updated to clarify that when 50% of wood shingle or shake siding is replaced on a given wall face, that the entire face must be compliant with WUI. In addition, this increases when the requirement is activated from 25% to 50% of replacement. See Piedmont City Code section 8.02.020.X.
- Amendments to *Appendix Section AK105 Mechanically Generated Noise Sources* of the California Residential Building Code, in effect as of January 1, 2023, were relocated within the California Residential Building to *Appendix Section BG105* to match the changes in the State Code. See Piedmont City Code section 8.02.030.CC.

Substantially equivalent amendments in effect before September 30, 2025 with minor revisions and align with an adopted General Plan and greenhouse gas emission reduction plan are as follows:

- Amendments to *Section R106 Construction Documents* of the California Residential Building Code, in effect as of January 1, 2023, are relocated and moved to *Section 100.0 and Section 100.1(b)* of the California Energy Code. This is an effort to clarify and consolidate energy efficiency Reach Codes within the California Energy Code. See the deletions immediately after Piedmont City Code sections 8.02.020.C for the deletion and 8.02.070 for the addition.
- Amendments to *R106.6 Renovation Energy Efficiency Upgrades and Electrification* in effect as of January 25, 2023, are revised and relocated within the State Code from California Residential Code Section *R106.6* to California Energy Code (Part 6) *Section 150.2(d)*. See Piedmont City Code section 8.02.020.C for the deletion and 8.02.070 for the addition.

Revisions to this amendment aim to:

- Give residents more options to comply with the Reach Code.
- Ensure the Reach Code is consistent with existing City Code, best practice, and CEC energy efficiency and cost effectiveness requirements. According to CEC requirements, when the Reach Code offers a menu of options, at least one menu item must be cost effective.
- Promote the uptake of menu items that result in higher annual energy savings, as determined by the Flexibility Score in the [Cost Effectiveness Explorer tool](#), City of Piedmont study results. The tool was developed by the California Statewide Codes & Standards Program, Reach Codes Subprogram to help cities establish Reach Codes in compliance with CEC requirements. Any menu item with a Flexibility Score over 10 was deemed as high energy impact. Any menu item with a Flexibility Score of less than 2 was removed from the list.

To meet these aims, the proposed revisions are to:

1. Amend Section 150.2 (a) Additions and 150.2 (b) Alternation to include the addition of 150.2 (d).
2. Increase project value thresholds for alterations or additions to single-family buildings (an increase from \$30,000 to \$35,000; an increase from \$115,000 to \$135,000) to reflect current cost trends for construction trade labor and materials based upon the California Construction Cost Index published by the California Department of General Services.
3. Update energy efficiency standards to meet CEC requirements for cost effectiveness and energy efficiency.
4. Add four new menu items to give residents more options to comply.
5. Add an option for projects over the \$135,000 threshold to comply by either choosing two menu items or to comply by choosing only one menu item determined to have high annual energy savings based on their Flexibility Score and marked as **high energy impact*.
6. Remove the menu item “to replace all screw in incandescent and compact fluorescent lamps (CFLs) with screw in light-emitting diode (LED) lamps.” According to the Cost Effectiveness Explorer tool, this item has a Flexibility Score of ~0 and minimal greenhouse gas emissions reduction impact, when compared to

the other items on the menu. Upgrades are also largely being addressed by the free market as well as State and federal legislation, which has limited or banned the sale of incandescent and CFL bulbs (e.g. AB 2208 banned the sale of screw-in CFLs as of January 1, 2024). The remaining menu items still offer several options that are cost effective and have incremental costs lower than \$3,500 (10% of the lower project value threshold).

PUBLIC ENGAGEMENT

In-person public engagement for the 2025 State Code update, including proposed local amendments and Reach Codes, occurred in August 2025 at the in-person Planning and Building Open House event and in September 2025 at the Piedmont Harvest Festival.

The City also conducted a public survey from September through October 2025 to give residents an opportunity to provide feedback on their experiences with the Reach Code “*Renovation Energy Efficiency Upgrades and Electrification*” which requires property owners to choose energy efficiency measures from a menu of items when completing large renovation projects. The survey was promoted through the City’s communications channels and local newspapers. Key insights from 20 responses are:

1. There is interest in more ways for property owners to meet 2025 Reach Codes update requirements.e .
2. Respondents would prioritize adding certain energy efficiency measures that are easy to implement with lower capital costs.
3. Compliance exceptions that acknowledge property owners who have already invested in energy efficiency measures from the menu should be recognized.

Exceptions to the energy efficiency Reach Code related to the last insight are already embedded and include allowances for property owners to demonstrate existing efforts through a Home Energy Score report (roughly \$200 - \$400 in cost) or to seek an exception if all available measures exceed 20% of project costs.

CONSISTENCY WITH GENERAL PLAN AND CLIMATE ACTION PLAN 2.0 GOALS

The adoption of local amendments related to energy efficiency Reach Codes is consistent with several priorities established in the City’s General Plan’s Natural Resources and Sustainability Element, General Plan’s Environmental Hazard Element, and the Climate Action Plan 2.0. In the General Plan, the Natural Resources and Sustainability Element states that “sustainability is one of the overarching goals of this General Plan” and that the reduction of GHG emissions is a key component of ensuring a sustainable future for Piedmont. These local amendments permit mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction by providing a menu of energy efficiency and electrification options, as well as electric ready requirements, and as part of a greenhouse gas emissions reduction strategy: Piedmont’s Climate Action Plan 2.0, adopted on March 19, 2018.

The Natural Resources and Sustainability Element of the General Plan

The General Plan was adopted by the City Council on April 6, 2009. The Natural Resources and Sustainability Element states that “sustainability is one of the overarching goals of this General Plan” and that the reduction of greenhouse gas (GHG) emissions is a key component of ensuring a sustainable future for Piedmont. The Element also establishes policies and actions directly aimed at energy conservation and incentivizing all-electric construction while permitting mixed-fuel residential construction consistent with federal law, outlined below:

Policy 16.7: Greenhouse Gas Emissions Reductions

Single-family and multi-family development projects shall be encouraged to not include natural gas appliances or natural gas plumbing...

Action 16.B: Building Code Amendments. Regularly evaluate any obstacles to sustainable building construction in Piedmont. Periodically amend the building code to incorporate green building principles, respond to changes in State law which promote green building, and match the steps being taken by nearby Alameda County cities to encourage sustainable construction.

Policy 17.2: Energy Conservation

Strongly advocate for increased energy conservation by Piedmont residents, businesses, and other public agencies such as the Piedmont Unified School District.

Policy 17.3: Alternative Energy Sources Encourage the use of alternative energy sources, such as solar power and wind energy, by Piedmont residents.

The Environmental Hazards Element notes that GHG emissions cause climate change, which contributed to natural hazards, and that “in 2015, the three largest sources of GHG emissions in Piedmont were building electricity use, natural gas use for space and water heating, and petroleum-fueled personal vehicle use.”

Climate Action Plan 2.0

The Piedmont Climate Action Plan (CAP) 2.0 was adopted by City Council on March 19, 2018. The CAP 2.0 lays out goals and actions that can be taken to achieve the following City Council adopted goals:

1. Achieve municipal- and community-scale carbon neutrality by no later than the year 2045, and transition to a post-carbon community.
2. Achieve an interim target of 50% emissions reductions from a 2005 baseline emissions level by the year 2030.

To monitor progress toward these goals, City staff conduct an annual GHG emissions inventory, which consistently demonstrates that energy consumption from residential energy contributes nearly half of all in-territory emissions. Therefore, any path to achieving the City’s climate action goals will require increasing the energy efficiency of Piedmont’s home and encouraging the uptake of electric appliances that are powered by 100% renewably sourced electricity.

ASSEMBLY BILL (AB) 130

On June 30, 2025, the State Legislature adopted AB 130, which suspends the adoption of local amendments to the building residential code from October 1, 2025 to June 1, 2031. Through AB 130, cities and counties can only adopt local amendments if at least one of five exceptions are met. Each of the proposed local residential amendments to Parts 2, 2.5, 3, 4, 5, 6, 7, 9, and 11 of the 2025 California Building Standards Code meet at least one of the following exceptions:

1. Amendments are substantially equivalent to changes or modifications that were previously filed by the city or county and were in effect as of January 1, September 30, 2025. The re-enactment of proposed amendments has no material change in regulatory effect, and the continued adoption is necessary to maintain consistency with existing local standards that protect the public health, safety, and welfare.
2. Amendments relate to home hardening.
3. Amendments are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted GHG emissions reduction strategy.

CEQA:

The ordinance and the code revisions included within it are exempt from environmental review pursuant to Title 14 California Code of Regulations, section 15061(b)(3).

REVIEW BY CITY ATTORNEY:

The proposed modifications to the City Code, the ordinance and the CEQA determinations have been reviewed by the City Attorney.

CONCLUSION, COUNCIL ACTION AND NEXT STEPS:

The recommended Code revisions bring the City's regulations for building safety into compliance with State Codes with amendments that are specific to ensuring building safety in Piedmont. Staff also recommend adoption of the proposed Reach Codes for Council's consideration, which contain minor changes to the previously adopted Reach Codes, as well as give residents more choices to comply. The Reach Codes help residents reduce their building energy use and, as a result, reduce long-term energy costs and directly reduce building-related GHG emissions within Piedmont. Reach Codes are an effective means by which the Piedmont community can achieve its climate action goals.

Any approved Reach Codes must be submitted to the California Energy Commission (CEC) for certification before they can be enforced. That process is expected to take about three months from the date of submission. City staff plan to submit the amendments to the CEC shortly after a second reading of the ordinance. Once the CEC approves the Reach Codes, City staff will file all of the amendments with the California Energy Code.

Staff recommends approval of Ordinance 786 N.S. Should the Council approve a first reading of the recommended ordinance on November 17, 2025, a second reading could occur as soon as December 1, 2025. With exception of the Reach Codes (which needs California Energy Commission approval to become effective), the 2025 State Code and amendments would go into effect on January 1, 2026.

By: Kevin Jackson, Director of Planning & Building
 Paki Muthig, Chief Building Official
 Dave Brannigan, Fire Chief
 Deniz Ergun, Sustainability Program Manager

ATTACHMENTS:

	<u>Pages</u>	
1	13-21	Ordinance No. 786 N.S., Adopting the 2025 California Code of Regulations, Title 24, and Amending division 8.02 of the Piedmont City Code
	22-44	Exhibit A to Ord.786 N.S. – City Code division 8.02 – Adoption of California Building Standards Code and Amendments
2	45-74	Redline version of revised City Code division 8.02

Separate and available:

- Piedmont City Code Chapter 8, Building, Construction, and Fire Prevention, available at: https://piedmont.ca.gov/government/charter__city_code
- 2025 Codes: Cost Effectiveness Studies commissioned by the California Codes and Standards Reach Code Program and prepared by Frontier Energy, Inc Misti Bruceri & Associates, LLC, available at: <https://localenergycodes.com/content/resources>

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ORDINANCE NO. 786 N.S.

AN ORDINANCE REPEALING AND REPLACING DIVISION 8.02 [ADOPTION OF CALIFORNIA BUILDING STANDARDS CODE AND AMENDMENTS] OF THE CITY OF PIEDMONT CITY CODE BY ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS PARTS 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12), TOGETHER WITH LOCAL AMENDMENTS TO PARTS 2, 2.5, 3, 4, 5, 6, 7, 9 and 11

WHEREAS, the City of Piedmont ("City") is required, pursuant to state law, to enforce the 2025 Building Standards Code, Title 24 California Code of Regulations, as adopted by the California Standards Building Commission, subject to such local amendments as may be adopted by the City in accordance with applicable law; and

WHEREAS, the City of Piedmont desires to adopt the 2025 edition of the California Building Standards Code by reference, including all parts thereof, to replace the currently adopted edition, and to re-enact certain local amendments necessary to address local conditions; and

WHEREAS, California Health and Safety Code §§17958.5, 17958.7 and 18941.5 provide that the City may make changes or modifications to the building standards contained in the 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, Public Resources Code §25402.1(h)2 establishes a process which allows local amendments to the energy standards that are more stringent than the California Energy Code, provided that such local standards are cost effective and will require buildings to be designed to consume less energy than permitted by the California Energy Code; and

WHEREAS, studies commissioned by the California Codes and Standards Reach Code Program, including the 2022 Cost-Effectiveness Study: Existing Single Family Buildings, Application of 2022 Studies to 2025 Energy Code: Existing Single Family Building Upgrades, and the 2025 Cost-Effectiveness Study: Single Family AC to Heat Pump, have determined that the City's proposed energy standards are cost effective and will result in designs that consume less energy than they would under the 2025 California Energy Code; and

WHEREAS, the City has made a commitment to accelerate climate action implementation and has adopted the 2018 Climate Action Plan 2.0 with a bold goal to achieve carbon neutrality by 2045; and

WHEREAS, the proposed local amendments support the Climate Action Plan 2.0 goal by requiring that certain additions or alterations to existing single-family buildings include additional energy efficiency measures; and

WHEREAS, the proposed local amendments support the Climate Action Plan 2.0 goal by requiring that residential additions or alterations that include certain electrical work to make gas appliances ready for conversion to electric appliances to avoid the greenhouse gas emissions that come from natural gas-powered equipment; and

WHEREAS, the proposed local amendments are also necessary to address local climactic, geological and topographic conditions; and

WHEREAS, this ordinance is exempt from California Environmental Quality Act (CEQA) under §15061(b)(3) on the grounds that these standards are more stringent than the State energy standards, there are no reasonably foreseeable adverse impacts and there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, the proposed local amendments applicable to residential units in Parts 2, 2.5, 3, 4, 5, 6, 9, and 11 of the 2025 California Building Standards Code, are substantially equivalent to local amendments previously adopted and effective prior to Oct. 1, 2025 as part of the 2022 California Building Standards Code triennially code cycle because they are carried forward from a previously filed ordinance amending the 2022 edition of Title 24 and do not contain a material change in regulatory effect to the existing standards; and

WHEREAS, the proposed local amendments applicable to residential units in Parts 2, 2.5 and 7 of the 2025 California Building Standards Code relate to home hardening; and

WHEREAS, the proposed local amendments applicable to residential units in Parts 2.5, 3 and 6 of the 2025 California Building Standards Code, are necessary to align with the Piedmont General Plan adopted before June 10, 2025 on April 6, 2009, and that permit mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of the City's Climate Action Plan 2.0, adopted on March 19, 2018.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT:

SECTION 1: Findings and determinations. The City Council of the City of Piedmont hereby finds the following:

- A. Climactic, Topographical and Geologic Findings: Pursuant to Health and Safety Code §§17958.5, 17958.7 and 18941.5, the amendments, additions and deletions to the California Building Standards Code contained in this ordinance, including Parts 2, 2.5, 3, 4, 5, 6, 7, 9 and 11, including appendices adopted by this ordinance, of the 2025 California Building Standards Code are reasonably necessary for public health and safety. Over the next century, increasing levels of atmospheric greenhouse gas concentrates are expected to result in global temperature increases, and based on scientific literature and studies are likely to cause a variety of local changes, including extreme weather conditions, sea level rise, more frequent heat waves and extended

period of drought. Local geographic, topographic and climatic conditions are described below.

1. Climatic: The City is located in Climate Zone 3 as established in the 2025 California Energy Code. Climate Zone 3 incorporates mostly coastal communities from Marin County to southern Monterey County including San Francisco. The average annual precipitation rate in Piedmont is 23 inches per year. Ninety-seven percent of precipitation occurs in the months of October through April, creating a dry season of five months per year. Additionally, periodic drought conditions extend the dry season and exacerbate fire hazard. Average relative humidity ranges between 60% to 80% but can drop to 20%. Normal wind pattern originates from the marine area to the west producing light, westerly winds of 9 mph. Occasionally, reverse wind flows from the inland valleys produce higher than normal easterly winds and carry with them warm air mass which result in severe fire hazard conditions. Average high temperatures in the dry season range from 66 degrees F to 72 degrees F; however, seasonal spikes can push temperatures in the upper 90's degrees F. The confluence of low precipitation, high temperatures, low relative humidity and high winds can create conditions of high fire hazard. These local climatic conditions pose an increase hazard in acceleration, spread, magnitude and severity of potential fires in the City, and may cause a delayed response from emergency responders, allowing further growth of the fire. These climatic conditions along with the greenhouse gas emissions generated from structures in both the residential and non-residential sectors exceed the energy standards for building construction established in the 2025 California Buildings Standards Code. In 2018, the City Council adopted a Climate Action Plan 2.0 (CAP), and in 2023 the City Council updated the CAP setting goals to reduce GHG emissions 40% by 2030, and be on track to reduce emissions 80% by 2050. The CAP outlines strategies to achieve its GHG emissions reduction goals. To achieve and maintain the CAP emissions reduction goals, the City needs to adopt policies and regulations that reduce the use of fossil fuels, including natural gas consumed in buildings and used to generate electricity, that contribute to climate change. Burning natural gas releases greenhouse gases, which warms the planet and causes extreme weather patterns of severe droughts, increased rain events such as atmospheric rivers and increased wind events that can cause local flooding, landslides and fire danger. Increased heat as a result of climate change can have a local impact on the health, safety and welfare of the City's population, especially those without resources to purchase air conditioning, the elderly, disabled, or those with children.
2. Geologic: The City of Piedmont is subject to earthquake hazard caused by its proximity to two faults. The San Andreas Fault runs from Hollister, through the Santa Cruz Mountains – epicenter of the 1989 Loma Prieta earthquake – then up the San Francisco Peninsula, then offshore at Daly City near Mussel Rock – the approximate location of the epicenter of the 1906 San Francisco earthquake. The other fault is the Hayward Fault, which is within 2 km of Piedmont. This fault is about 74 miles long, situated mainly along the western base of the hills on the east side of San Francisco Bay. Both faults are considered major Northern California earthquake faults, which may experience rupture at any time. This potential for rupture of natural gas piping during a seismic event increases the risk of fire.

Geologic conditions including soil composition, bedrock location, drainage patterns effects landslide stability. Piedmont is a hillside community and most of the structures are single-family dwellings built before 1950 and on sloping terrain. Many homes have original foundations and need seismic retrofitting, foundation replacement and drainage improvements. In most areas of Piedmont, the dwelling units are located in close proximity to one another and in many cases are less than 8 feet apart. Fires can easily spread from house-to-house and are more readily spread upslope in the direction of prevailing winds. Extreme storms as a result of climate change increases the chance of rainfall-induced landslides; fire and drought may kill vegetation in the City's WUI zone increasing runoff and potential for landslides.

3. Topographic: Piedmont is a hillside community and most of the structures are single family dwellings built on sloping terrain. In most areas, the dwelling units are located in close proximity to one another and in many cases are less than 8 feet apart. Fires can easily spread from house to house and are more readily spread upslope in the direction of prevailing winds. All areas of Piedmont are designated as a Wildland-Urban Interface zone. Topographic changes and the winding roadways that are associated with hilly areas may constrain sight lines to signs, thus additional attention on their construction and location is warranted. Buildings in the City are constructed on steeply sloping terrain susceptible to landslides. Retaining walls constructed in the City are intended to stabilize the terrain and therefore need structural reinforcement at a lower height to prevent failure and earth movement during seismic events. Seismic activity may adversely affect signs elevated off the ground, thus additional attention on their construction is warranted. Retaining walls built on Piedmont's steep terrain require structural reinforcement at a lower height to prevent failure. Taller fencing, tool and storage sheds, playhouses and similar structures built on Piedmont's steep terrain create more fuel in the event of a wildfire, and are closer to the tree canopy and thereby act as part of a fuel ladder. These improvements should be kept to a minimum height that provides separation from the tree canopy. In addition, restricting the location of these structures and fuel load so that they are not located between the residence and street is necessary so that public safety access is not impeded during wildfire and other environmental hazard events.

B. General Findings:

1. The City finds that making amendments and additions to the 2025 California Building Standards Code, California Code of Regulations, Title 24, including Parts 2, 2.5, 3, 4, 5, 6, 7, 9 and 11, that make more restrictive provisions for fire and other types of safety is reasonably necessary based on climatic, topographical and geological conditions described in Findings 1.A; and those that make more restrictive provisions for the construction of signs, fences and retaining walls are reasonably necessary based on topographical and geological conditions described in Findings 1.A.
2. With regards to amendments to Part 2.5, exception 3 of CRC Section 325.1.1 and exceptions 1 and 2 of CRC Section 325.1.2 preclude the requirement in habitable rooms for natural light and natural ventilation respectively, which could result in construction of habitable rooms without any direct exterior means of escape or

- rescue. The local conditions outlined in Finding 1.A increase the potential severity of fire hazard. Without direct exterior means for emergency escape or rescue, building occupant safety would be diminished in a fire event.
3. To ensure public health and wellbeing in the City it is beneficial to adopt Appendix BG Sound Transmission of the 2025 California Residential Code, Part 2.5 of Title 24 of the California Code of Regulations and add Section BG105 – Mechanically Generated Noise Sources. Due to the hillside topography of Piedmont, the historical development pattern took the form of narrow, deep lots, as opposed to the typical suburban form of wide, shallow lots. As a result, most of the dwellings are in close physical proximity to one another with additional sound impacts due to the terrain. Limiting exterior sources of mechanically generated sound contributes to the health and overall wellbeing of the community.
 4. With regards to amendments to Parts 2 and 2.5, local conditions outlined in Finding 1.A increase the potential severity of fire hazards. When altering or repairing existing basements, improvements to occupant and fire fighter safety are warranted. Hence, requiring an emergency escape and rescue opening provides greater safety for both.
 5. With regards to amendments to Parts 2, 2.5 and 5, due to Piedmont's hillside topography and its underlying geology consisting of shallow sedimentary deposits and bedrock as noted in Finding 1.A, stricter control of drainage water is reasonable to maintain building foundation performance, minimize water intrusion into enclosed below grade spaces and prevent exacerbation of subsurface water related issues to neighboring properties.
 6. With regards to amendments to Parts 2 and 2.5, due to Piedmont's topography as outlined in Finding 1.A, structures constructed on sloping sites are common. Soil investigations contribute to proper foundation design and can minimize adverse effects to adjacent properties.
 7. With regards to amendments to Part 5, properly grounded electrical panels dissipate electrical surges safely and contribute to fire safety, an important consideration as outlined in Findings 1.A.
 8. With regards to Part 11, capturing more construction debris waste and encouraging the timely removal of such waste from the project site is an important factor in reducing potential fuel for a fire at a project site and is an important consideration as outlined in Findings 1.A.
 9. In regards to the Electrical Vehicle Charging Infrastructure provisions of Part 2.5, encouraging EV's to be charged and stored in garages helps to keep parked cars off narrow streets, allowing for better access for emergency vehicles, an important consideration as outlined in Finding 1.A.
 10. To ensure healthy and safe construction in the City it is beneficial to adopt Appendix **H** - Signs of the 2025 California Building Code, Part 2 of Title 24 of the California Code of Regulations, Volumes 1 and 2.
 11. To ensure healthy and safe construction in the City it is beneficial to adopt Appendices **D** - Fire Apparatus Access Roads, **E** – Hazard Categories, **I** - Fire Protection Systems – Noncompliant Conditions, **L** Requirements for Fire Fighter Air Replenishment Systems, and **N** Indoor Trade Shows and Exhibitions, of the 2025 California Fire Code, Part 9 of Title 24 of the California Code of Regulations.

12. With regards to altering, repairing or additions to existing buildings and due to local conditions outlined in Findings 1.A that increase the potential severity of fire hazards, it is important to harden the building regarding fire safety that is necessary to ensure public health and safety. Several triggers such as the amount of wall or building demolition requires additional compliance measures that would be applicable to new construction. Amendments to Parts 2, 2.5 and 7 include deck fire protection, overhang features, exterior wall assemblies and materials, roof materials, fire sprinkler requirements, smoke alarm wiring, Energy Storage (ESS) locations, openings for under-floor ventilation, and roof ventilation are added in order to comply with fire safety requirements and portions of the 2025 California Wildland-Urban Interface Code (Title 24 Part 7).
 13. With regards to the fire hazards as outlined in Findings 1.A, and to comply with the designation of the City of Piedmont as a Wildland-Urban Interface Zone, the City adopts the 2025 California Wildland-Urban Interface Code, Part 7 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices F, and G to ensure public health and safety.
- C. Cost Effectiveness Findings related to local amendments to the 2025 California Energy Code (Title 24 Part 6): The City Council hereby also makes the additional following findings with respect to cost effectiveness for each of the local amendments of Part 6, to the extent findings are required:
1. A May 25, 2024 study prepared by Frontier Energy, Inc. and Misti Bruceri & Associates, LLC, funded by California utility ratepayers, and submitted to the California Energy Commission, entitled “2022 Cost-Effectiveness Study: Existing Single Family Residential Building Upgrades” and an August 18, 2025 memo entitled “Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades” found that the proposed menu items related to new ducts, duct sealing, replacing a natural gas water heat with a heat pump water heater, wall insulation, and raised floor insulation are cost effective using the Long-term Systemwide Cost (LSC) methodology .
 2. Based on the foregoing studies, memos, staff reports, and testimony of staff, this Ordinance energy efficiency amendments are cost-effective; and
 3. The Department of Energy sets the minimum efficiency standards for equipment and appliances; none of the provisions in this Ordinance change minimum efficiency standards or regulations for covered products under the Energy Policy and Conservation Act, and therefore this Ordinance is consistent with federal law; and
 4. This Ordinance’s amendments to the Building Energy Efficiency standards will require buildings to achieve increased energy reductions by providing applicants with mixed fuel choices.
- D. Substantial Equivalence Findings: It is determined that the re-enactment of the proposed local residential amendments to Parts 2, 2.5, 3, 4, 5, 6, 9 and 11 of the 2025 California Building Standards Code [Parts 2, 2.5, 3, 4, 5, 6, 9 and 11] of Title 24 are substantially equivalent to amendments previously adopted and filed with the California Building Standards Commission as part of the 2022 California Building

Standards Code cycle. The re-enactment of these provisions has no material change in regulatory effect, and the continued adoption is necessary to maintain consistency with existing local standards that protect the public health, safety, and welfare.

- E. Home Hardening Findings: Due to climactic, topographical and geologic conditions outlined in Section 1.A and due to the precedent of urban wildfires in the East Bay Hills, the City of Piedmont finds that the adoption of and local amendments to Parts 2, 2.5 and 7 of the 2025 California Building Standards Code, specifically PCC Sections 8.02.020 K, P, V, AA and Section 8.02.030 F and Section 8.02.100 A, including the adoption of the California Wildland-Urban Interface Code (Part 7 of Title 24) and its provisions for home hardening, are necessary to protect the health and safety of the City's residents and workers.
- F. Consistency with General Plan Findings: The local amendments applicable to residential units in Parts 2.5, 3 and 6 of the 2025 California Building Standards Code, are in alignment with the Piedmont General Plan adopted on April 6, 2009. In the General Plan, the Natural Resources and Sustainability Element states that "sustainability is one of the overarching goals of this General Plan" and that the reduction of GHG emissions is a key component of ensuring a sustainable future for Piedmont. These local amendments permit mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction by providing a menu of energy efficiency and electrification options as well as electric ready requirements, and as part of a greenhouse gas emissions reduction strategy: Piedmont's Climate Action Plan 2.0, adopted on March 19, 2018.
- G. CEQA Findings: This ordinance is exempt from California Environmental Quality Act (CEQA) under §15061(b)(3) on the grounds that these standards are more stringent than the State energy standards, there are no reasonably foreseeable adverse impacts and there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 2. ADOPTION OF AND AMENDMENTS TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE

Division 8.02 of Chapter 8 of the City Code is hereby repealed and replaced in its entirety, to read as set forth in the attached Exhibit A. Section 8.02.010 lists the Parts of the California Standards Code adopted as follows:

- A. 2025 California Residential Code, Part 2.5 of Title 24 of the California Code of Regulations, including Appendices BB, BF, BG, BJ, BK, BL, BO, CI, and CJ.
- B. 2025 California Building Code, Part 2 of Title 24 of the California Code of Regulations, Volumes 1 and 2 and Appendices H, I, J, P and Q.
- C. 2025 California Mechanical Code, Part 4 of Title 24 of the California Code of Regulations, including its appendices.

- D. 2025 California Plumbing Code, Part 5 of Title 24 of the California Code of Regulations, and its appendices.
- E. 2025 California Electrical Code, Part 3 of Title 24 of the California Code of Regulations, and its annexes.
- F. 2025 California Energy Code, Part 6 of Title 24 of the California Code of Regulations including all of its appendices.
- G. 2025 California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, including all of its appendices.
- H. 2025 California Referenced Standards Code, Part 12 of Title 24 of the California Code of Regulations, including all of its appendices.
- I. 2025 California Administrative Code, Part 1 of Title 24 of the California Code of Regulations, and its appendices.
- J. 2025 California Historical Building Code, Part 8 of Title 24 of the California Code of Regulations, including all of its appendices.
- K. 2025 California Existing Building Code, Part 10 of Title 24 of the California Code of Regulations, including all of its appendices.
- L. 2025 California Fire Code, Part 9 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices B, C, D, E, H, I, L, and N.
- M. 2025 California Wildland-Urban Interface Code, Part 7 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices F, and G.

The City Clerk is directed to codify this section reflecting the legislative intent of the City Council.

SECTION 3: LOCAL AMENDMENTS TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE

The following sections of Division 8.02 of the Piedmont City Code are repealed and replaced as set forth in Exhibit A:

- 8.02.020, which amends California Residential Code (Title 24, California Code of Regulations Part 2.5)
- 8.02.030, which amends California Building Code (Title 24, California Code of Regulations Part 2)
- 8.02.040, which amends California Mechanical Code (Title 24, California Code of Regulations Part 4)

- 8.02.050, which amends California Plumbing Code (Title 24, California Code of Regulations Part 5)
- 8.02.060, which amends California Electrical Code (Title 24, California Code of Regulations Part 3)
- 8.02.070, which amends California Energy Code (Title 24, California Code of Regulations Part 6)
- 8.02.080, which amends California Green Building Standards Code (Title 24, California Code of Regulations Part 11)
- 8.02.090, which amends California Fire Code (Title 24, California Code of Regulations Part 9)
- 8.02.100, which amends California Wildland-Urban Interface Code (Title 24, California Code of Regulations Part 7)

Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

SECTION 4. SEVERABILITY

The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part of it is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, the illegality, invalidity, unconstitutionality, or inapplicability will not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts of the Ordinance or their applicability to other persons or circumstances.

SECTION 5. POSTING, FILING, AND EFFECTIVE DATE

This Ordinance shall be posted at City Hall after its second reading by the City Council for at least 30 days and shall become effective on January 1, 2026. The City Clerk shall cause a copy of this Ordinance to be filed with the California Building Standards Commission in the manner required by law.

[END OF ORDINANCE]

**DIVISION 8.02 ADOPTION OF CALIFORNIA BUILDING STANDARDS
CODE AND LOCAL AMENDMENTS**

Sections:

8.02.010	California Building Standards Code – Adopted
8.02.020	2025 California Residential Code (Part 2.5) – Amendments
8.02.030	2025 California Building Code (Part 2) - Amendments
8.02.040	2025 California Mechanical Code (Part 4) – Amendments
8.02.050	2025 California Plumbing Code (Part 5) – Amendments
8.02.060	2025 California Electrical Code (Part 3) – Amendments
8.02.070	2025 California Energy Code (Part 6) – Amendments
8.02.080	2025 California Green Building Standards Code (Part 11) - Amendments
8.02.090	2025 California Fire Code (Part 9) – Amendments
8.02.100	2025 California Wildland-Urban Interface Code (Part 7) - Amendments
8.02.110	Penalties Adopted

8.02.010 California Building Standards Code - Adopted

The following 2025 California Building Standards Code, California Code of Regulations, Title 24, is hereby adopted by reference, as more specifically identified below. A copy of these codes will be kept on file at the Planning & Building Department.

- A. 2025 California Residential Code, Part 2.5 of Title 24 of the California Code of Regulations, including Appendices BB, BF, BG, BJ, BK, BL, BO, CI, and CJ.
- B. 2025 California Building Code, Part 2 of Title 24 of the California Code of Regulations, Volumes 1 and 2 and Appendices H, I, J, P and Q.
- C. 2025 California Mechanical Code, Part 4 of Title 24 of the California Code of Regulations, including its appendices.
- D. 2025 California Plumbing Code, Part 5 of Title 24 of the California Code of Regulations, and its appendices.
- E. 2025 California Electrical Code, Part 3 of Title 24 of the California Code of Regulations, and its annexes.
- F. 2025 California Energy Code, Part 6 of Title 24 of the California Code of Regulations including all of its appendices.
- G. 2025 California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, including all of its appendices.
- H. 2025 California Referenced Standards Code, Part 12 of Title 24 of the California Code of Regulations, including all of its appendices.

I. 2025 California Administrative Code, Part 1 of Title 24 of the California Code of Regulations, and its appendices.

J. 2025 California Historical Building Code, Part 8 of Title 24 of the California Code of Regulations, including all of its appendices.

K. 2025 California Existing Building Code, Part 10 of Title 24 of the California Code of Regulations, including all of its appendices.

L. 2025 California Fire Code, Part 9 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices B, C, D, E, H, I, L, and N.

M. 2025 California Wildland-Urban Interface Code, Part 7 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices F, and G.

8.02.020 2025 California Residential Code (Part 2.5) – Amendments

This section amends the 2025 California Residential Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section R105.1 – Permits Required. Section R105.1 is amended to add the following provisions: “A building permit is also required for the following:

1. an on-grade improvement capable of use for parking vehicles and located in the street yard setback.
2. on-grade stairs with four or more risers that are part of the primary entrance/exit to and from the structure.
3. construction, repair or replacement of a public sidewalk, curb or gutter.
4. alterations and property improvements which have received or require design review approval from the City of Piedmont.”

B. Section R105.2 – Work Exempt from Permit. The text of Section R105.2 is deleted and replaced in its entirety with the following:

“R105.2 Work Exempt from Permit. A permit is not required for the following. An exemption from the permit requirements does not authorize any work in violation of this code or any other city laws.

Also, unless otherwise exempted, if separate plumbing, electrical and mechanical construction is required as part of the construction of the exempted items, a separate building permit for the plumbing, electrical and mechanical construction is required for the following exempted items.

1. Building

- a. One-story detached accessory structures used as a tool or storage shed, playhouse or similar use, provided the floor area does not exceed 120 square feet, except as regulated by the California Wildland Urban-Interface Code, Part 7.
- b. A fence 6 feet high or less.
- c. A retaining wall which is not over 30 inches in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge.
- d. A movable case, counter or partition not over 5 feet 9 inches high.
- e. A platform, walk or driveway not more than 12 inches above grade and not over a basement or story below.
- f. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- g. Swings and other playground equipment.
- h. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.

2. Electrical

- a. Listed cord-and-plug connected temporary decorative lighting.
- b. Reinstallation of attachment plug receptacles but not the outlets for them.
- c. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
- d. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

- e. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles

3. Gas

- a. Portable heating, cooking or clothes drying appliances.
- b. Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
- c. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

4. Mechanical

- a. Portable heating appliances.
- b. Portable ventilation appliances.
- c. Portable cooling units.
- d. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
- e. Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
- f. Portable evaporative coolers.
- g. Self-contained refrigeration system containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.
- h. Portable-fuel-cell appliance that are not connected to a fixed piping system and are not interconnected to a power grid.

5. Plumbing

- a. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

- b. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of toilets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.”

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C. Section R109.1 – Types of Inspections. Section R109.1 is amended to add a new paragraph to the end of Section R109.1 to read as follows: “The Building Official may require a survey of the lot to verify that the structure is located in accordance with the approved plans. In the case of a new residence or a detached structure, the Building Official will require a survey by a licensed land surveyor before approving the foundation. The foundation survey must include the related setbacks, the elevation of the existing grades, and the elevations of the foundation. At the completion of the framing and roof sheathing, the survey must include the elevations of all floors and the maximum roof height, to verify that the structure is built according to the approved drawings.”

D. Section R112.1 – General. Section R112.1 – General is replaced in its entirety to read as follows:

“R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there is a board of appeals. In accordance with the Health and Safety Code sections 17920.5 and 17920.6, the board of appeals shall be the City of Piedmont Planning Commission. The board will adopt rules of procedure for conducting its business, and will render decisions and findings in writing to the appellant with a duplicate copy to the building official.”

E. Section R202 – Definitions. Section R202 – Definitions is amended to replace the definition of crawlspace with the following, and add the following definition of Crawl Space and Home Energy Score:

“CRAWL SPACE. An underfloor space with a maximum height of 5 feet that is not a basement.

HOME ENERGY SCORE. Home Energy Score means the score provided by a Home Energy Score Certified Assessor following an assessment of a property, using the Home Energy Score Scoring Methodology developed by the U.S. Department of Energy.”

F. Section R302.16 – Deck Fire Protection. Section R302.16 is added to the 2025 California Residential Code to read in its entirety:

“R302.16 Deck Fire Protection. Except for a deck that is more than 10 feet from a structure regulated by this code, the exposed underside of a deck must be protected by the installation of materials approved for one-hour fire-resistant construction on the horizontal exterior underside.

Exceptions:

1. Where the deck is less than one foot above grade.
2. Where the underdeck area is equipped with an automatic fire suppression system which complies with Section R309.
3. Where exterior walls enclose the underside of the deck completely to grade.
4. A balcony or deck which is constructed as follows:
Horizontal framing members are of size 4 inches x 8 inches (nominal) and larger
Posts are of size 6 inches x 6 inches (nominal) and larger
Decking: Conforming to requirements in Section 709A, Decking
5. A deck constructed over permanent noncombustible material which extends at least 3 feet beyond the edge of the deck and prevents the growth of plant material.

The alteration or repair of an existing deck or balcony must meet the above requirements, except that if the number of linear feet of horizontal framing members to be repaired and replaced is less than 25% of the total linear feet of all framing members, materials like those used on the original construction may be used."

G. Section R302.17 –Fire Protection for Overhanging Features. Section R302.17 is added to the California Residential Code to read in its entirety:

"R302.17 Fire Protection for Overhanging Features. Bay windows, cantilever projections, and over overhanging features of structures that are 12 inches to 15 feet above grade shall conform to the requirements of Section CWUIC 504.7.1, Underside of projections."

H. Section R308.1 –Address Identification. The first sentence of Section R308.1 is amended to read as follows: "Address identification. Buildings and accessory dwelling units must be provided with approved address identification."

I. Section R309.1 – Townhouse Automatic Sprinkler Systems. Section R309.1 is amended to add the following to the listed exception: "However, if at any time a building is destroyed to the extent that more than 50% of the physical building requires reconstruction, an automatic fire sprinkler system shall be required. The amount of physical building destruction shall be determined by the Building Official."

J. Section R309.2 – One- and Two-Family Dwellings Automatic Sprinkler Systems. Section R309.2 is amended to add the following to the end of exception 1: "However, if at any time a building is destroyed to the extent of more than 50% of the physical

building requires reconstruction, an automatic fire sprinkler system shall be required. The amount of physical building destruction is determined by the Building Official.”

K. Section R310.6 Power source. Section R310.6 is amended to replace Exception 5 to read as follows:

“5. Smoke alarms are permitted to be solely battery operated when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure unless it is a full house re-wire as determined by the building official.”

L. Section R317.6 – Electric vehicle (EV) charging systems. Section R317.6 is amended to read as follows: “Newly constructed one- and two-family dwellings, town-houses and one- and two-family dwellings with an existing or proposed garage for which a building permit application has been submitted with a project value of \$50,000 or greater and that includes an electric service panel upgrade shall comply with EV infrastructure requirements in accordance with the California Green Building Standards Code, Chapter 4, Division 4.1.”

M. Section R319.7 – Alterations or Repairs of Existing Basements. Section R319.7 is amended to read as follows:

“R319.7 Alterations or Repairs of Existing Basements. An emergency escape and rescue opening in accordance with Section R319.1 is required where existing basements undergo alterations or repairs to create a habitable space.

Exception: An operable window complying with Section R319.7.1 shall be acceptable as an emergency escape and rescue opening.”

N. Section R325.1.1 – Natural Light. Section R325.1.2 is amended to delete exception 3, which allows artificial light in lieu of natural light.

O. Section R325.1.2 Natural Ventilation. Section R325.1.2 is amended to delete exceptions 1 and 2, which allow mechanical ventilation in lieu of natural ventilation.

P. Section R330.4 Locations. Section R330.4 ESS installation location #3 is to be amended to read as follows:

“3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from the property line, and any opening into the dwelling, basement or crawlspace including doors, windows and vents, except where smaller separation distances are permitted by the UL 9540 listing, manufacturer’s installation instructions, and as determined by the building official.”

Additionally, section R330.4 is amended to add the following after the last sentence:

“If the ESS is not installed at the main electric panel disconnect, a disconnecting means for the ESS shall be installed near and in line of site of the main electric panel, on the exterior of the building. The disconnect shall be readily accessible and a permanent red label affixed to indicate the ESS disconnect.”

Q. Section R401.3 – Drainage: Section R401.3 is amended to append the following to the end of the section: "Provisions shall be made for the control and drainage of surface and subsurface water around buildings. Whenever plans for an improvement to real property indicate the possibility of change in either surface or subsurface drainage, or both, the applicant shall submit a plan for drainage control which is in compliance with the current version of the C.3 Stormwater Program as adopted by the Alameda county and provides for no increase or other adverse change in drainage on an adjacent property. Methods determined by the Building Official to be reasonable and appropriate under the circumstances and in compliance with the C.3 Stormwater Program guidelines may be approved. The Building Official will require plans by a registered civil engineer, if necessary, based on the characteristics of the site."

R. Section R401.4.3 – Foundation and Soils Investigations – Where Required. Section R401.4.3 is added to the 2025 California Residential Code to read in its entirety:

“R401.4.3 Foundation and Soils Investigations – Where Required. A geotechnical evaluation shall be required:

1. "For any building on a site having a slope of 20% or greater, a soils report must be prepared by a geotechnical engineer licensed by the State of California.
2. At discretion of the Building Official based on the characteristics of the site and the nature of the construction proposed.”

S. Section R403.1.6 - Foundation Anchorage. Section R403.1.6 is amended to delete the last two sentences in the third paragraph and add the following sentence in its place: “All anchor bolts, seismic ties, and other mechanical or structural connectors to be embedded in new concrete must be installed and in place at the time of the foundation form inspection.”

T. Section R404.1.1 – Design Required. Section 404.1.1 is amended to read in entirety as follows:

“R404.1.1 Design Required. Concrete or masonry foundation walls must be designed in accordance with accepted engineering practice if either of the following conditions exists:

1. The wall is subject to hydrostatic pressure from groundwater.
2. The wall is supporting more than 30 inches of unbalanced backfill that does not have permanent lateral support at the top or bottom.”

U. Section R405.1 - Concrete or Masonry Foundations. Section R405.1 is amended to read in entirety as follows:

“R405.1 Concrete or Masonry Foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on not less than of 2 inches of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

Exception: A drainage system is not required where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the United Soil Classification System, Group I soils, as detailed in Table R401.4.1(2).”

V. Section R408.2 – Openings for under-floor ventilation. Section R408.2 is amended to replace the first sentence as follows: “Ventilation openings through foundation or exterior walls surrounding the under-floor space shall be provided in accordance with this section and shall comply with section 504.10 of the California Wildland-Urban Interface Code.”

W. Section R507.2 - Materials. Section R507.2 is amended to replace the first sentence as follows: “Materials used for the construction of decks shall comply with this section and Section R302.16.”

X. Section R703.6 - Wood Shakes and Shingles. Section R703.6 is amended to add the following at the end of the first paragraph of R703.6:

“1. If more than 50% of the wall area of a given face of the building is replaced, all the shingles and shakes on that face shall meet the requirements of Section 504.5.2 Exterior Walls of the California Wildland-Urban Interface Code.

2. Exterior wall finishes of existing structures where less than 50% of the wall area is being replaced or openings are infilled, but not additions to existing structures, may be replaced to match the existing wall finish. If wood shakes or shingles are installed they shall meet the requirements of Section 504.5.2 Exterior Walls of the California Wildland-Urban Interface Code.

3. Framing to receive wood siding or wood shingles and shakes siding must be covered with tight-fitting minimum 1/2" wood underlayment or 1/2" exterior grade gypsum sheathing."

Y. Section R905.7 – Wood Shingles. Section R905.7 is amended to read in entirety as follows:

"R905.7 Wood Shingles. The installation of wood shingles is prohibited.

Exception: The installation of wood shingles shall be permitted if necessary for repair or replacement of existing wood shingles on existing dwellings and accessory structures on or eligible for inclusion on the National Register of Historic Places."

Z. Section R905.8 – Wood Shakes. Section R905.8 is amended to read as follows:

"R905.8 Wood Shakes. The installation of wood shakes is prohibited.

Exception: The installation of wood shakes shall be permitted if necessary for repair or replacement of existing wood shakes on existing dwellings and accessory structures on or eligible for inclusion on the National Register of Historic Places."

AA. Section R908.1 General. Section R908.1 is amended to replace the first sentence as follows:

"Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of this chapter and section 507 of the 2025 California Wildland-Urban Interface Code. Roof ventilation is required to meet Section R806 and vents shall comply with section 504.10 of the 2025 California Wildland-Urban Interface Code."

BB. Section R1003.9.2 – Spark Arresters. Section R1003.9.2 is amended to add the following after the first sentence: "This is required when a building permit is issued for an improvement of a value in excess of \$1,000.00. The spark arrester must be installed before scheduling of a final inspection."

CC. Appendix BG. Section BG105 – Mechanically Generated Noise Sources is added to Appendix BG to read as follows:

"Section BG 105 Mechanically Generated Noise Sources. Machines and other devices located on the exterior of structures which generate sounds perceptible outside the perimeters of the lot on which they are located must be installed with sound transmission control measures to adequately minimize or eliminate the transmission of the sound to a level not to exceed 50 decibels, A-weighted, at the nearest property line to the source. This section is directed to and includes, but is not limited to, pool and spa filter systems, air conditioning units, heat pumps, generators, and exterior mounted blowers for exhaust systems. A sound calculation based on the current version of the

ANSI/AHRI Standard 275 is required for all proposed equipment. If equipment sound data is not available or a preliminary sound calculation is not feasible, alternate compliance verification may be required such as a report from an acoustic professional that demonstrates compliance as determined by the Building Official.”

8.02.030 2025 California Building Code (Part 2) – Amendments

The following provisions amend the listed sections of the 2025 California Building Code as adopted in Section 8.02.010. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 105.1 – Permits Required. Section 105.1 is amended to add the following provisions at the end of the section: “A building permit is also required for the following:

1. An on-grade improvement capable of use for parking a vehicle and located in the street yard setback.
2. On-grade stairs with four or more risers that are part of the primary entrance/exit to and from the structure.
3. Construction, repair or replacement of a public sidewalk, curb or gutter.
4. Alterations and property improvements which have received or require design review approval from the City of Piedmont.”

B. Section 105.2 – Work Exempt from Permits. Section 105.2 is amended as to modify the exceptions in the Building section to read as follows:

“Building:

1. One-story detached accessory structures used as a tool or storage shed, playhouse or similar use, provided the floor area does not exceed 120 square feet. except as regulated by the California Wildland Urban-Interface Code, Part 7.
2. A fence 6 feet high or less.
3. Oil derricks.
4. Retaining walls which are not over 30 inches in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. A platform, walk or driveway not more than 12 inches above grade and not over any basement or story below and not part of an accessible route.

6. Painting, papering, interior floor covering and similar finish work.
7. Temporary motion picture, television and theater stage set or scenery.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one- and two-family dwellings.
10. Widow awnings in Group R-3 and U occupancies, supported by an exterior wall and that do not project more than 54 inches from the exterior wall and do not require additional support.
11. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.”

C. Section 110.1 – Inspections, General: Section 110.1 is amended to add a new paragraph at the end of Section 110.1 to read as follows: "The Building Official may require a survey of the lot to verify that the structure is located in accordance with the approved plans. In the case of a new residence or a detached structure, the Building Official will require a survey by a licensed land surveyor before approving the foundation inspection. The foundation survey must include the related setbacks, the elevation of the existing grades, and the elevations of the foundation. At the completion of the framing and roof sheathing, the survey must include the elevations of all floors and the maximum roof height, to verify that the structure is built according to the approved drawings.”

D. Section 711.4– Protection of Underside of Floors. Section 711.4 is added to the 2022 California Building Code to read in its entirety as follows:

“711.4 Protection of Underside of Floors. The exposed underside of a floor for habitable space, uninhabitable space which supports or is attached to habitable space, or a deck which is located less than 10 feet from a structure regulated by this code, must be protected by the installation of materials approved for one-hour fire-resistant construction on the horizontal exterior side. Gypsum sheathing may be covered by combustible finish materials.

Exceptions:

1. Where exterior walls enclose the under floor area completely to grade.

2. Where the underfloor area is equipped with an automatic fire suppression system which conforms with the California Fire Code, as amended under division 8.02 of the Piedmont City Code.
3. A balcony or deck which is less than one foot above grade.
4. A balcony or deck which is constructed meeting the following requirements:
 - Horizontal framing members are of size 4 inches x 8 inches (nominal) and larger;
 - Posts are of size 6 inches x 6 inches (nominal) and larger; and
 - Decking conforming to requirements in Section 709A Decking
5. A deck constructed over permanent noncombustible paving that prevents the growth of plant material and which extends at least 3 feet beyond the edge of the deck.

The alteration or repair of an existing deck or balcony must meet the above requirements, except that if the number of linear feet of horizontal framing members to be repaired and replaced is less than 25% of the total linear feet of all framing members, materials like those used on the original construction may be used."

E. Section 903.2 – Automatic Sprinkler Systems Where required. Section 903.2 is amended to append the following to the section after the first sentence: "Any previously non-conforming structure is reconstructed after more than 50% of the physical building is demolished or destroyed shall be constructed with an automatic sprinkler system as described in Sections 903.2.1 through 903.2.21. The amount of physical building destruction or demolition is determined by the Building Official."

F. Section 1202.4.1 – Ventilation openings. Section 1202.4.1 is amended to replace the first sentence as follows: "Ventilation openings through foundation or exterior walls surrounding the under-floor space shall be provided in accordance with this section and shall comply with section 504.10 of the California Wildland-Urban Interface Code."

G. Section 1405.2 – Wood Shingle Siding and Other Wood Siding. Section 1405.2 is added to the 2025 California Building Code to read as follows:

"Section 1405.2 Wood Shingle Siding and Other Wood Siding. Exterior wall coverings constructed of wood shingle siding and other wood siding must comply with the following limitations:

1. The wood shingle siding and other wood siding must conform to the requirements of Section 504.5 of the California Wildland-Urban Interface Code.

2. Exterior wall finishes of existing structures where less than 50% of the wall area is being replaced or openings are infilled, but not additions to existing structures, may be replaced to match the existing wall finish. If wood shakes or shingles are installed they must meet the requirements of Section 504.5.2 Exterior Walls of the California Wildland-Urban Interface Code..

3. Framing to receive wood shingle siding or other wood siding must be covered with tight-fitting minimum 1/2" wood underlayment or 1/2" exterior grade gypsum sheathing."

H. Section 1507.8 Wood Shingles. Section 1507.8 is amended to read in its entirety as follows:

"1507.8 Wood shingles. The installation of wood shingles is prohibited.

Exception: The installation of wood shingles shall be permitted if necessary for repair or replacement of existing wood shingles on existing dwellings and accessory structures on or eligible for inclusion on the National Register of Historic Places."

I. Section 1507.9 – Wood Shakes. Section 1507.9 is amended to read in its entirety as follows:

"1507.9 Wood Shakes. The installation of wood shakes is prohibited.

Exception: The installation of wood shakes shall be permitted if necessary for repair or replacement of existing wood shakes on existing dwellings and accessory structures on or eligible for inclusion on the National Register of Historic Places."

J. Section 1512.1 – General. Section 1512.1 is amended to replace the first sentence in its entirety as follows:

"Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of this chapter and section 507 of the 2025 California Wildland-Urban Interface Code. Roof ventilation is required to meet Section 1202 and vents shall comply with section 504.10 of the 2025 California Wildland-Urban Interface Code."

K. Section 1803.2 – Investigations Required. Section 1803.2 is amended to add the following after the first sentence: "A geotechnical investigation is required:

1. For a building on a site having a slope of 20% or greater, or
2. At discretion of the Building Official based on the characteristics of the site and the nature of the construction proposed."

L. Section 1805.4.3 – Drainage Discharge. Section 1805.4.3 is amended to read in its entirety as follows:

“1805.4.3 Drainage Discharge. Provisions shall be made for the control and drainage of surface and subsurface water around buildings. Whenever plans for an improvement to real property indicate the possibility of change in either surface or subsurface drainage, or both, the applicant shall submit a plan for drainage control which is in compliance with the current version of the C.3 Stormwater Program as adopted by the Alameda County and provides for no increase or other adverse change in drainage on an adjacent property. Methods determined by the Building Official to be reasonable and appropriate under the circumstances and in compliance with the C.3 Stormwater Program guidelines may be approved. The Building Official will require plans by a registered civil engineer, if necessary, based on the characteristics of the site.”

M. Section 1807.2 – Retaining Walls. Section 1807.2 is amended to add the following sentence to the end of the first paragraph: “A retaining wall, any portion of which exceeds 30 inches in height measured from the top of the footing to the top of the retaining wall, must be designed by a registered civil or structural engineer or architect.”

N. Section 2113.9.2 – Spark Arrestors. Section 2113.9.2 is amended to add the following after the first sentence: “A spark arrester is required when a building permit is issued for an improvement. The spark arrester must be installed or in good working order before the scheduling of the final inspection.”

O. Section 2308.7.1 – Foundation Plates or Sills. Section 2308.7.1 is amended to add the following sentence at the end of the paragraph: “All anchor bolts, seismic ties, and any other mechanical or structural connectors to be embedded in new concrete must be installed and be in place at the time of the foundation form inspection.”

P. Section 2803 – Mechanically Generated Noise Sources. Section 2803 is added to the 2025 California Building Code to read as follows:

“Section 2803 Mechanically Generated Noise Sources. Machines and other devices located on the exterior of structures which generate sounds perceptible outside the perimeters of the lot on which the machine or other device is located must be installed with such sound transmission control measures to adequately minimize or eliminate the transmission of the sound to a level not to exceed 50 decibels, A-weighted, beyond property perimeters. This section is directed to and includes, but is not limited to, pool and spa filter systems, air conditioning units, generators, and exterior mounted blowers for exhaust systems.” (Ord. 767 N.S., 01/2023)

8.02.040 2025 California Mechanical Code (Part 4) - Amendments

This section amends the 2025 California Mechanical Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or

subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

- A. Section 104.3.2 – Plan Review Fees. Section 104.3.2 is amended to delete the fourth paragraph in its entirety and to replace the third paragraph with the following: “The plan review fees specified in this subsection are included in the permit fees specified in section 104.5.”
- B. Section 104.5 – Permit Fees. Section 104.5 is amended to replace “in the fee schedule, Table 104.5” in the first section with the following: “by the Fee Schedule set by City Council resolution” and the following sentence to the end of the paragraph: “The determination of value or valuation under this Code is made by the Building Official, and the value to be used in computing the mechanical permit and mechanical plan review fees is the total value of all construction for which the permit is issued.”
- C. Section 105.2.6 Reinspections. Section 105.2.6 is amended to delete the fourth paragraph.
- D. Section 107.1 General. Section 107.1 is amended append the following: “In accordance with the Health and Safety Code sections 17920.5 and 17920.6, the Board of Appeals shall be the City of Piedmont Planning Commission.”

8.02.050 2025 California Plumbing Code (Part 5) - Amendments

This section amends the 2025 California Plumbing Code as adopted in Section 8.01.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

- A. Section 104.3.2 – Plan Review Fees. Section 104.3.2 is amended to delete the fourth paragraph in its entirety and to replace the third paragraph to read: “The plan review fees specified in this subsection are included in the permit fees specified in Section 104.5.”
- B. Section 104.5 – Fees. Section 104.5 is amended to replace “in the fee schedule, Table 104.5” in the first section with the following: “by the Fee Schedule set by City Council resolution” and the following sentence to the end of the paragraph: “The determination of value or valuation under this Code shall be made by the Building Official, and the value to be used in computing the plumbing permit and the plumbing plan review fees are the total value of construction work for which the permit is issued.”

C. Section 107.1 – General. Section 107.1 is amended append the following: “In accordance with the Health and Safety Code sections 17920.5 and 17920.6, the Board of Appeals shall be the City of Piedmont Planning Commission.”

D. Section 601.9 – Ground Driven Electrode Required. Section 601.9 is added to the 2022 California Plumbing Code to read as follows:

“601.9 Ground Driven Electrode Required. When new water service piping is installed, and a ground driven electrode is nonexistent, one must be driven and the proper electrical connections made as described in the current electrical code.”

E. Section 1101.2 – Where Required. Section 1101.2 is amended to read in its entirety as follows: “Roofs, paved areas, yards, courts, courtyards, vent shafts, light wells, or similar areas having rain water must be drained into a separate storm sewer system or to some other place of disposal satisfactory to the Authority Having Jurisdiction.”

F. Section 1101.6.1 – Discharge. Section 1101.6.1 is amended to read in its entirety as follows:

“1101.6.1 Discharge. Provisions shall be made for the control and drainage of surface and subsurface water around buildings. Whenever plans for an improvement to real property indicate the possibility of change in either surface or subsurface drainage, or both, the applicant shall submit a plan for drainage control which is in compliance with the current version of the C.3 Stormwater Program as adopted by the Alameda County and provides for no increase or other adverse change in drainage on an adjacent property. Methods determined by the Building Official to be reasonable and appropriate under the circumstances and in compliance with the C.3 Stormwater Program guidelines may be approved. The Building Official will require plans by a registered civil engineer, if necessary, based on the characteristics of the site.”

G. Section 1101.6.3 — Splash Blocks. Section 1101.6.3 is deleted.

H. Section 1101.6.5 — Open Area. Section 1101.6.5 is deleted.

I. Section 1501.3 – Permit. Section 1501.3 is amended to delete the listed exception.

J. Section 1503.1.1 – Clothes Washer System. Section 1503.1.1 is amended to revise the first paragraph to read: “A clothes washer system must comply with the following:” (Ord. 767 N.S., 01/2023)

8.02.060 2025 California Electrical Code (Part 3) - Amendments

This section amends the 2025 California Electrical Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 89.108.4.2 – Fees. Section 89.108.4.2 is amended to add the following new paragraph: “A fee for each electrical permit must be paid to the city in accordance with the Fee Schedule set by City Council resolution. The determination of value or valuation under any of this code shall be made by the Building Official. The value used in computing the electrical permit and electrical plan review fee is the total value of all construction work for which the permit is issued.”

B. Subsection 210.52(F) Laundry Areas. Section 210.52(F) is replaced in its entirety as follows:

“(F) Laundry Areas. In dwelling units, at least one receptacle outlet shall be installed in areas designated for the installation of laundry equipment. In addition, at least one 120/240v, 30 ampere circuit shall be installed within 6 feet of appliance location in accordance with Section 210.50(C).

***Exception No. 1:** A receptacle for laundry equipment shall not be required in a dwelling unit of a multifamily building where laundry facilities are provided on the premises for use by all building occupants.*

***Exception No. 2:** A receptacle for laundry equipment shall not be required in other than one-family dwellings where laundry facilities are not to be installed or permitted.”*

C. Section 210.52 Dwelling Unit Receptacle Outlets. Section 210.52 is amended to add the following subsections:

“(J) Kitchen Cooking Appliances. At least one 240v 50 ampere circuit shall be installed within 6 ft. of the appliance location, in accordance with Section 210.50(C).

K) Application of Requirements. The application of the requirements of Sections 210.52(F) and (J) shall extend to any addition or modifications to circuits in a laundry area, within six (6) feet of an existing or proposed kitchen range or oven, as applicable, or where more than 50% of the 120/240 volt wiring in a dwelling unit is replaced.”

D. Section 220.83 Existing Dwelling Unit. Section 220.83 is replaced in its entirety as follows:

“220.83 Existing Dwelling Unit. This section shall be permitted to be used to determine if the existing service or feeder is of sufficient capacity to serve additional loads. Where the dwelling unit is served by a 120/240-volt or 208Y/120-volt, 3-wire service, calculate the total load in accordance with Section 220.83(B).

(A) Where Additional Air Conditioning Equipment or Electric Space-Heating Equipment Is Not to Be Installed. *This section is deleted in its entirety.*

(B) Where Additional Air Conditioning Equipment or Electric Space Heating Equipment Is to Be Installed. The following percentages shall be used for existing and additional new loads. The larger connected load of air-conditioning or space-heating, but not both, shall be used.

Load	Percent of Load
Air-conditioning equipment	100
Central electric space heating	100
Less than four separately controlled space-heating units	100
First 8 kVA of all other loads	100
Remainder of all other loads	40

Other loads shall include the following:

- (1) General lighting and general-use receptacles at 33 volt-amperes/m² or 3 volt-amperes/ft² as determined by 220.12
- (2) 1500 volt-amperes for each 2-wire, 20-ampere small-appliance branch circuit and each laundry branch circuit covered in 210.11(C)(1) and (C)(2)
- (3) The nameplate rating of the following:
 - a. All appliances that are fastened in place, permanently connected, or located to be on a specific circuit
 - b. Wall-mounted ovens, counter-mounted cooking units
 - c. Water heaters
- (4) One 30 ampere circuit for clothes dryers per Section 210.52(F)
- (5) One 50 ampere circuit for induction range per Section 210.52 (J)
- (6) One 40 ampere circuit for electric vehicle charging station per Section 4.106.4.1 of the 2025 California Green Building Standards Code, Title 24, Part 11”

8.02.070 2025 California Energy Code (Part 6) – Amendments

This section amends the 2025 California Energy Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 100.0 – Scope. Section 100.0 Scope, is modified to add a new section (i) as follows:

“(i) Single Family Building Remodel Energy Reach Code - Purpose and Intent.

In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the energy efficiency, renewable energy, and electric readiness measures specified in Section 150.2(b) shall be required for certain single family additions and alterations. “

B. Section 100.1(b) Definitions. Section 100.1(b) Definitions, is modified by adding the following definitions:

“**HOME ENERGY SCORE.** Home Energy Score means the score provided by a Home Energy Score Certified Assessor following an assessment of a property, using the Home Energy Score Scoring Methodology developed by the U.S. Department of Energy.”

C. Section 150.2 (a) Additions. Section 150.2(a) is amended to replace the first paragraph of to read:

“(a) Additions. Additions to existing single-family residential buildings shall meet the requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (n), (p), (q), Section 150.2(d), and either Section 150.2(a)1 or 2.”

D. Section 150.2 (b) Alternations. Section 150.2(b) is amended to replace the first paragraph of to read:

“(b) Alterations. Alterations to existing single-family residential buildings or alterations in conjunction with a change in building occupancy to a single-family residential occupancy shall meet the requirements of Section 150.2(d) and either Item 1 or 2 below.”

E. Section 150.2 – Energy Efficiency Standards for Additions and Alterations. – Section 150.2 is amended to add the following subsection 150.2 (d):

“(d) Single Family Additions or Alterations.

The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion.

An alteration of or addition to a single family building, with a stated project value of \$35²~~000~~ or more, is required to submit documentation that one item from the following list of Energy Efficiency and Electrification measures is included in the scope of work, in addition to any requirements imposed under California Energy Code section 150.2.

² The amount of \$35,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2028 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

An alteration of or addition to a single family building with a stated project value of \$135,000³ or more shall require the inclusion of one item marked as **high energy impact* or any two items from the measures below in the scope of work.

Note: To the extent the provisions of Section 150.2(d) conflict with other provisions of the California Energy Code, then the most energy conserving provisions shall supersede and control.

Energy Efficiency and Electrification Measures:

- A. Install R-49 attic insulation, and apply air sealing practices in all accessible areas of the building.
- B. Air seal all space conditioning ductwork to meet the requirements of Section 150.2(b)1.E of the 2025 California Energy Code.
- C. New Ducts, R-6 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-6 ducts that meet the requirements of 2025 California Energy Code Section 150.0(m)11.
- D. Install R-15 wall insulation on exterior walls to meet the requirements of Section 150.0(c) of the 2025 California Energy Code.
- E. Install R-19 insulation at raised floor assemblies meeting standards of 2025 California Energy Code Section 150.0(d).
- F. Install R-3 insulation on all accessible hot water piping. Install R-6 insulation to the exterior of existing residential tank storage water heaters.
- G. *Replace fuel gas furnace with an electric heat pump system meeting the Requirements of the 2025 California Energy Code Section 150.2(b)C or with another high efficiency electric space heating system if approved by the Building Official. ** high energy impact*
- H. *Replace fuel gas water heater with a heat pump water heater meeting the requirements of 2025 California Energy Code Section 150.2(b)H.iii.(b) or 150.2(b)H.iii.(c), or with other high efficiency electric water heating system per approval of the Building Official. ** high energy impact*
- I. Replace existing electric resistance or gas clothes dryer with heat pump dryer with no resistance element and cap gas line.
- J. Replace all existing gas and electric resistance stove tops with induction stove top and cap the gas line.
- K. *Install a solar photovoltaic system that meets the requirements of 2025 California Energy Code Section 150.1(c)14. ** high energy impact*
- L. Implement one or more recommendations specified in a Home Energy Score or Home Energy Audit report that has been completed within five years and that is submitted with the application for a building permit, with the approval of such recommendation by the Building Official.

Exceptions:

³ The amount of \$135,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2028 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

1. A Home Energy Score Report for the single family building, completed within 5 years, demonstrating that the building already has a minimum Home Energy Score of 7, is submitted to the Building Official.
2. The Building Official shall not require the installation of Energy Efficiency and Electrification Measures if one or more of the following conditions apply:
 - a. The unique features of the construction of the single family building structure, including, but not limited to existing heating and/or cooling system(s) that are not configured for conversion to forced air systems preclude installation of those measures.
 - b. The installation of the measures is not commensurate with the project's scope and budget, as determined by the Building Official, because the cost of those measures would exceed 20% of the total project cost or require substantial construction in areas of the residential structure that would otherwise not be part of the project.
 - c. Requiring the installation of measures is otherwise prohibited by other applicable law.”

8.02.080 2025 California Green Building Standards Code (Part 11) - Amendments

This section amends the 2025 California Green Building Standards Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 301.1.1 – Additions and Alterations: Section 301.1.1 is amended to add the following after the first sentence:

“The mandatory provisions of Section 4.408 shall apply to a project with a building permit valuation of \$50,000 or more. The valuation shall be determined by the Building Official.”

8.02.090 2025 California Fire Code (Part 9) – Amendments

This section amends the 2025 California Fire Code as adopted in Section 8.02.010, as set forth below.

A. Section 5601.1.3 – Fireworks. Section 5601.1.3 is amended to read in its entirety:

“5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks or pyrotechnic materials is prohibited within the City of Piedmont.

Exception: This prohibition shall not apply to Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.”

B. Section 5608.1– General. Section 5608.1 is amended to read in its entirety:

“5608.1 General. Outdoor fireworks displays and use of pyrotechnics is prohibited within the City of Piedmont.

Exception: This prohibition shall not apply to Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.” (Ord. 767 N.S., 01/2023)

8.02.100 2025 California Wildland-Urban Interface Code (Part 7) – Amendments

This section amends the California Wildland-Urban Interface Code as adopted in Section 8.02.010, as set forth below.

“A. Section 101.3.1 - Application. Section 101.3.1 exception 5 is deleted in its entirety which exempts additions to and remodels of buildings originally built before 2008 to comply with Part 7. “

8.02.110 Penalties Adopted.

A. In addition to any other penalties that may be provided at law, any person, firm, corporation, or other entity violating any of the provisions of this division is guilty of a misdemeanor and shall be punished by subject to a fine not to exceed one thousand dollars or by imprisonment not to exceed six months, or both, unless deemed an infraction by the citing officer or prosecuting authority in the exercise of enforcement discretion. Penalties for offenses deemed an infraction may be established by resolution of the City Council, and if not established by resolution, shall be the maximum amounts authorized under Government Code section 36900 subdivision (c). In the discretion of the citing officer or prosecuting authority, a penalty other than as set forth above may be apply applied to an offender for where a more specific penalty provision authorizes the imposition of such other penalty.

B. Violations of this division shall also be subject to administrative fine and enforcement by administrative citation in accordance with Chapter 1, Article II of this Code.

C. Every such violation shall be deemed a separate offense for each day or portion thereof during which such violation continues. (Ord. 767 N.S., 01/2023)

**DIVISION 8.02 ADOPTION OF CALIFORNIA BUILDING STANDARDS
CODE AND LOCAL AMENDMENTS**

Sections:

8.02.010	California Building Standards Code – Adopted
8.02.020	202 52 California Residential Code (<u>Part 2.5</u>) – Amendments
8.02.030	202 52 California Building Code (<u>Part 2</u>) - Amendments
8.02.040	202 52 California Mechanical Code (<u>Part 4</u>) – Amendments
8.02.050	202 52 California Plumbing Code (<u>Part 5</u>) – Amendments
8.02.060	202 52 California Electrical Code (<u>Part 3</u>) – Amendments
8.02.070	202 52 California Energy Code (<u>Part 6</u>) – Amendments
8.02.080	202 52 California Green Building Standards Code (<u>Part 11</u>) - Amendments
8.02.090	202 52 California Fire Code (<u>Part 9</u>) – Amendments
<u>8.02.100</u>	<u>2025 California Wildland-Urban Interface Code (Part 7) - Amendments</u>
8.02. 100 <u>110</u>	Penalties Adopted

8.02.010 California Building Standards Code - Adopted

The following 202~~52~~ California Building Standards Code, California Code of Regulations, Title 24, is hereby adopted by reference, as more specifically identified below. A copy of these codes will be kept on file at the Planning & Building Department.

A. 202~~52~~ California Residential Code, Part 2.5 of Title 24 of the California Code of Regulations, including Appendices ~~AK-BB, BF, BG, BJ, BK, BL, BO, CI, and CJ~~ and ~~AX, but not including AL~~.

B. 202~~52~~ California Building Code ~~of Regulations~~, Part 2 of Title 24 of the California Code of Regulations, Volumes 1 and 2 and Appendices H, I, ~~and J~~, P and Q. (Ord. 775 N.S., 09/2024)

C. 202~~52~~ California Mechanical Code, Part 4 of Title 24 of the California Code of Regulations, including its appendices.

D. 202~~52~~ California Plumbing Code, Part 5 of Title 24 of the California Code of Regulations, and its appendices.

E. 202~~52~~ California Electrical Code, Part 3 of Title 24 of the California Code of Regulations, and its annexes.

F. 202~~52~~ California Energy Code, Part 6 of Title 24 of the California Code of Regulations including all of its appendices.

G. 202~~52~~ California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, including all of its appendices.

H. 202~~52~~ California Referenced Standards Code, Part 12 of Title 24 of the California Code of Regulations, including all of its appendices.

I. 202~~52~~ California Administrative Code, Part 1 of Title 24 of the California Code of Regulations, and its appendices.

J. 202~~52~~ California Historical Building Code, Part 8 of Title 24 of the California Code of Regulations, including all of its appendices.

K. 202~~25~~ California Existing Building Code, Part 10 of Title 24 of the California Code of Regulations, including all of its appendices.

L. 202~~52~~ California Fire Code, Part 9 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices B, C, D, E, ~~G~~, H, I, L, and N ~~and O~~. (Ord. 775 N.S., 09/2024)

M. 2025 California Wildland-Urban Interface Code, Part 7 of Title 24 of the California Code of Regulations, as adopted and/or amended by the office of the California State Fire Marshal, including Appendices F, and G.

8.02.020 202~~52~~ California Residential Code (Part 2.5) – Amendments

This section amends the 202~~52~~ California Residential Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section R105.1 – Permits Required. Section R105.1 is amended to add the following provisions: “A building permit is also required for the following:

1. an on-grade improvement capable of use for parking vehicles and located in the street yard setback.
2. on-grade stairs with four or more risers that are part of the primary entrance/exit to and from the structure.
3. construction, repair or replacement of a public sidewalk, curb or gutter.
4. alterations and property improvements which have received or require design review approval from the City of Piedmont.”

B. Section R105.2 – Work Exempt from Permit. The text of Section R105.2 is deleted and replaced in its entirety with the following:

“R105.2 Work Exempt from Permit. A permit is not required for the following. An exemption from the permit requirements does not authorize any work in violation of this code or any other city laws.

Also, unless otherwise exempted, if separate plumbing, electrical and mechanical construction is required as part of the construction of the exempted items, a separate building permit for the plumbing, electrical and mechanical construction is required for the following exempted items.

1. Building

- a. One-story detached accessory structures used as a tool or storage shed, playhouse or similar use, provided the floor area does not exceed 120 square feet, except as: It is permissible that these structures still be regulated by the California Wildland Urban-Interface Code, Part 7 despite exemption from permit.
- b. A fence 6 feet high or less.
- c. A retaining wall which is not over 30 inches in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge.
- d. A movable case, counter or partition not over 5 feet 9 inches high.
- e. A platform, walk or driveway not more than 12 inches above grade and not over a basement or story below.
- f. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- g. Swings and other playground equipment.
- h. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.

2. Electrical

- a. Listed cord-and-plug connected temporary decorative lighting.
- b. Reinstallation of attachment plug receptacles but not the outlets for them.
- c. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.

- d. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
- e. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles

3. Gas

- a. Portable heating, cooking or clothes drying appliances.
- b. Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
- c. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

4. Mechanical

- a. Portable heating appliances.
- b. Portable ventilation appliances.
- c. Portable cooling units.
- d. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
- e. Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
- f. Portable evaporative coolers.
- g. Self-contained refrigeration system containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.
- h. Portable-fuel-cell appliance that are not connected to a fixed piping system and are not interconnected to a power grid.

5. Plumbing

- a. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

- b. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of toilets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.”

~~C. Section R106—Construction Documents. Section R106 is amended to add the following subsection R106.76:~~

~~R106.6 7 Renovation Energy Efficiency Upgrades and Electrification~~

~~An alteration of or addition to a single family building, with a stated project value of \$3035,000¹ or more, is required to submit documentation that one item from the following list of energy efficient measures is included in the scope of work, in addition to any requirements imposed under California Energy Code section 150.2. An alteration of or addition to a single family building with a stated project value of \$1315,000² or more shall require the inclusion of two items from the energy efficient measures below in the scope of work.~~

~~Energy Efficient Measures and Electrification:~~

- ~~—Install R-49 attic insulation, and apply air sealing practices in all accessible areas of the building.~~
- ~~—Seal ducts to meet the requirements of Section 150.2(b)1.E of the 20252 California Energy Code.~~
- ~~A. New Ducts, R-6 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-6 ducts that meet the requirements of 2025 California Energy Code Section 150.0(m)11.~~
- ~~B. Install R-153 wall insulation on exterior walls to meet the requirements of Section 150.0(c) of the 20252 California Energy Code.~~
- ~~C. Install R-19 insulation at raised floor assemblies meeting standards of 20252 California Energy Code Section 150.0(d).~~
- ~~D. Install R-3 insulation on all accessible hot water piping. Install R-6 insulation to the exterior of existing residential tank storage water heaters.~~
- ~~E. Replace all screw in incandescent and CFL lamps with screw in LED lamps in all light fixtures per 20252 California Energy Code Section 150.0(k).~~
- ~~F. *Replace Fuel Gas furnace with an electric heat pump system meeting the Requirements of the 20252 California Energy Code Section 150.2(b)C or with another high efficiency electric space heating system if approved by the Building Official.~~
- ~~—*Replace Fuel gas water heater with a heat pump water heater meeting the requirements of 20225 California Energy Code Section 150.2(b)H.iii.(b) or~~

¹ The amount of \$30,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2024 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

² The amount of \$115,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2024 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

- ~~150.2(b)H.iii.(c), or with other high efficiency electric water heating system per approval of the Building Official.~~
- ~~— Replace existing electric resistance or gas clothes dryer with heat pump dryer with no resistance element and cap gas line.~~
 - ~~— Replace all existing gas and electric resistance stove tops with induction stove top and cap the gas line.~~
 - ~~— *Install a solar photovoltaic system that meets the requirements of 2025 California Energy Code Section 150.1(c)14.~~
- ~~G. Implement one or more recommendations specified in a Home Energy Score or Home Energy Audit report that has been completed within five years and that is submitted with the application for a building permit, with the approval of such recommendation by the Building Official.~~

Exceptions:

- ~~1. A Home Energy Score Report for the single family building, completed within 5 years, demonstrating that the building already has a minimum Home Energy Score of 7, is submitted to the Building Official.~~
- ~~2. In accordance with Section R104.10 Modifications, the Building Official shall not require the installation of R-106.76 Renovation Energy Efficiency Upgrades, Measures F and/or G if one or more of the following conditions apply:~~
 - ~~a. The unique features of the construction of the single family building structure, including, but not limited to existing heating and/or cooling system(s) that are not configured for conversion to forced air systems preclude installation of those measures.~~
 - ~~b. The installation of the measures is not commensurate with the project's scope and budget, as determined by the Building Official, because the cost of those measures would exceed 20% of the total project cost or require substantial construction in areas of the residential structure that would otherwise not be part of the project.~~
 - ~~c. Requiring the installation of measures is otherwise prohibited by other applicable law."~~

CD. Section R109.1 – Types of Inspections. Section R109.1 is amended to add a new paragraph to the end of Section R109.1 to read as follows: "The Building Official may require a survey of the lot to verify that the structure is located in accordance with the approved plans. In the case of a new residence or a detached structure, the Building Official will require a survey by a licensed land surveyor before approving the foundation. The foundation survey must include the related setbacks, the elevation of the existing grades, and the elevations of the foundation. At the completion of the framing and roof sheathing, the survey must include the elevations of all floors and the maximum roof height, to verify that the structure is built according to the approved drawings."

ED. Section R112.1 – General. Section R112.1 – General is replaced in its entirety to read as follows:

“R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there is a board of appeals. In accordance with the Health and Safety Code sections 17920.5 and 17920.6, the board of appeals shall be the City of Piedmont Planning Commission. The board will adopt rules of procedure for conducting its business, and will render decisions and findings in writing to the appellant with a duplicate copy to the building official.”

FE. Section R202 – Definitions. Section R202 – Definitions is amended to replace the definition of crawlspace with the following, and add the following definition of Crawl Space and Home Energy Score:

“CRAWL SPACE. An underfloor space with a maximum height of 5 feet that is not a basement.

HOME ENERGY SCORE. Home Energy Score means the score provided by a Home Energy Score Certified Assessor following an assessment of a property, using the Home Energy Score Scoring Methodology developed by the U.S. Department of Energy.”

GF. Section R302.165 – Deck Fire Protection. Section R302.165 is added to the 2025 California Residential Code to read in its entirety:

“R302.165 Deck Fire Protection. Except for a deck that is more than 10 feet from a structure regulated by this code, the exposed underside of a deck must be protected by the installation of materials approved for one-hour fire-resistant construction on the horizontal exterior underside.

Exceptions:

1. Where the deck is less than one foot above grade.
2. Where the underdeck area is equipped with an automatic fire suppression system which complies with Section ~~R313~~R309.
3. Where exterior walls enclose the underside of the deck completely to grade.
4. A balcony or deck which is constructed as follows:
Horizontal framing members are of size 4 inches x 8 inches (nominal) and larger
Posts are of size 6 inches x 6 inches (nominal) and larger
Decking: Conforming to requirements in Section 709A, Decking

5. A deck constructed over permanent noncombustible material which extends at least 3 feet beyond the edge of the deck and prevents the growth of plant material.

The alteration or repair of an existing deck or balcony must meet the above requirements, except that if the number of linear feet of horizontal framing members to be repaired and replaced is less than 25% of the total linear feet of all framing members, materials like those used on the original construction may be used."

HG. Section R302.176 –Fire Protection for Overhanging Features. Section R302.176 is added to the California Residential Code to read in its entirety:

"R302.176 Fire Protection for Overhanging Features. Bay windows, cantilever projections, and over overhanging features of structures that are 12 inches to 15 feet above grade shall conform to the requirements of Section ~~R337.7.9~~CWUIC 504.7.1, ~~Underfloor~~Underside of projections."

H. Section R308.1 –Address Identification. The first sentence of Section R308.1 is amended to read as follows: "Address identification. Buildings and accessory dwelling units must be provided with approved address identification."

~~**IH.** Section R303.1 –Habitable Rooms. Section R303.1 is amended to delete exceptions 1, 2 and 3, which allows artificial light and mechanical ventilation.~~

~~**J.** Section R305.1.2 –Under Floor Area. Section R305.1.2 is added to the 2022 California Residential Code to read as follows:~~

~~"R305.1.2 –Under Floor Area. Portions of basements with ceiling heights of less than 6 feet 8 inches are considered under floor areas and must be separated from the portions of the basement with ceiling heights of 6 feet 8 inches or greater by construction conforming to Chapter 6 of the 2022 California Residential Code. Such under floor areas must be unfinished.~~

~~**Exception:** –An existing under floor area may be finished for storage and other non-habitation purposes with the approval of the Building Official."~~

~~**K.** Section R309.8 –Electric vehicle (EV) charging infrastructure. Section R309.8 is amended read as follows: "Newly constructed one and two family dwellings, town-houses and one and two family dwellings with an existing or proposed garage for which a building permit application has been submitted with a project value of \$50,000 or greater and that includes an electric service panel upgrade shall comply with EV infrastructure requirements in accordance with the California Green Building Standards Code, Chapter 4, Division 4.1."~~

~~L. Section R310.7 Alterations or Repairs of Existing Basements. Section R310.7 is amended to read as follows:~~

~~“R310.7 Alterations or Repairs of Existing Basements. An emergency escape and rescue opening is required where existing basements undergo alterations or repairs to create a habitable space.~~

~~**Exception:** An operable window complying with Section 310.7.1 shall be acceptable as an emergency escape and rescue opening.”~~

~~IM. Section R313R309.1 – Townhouse Automatic Sprinkler Systems. Section R313R309.1 is amended to add the following to the listed exception: “However, if at any time a building is destroyed to the extent that more than 50% of the physical building requires reconstruction, an automatic fire sprinkler system shall be required. The amount of physical building destruction shall be determined by the Building Official.”~~

~~JN. Section R30913.2 – One- and Two--Family Dwellings Automatic Fire-Sprinkler Systems. Section R30913.2 is amended to add the following to the end of exception 1: “However, if at any time a building is destroyed to the extent of more than 50% of the physical building requires reconstruction, an automatic fire sprinkler system shall be required. The amount of physical building destruction is determined by the Building Official.”~~

~~K. Section R310.6 Power source. Section R310.6 is amended to replace Exception 5 to read as follows:~~

~~“5. Smoke alarms are permitted to be solely battery operated when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure unless it is a full house re-wire as determined by the building official.”~~

~~O. Section R319.1 Site Address. Section R319 is amended to read as follows: “Address identification. Buildings and accessory dwelling units created within existing buildings must be provided with approved address identification. The address identification must be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters must contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers may not be spelled out. Each character must be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification must be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification must be maintained.”~~

L. Section R317.6 – Electric vehicle (EV) charging systems. Section R317.6 is amended to read as follows: “Newly constructed one- and two-family dwellings, town-houses and one- and two-family dwellings with an existing or proposed garage for which a building permit application has been submitted with a project value of \$50,000 or greater and that includes an electric service panel upgrade shall comply with EV infrastructure requirements in accordance with the California Green Building Standards Code, Chapter 4, Division 4.1.”

M. Section R319.7 – Alterations or Repairs of Existing Basements. Section R319.7 is amended to read as follows:

“R319.7 Alterations or Repairs of Existing Basements. An emergency escape and rescue opening in accordance with Section R319.1 is required where existing basements undergo alterations or repairs to create a habitable space.

Exception: An operable window complying with Section R319.7.1 shall be acceptable as an emergency escape and rescue opening.”

N. Section R325.1.1 – Natural Light. Section R325.1.2 is amended to delete exception 3, which allows artificial light in lieu of natural light.

O. Section R325.1.2 Natural Ventilation. Section R325.1.2 is amended to delete exceptions 1 and 2, which allow mechanical ventilation in lieu of natural ventilation.

P. Section R330.4 Locations. Section R330.4 ESS installation location #3 is to be amended to read as follows:

“3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from the property line, and any opening into the dwelling, basement or crawlspace including doors, windows and vents, except where smaller separation distances are permitted by the UL 9540 listing, manufacturer’s installation instructions, and as determined by the building official.”

Additionally, section R330.4 is amended to add the following after the last sentence: “If the ESS is not installed at the main electric panel disconnect, Aa disconnecting means for the ESS shall be installed near and in line of site of the main electric panel, on the exterior of the building. The disconnect shall be readily accessible and a permanent red label affixed to indicate the ESS disconnect.”

~~P. Section R337.1.5 Vegetation management compliance. Section R337.1.5 is amended to read in entirety as follows: “Prior to approval of a final inspection for a building permit, any property in a Fire Hazard Severity Zone shall be in compliance with all applicable vegetation management requirements prescribed in California Fire Code Section 4906, including California Public Resources Code 4291 or California Government Code Section 51182, and all other properties not in a Fire Hazard Severity Zone shall be in compliance with all applicable vegetation management requirements adopted by ordinance of the City of Piedmont. Acceptable methods of compliance~~

~~inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:~~

- ~~1. Local, state, or federal fire authority or designee authorized to enforce vegetation management requirements.~~
- ~~2. Enforcing agency.~~
- ~~3. Third party inspection and certification authorized to enforce vegetation management requirements.”~~

~~Q. Section R337.2 – Definitions. The definition of “Wildland Urban Interface (WUI)” in Section R337.2 is amended to read as follows:~~

~~“WILDLAND-URBAN INTERFACE (WUI). A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. The entire City of Piedmont is designated by ordinance 755 N.S. a wildland-urban interface area because each area of the City has been determined by the City to be subject to a significant risk due to wildfire. A map depicting the Wildland Urban Interface Area, and all Fire Hazard Severity Zones including the Very High Fire Severity Zone, shall be kept on file with the Fire Marshall of the City of Piedmont.”~~

QR. Section R401.3 – Drainage: Section R401.3 is amended to append the following to the end of the section: "Provisions shall be made for the control and drainage of surface and subsurface water around buildings. Whenever plans for an improvement to real property indicate the possibility of change in either surface or subsurface drainage, or both, the applicant shall submit a plan for drainage control which is in compliance with the current version of the C.3 Stormwater Program as adopted by the Alameda county and provides for no increase or other adverse change in drainage on an adjacent property. Methods determined by the Building Official to be reasonable and appropriate under the circumstances and in compliance with the C.3 Stormwater Program guidelines may be approved. The Building Official will require plans by a registered civil engineer, if necessary, based on the characteristics of the site."

RS. Section R401.4.3 – Foundation and Soils Investigations – Where Required. Section R401.4.3 is added to the 2022-2025 California Residential Code to read in its entirety:

“R401.4.3 Foundation and Soils Investigations – Where Required. A geotechnical evaluation shall be required:

1. "For any building on a site having a slope of 20% or greater, a soils report must be prepared by a geotechnical engineer licensed by the State of California.
2. At discretion of the Building Official based on the characteristics of the site and the nature of the construction proposed.”

ST. **Section R403.1.6 - Foundation Anchorage.** Section R403.1.6 is amended to delete the last two sentences in the third paragraph and add the following sentence in its place: “All anchor bolts, seismic ties, and other mechanical or structural connectors to be embedded in new concrete must be installed and in place at the time of the foundation form inspection.”

TU. **Section R404.1.1 – Design Required.** Section 404.1.1 is amended to read in entirety as follows:

“R404.1.1 Design Required. Concrete or masonry foundation walls must be designed in accordance with accepted engineering practice if either of the following conditions exists:

1. The wall is subject to hydrostatic pressure from groundwater.
2. The wall is supporting more than 30 inches of unbalanced backfill that does not have permanent lateral support at the top or bottom.”

UV. **Section R405.1 - Concrete or Masonry Foundations.** Section R405.1 is amended to read in entirety as follows:

“R405.1 Concrete or Masonry Foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, Perforated pipe or other approved systems or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains pipe shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain pipe. Drainage tiles or Perforated pipe shall be placed on not less than a minimum of 2 inches of washed gravel or crushed rock not less than at least one sieve size larger than the tile joint opening or perforations and covered with not less than 6 inches of the same material.

Exception: A drainage system is not required where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the United Soil Classification System, Group I soils, as detailed in Table R401.4.1(2).405.1.”

V. **Section R408.2 – Openings for under-floor ventilation.** Section R408.2 is amended to replace the first sentence as follows: “Ventilation openings through foundation or exterior walls surrounding the under-floor space shall be provided in accordance with this section and shall comply with section 504.10 of the California Wildland-Urban Interface Code.”

~~WW.~~ Section R507.2 - Materials. Section R507.2 is amended to ~~add-replace~~ the following ~~at the end of the section~~first sentence as follows: “Materials used for the construction of decks shall comply with this section and Section R302.1~~65~~.”

~~XX.~~ Section R703.6 - Wood Shakes and Shingles. Section R703.6 is amended to add the following at the end of the first paragraph of R703.6:

“1. If more than ~~25~~50% of the wall area of a given face of the building is replaced, all the shingles and shakes on that face shall meet the requirements of Section ~~R337.3~~504.5.2 Exterior Walls of the California Wildland-Urban Interface Code.

2. Exterior wall finishes of existing structures where less than ~~25~~50% of the wall area is being replaced or openings are infilled, but not additions to existing structures, may be replaced to match the existing wall finish. If wood shakes or shingles are installed they shall meet the requirements of Section 504.5.2 Exterior Walls of the California Wildland-Urban Interface Code.
~~R337.3.5.2.2 Fire-retardant/treated wood shingles and shakes.~~

3. Framing to receive wood siding or wood shingles and shakes siding must be covered with tight-fitting minimum 1/2" wood underlayment or 1/2" exterior grade gypsum sheathing."

~~Y.~~ ~~Section R902.1 - Roof Covering Materials:~~ Section R902.1 is replaced to read in its entirety as follows:

~~“R902.1 - Roof Covering Materials. Roofs must be covered with materials as set forth in Sections R904 and R905, in all areas, including very high fire hazard severity zones and within state responsibility areas. A minimum Class A roofing must be installed. Class A roofing required by this section shall be tested in accordance with UL 790 or ASTM E108.~~

~~Exceptions:~~

- ~~1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.~~
- ~~2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.~~
- ~~3. Class A roof assemblies include minimum 16 oz/ft² copper sheets installed over combustible decks.~~

~~4. — Class A roof assemblies include slate installed over underlayment over combustible decks.”~~

~~Z. — Section R902.1.1 Roof coverings within fire hazard severity zones. Section R902.1.1 is deleted in its entirety.~~

~~AA. — Section R902.1.2 Roof coverings in all other areas. Section R902.1.2 is deleted in its entirety.~~

BBY. Section R905.7 – Wood Shingles. Section R905.7 is amended to read in entirety as follows:

“R905.7 Wood Shingles. The installation of wood shingles is prohibited.

Exception: The installation of wood shingles shall be permitted if necessary for repair or replacement of existing wood shingles on existing dwellings and accessory structures on or eligible for inclusion on the National Register of Historic Places.”

CCZ. Section R905.8 – Wood Shakes. Section R905.8 is amended to read as follows:

“R905.8 Wood Shakes. The installation of wood shakes is prohibited.

Exception: The installation of wood shakes shall be permitted if necessary for repair or replacement of existing wood shakes on existing dwellings and accessory structures on or eligible for inclusion on the National Register of Historic Places.”

AA. Section R908.1 General. Section R908.1 is amended to replace the first sentence as follows:

” Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of this chapter and section 507 of the 2025 California Wildland-Urban Interface Code. Roof ventilation is required to meet Section R806 and vents shall comply with section 504.10 of the 2025 California Wildland-Urban Interface Code.”

DDBB. Section R1003.9.2 – Spark Arresters. Section R1003.9.2 is amended to add the following after the first sentence: “This is required when a building permit is issued for an improvement of a value in excess of \$1,000.00. The spark arrester must be installed before scheduling of a final inspection.”

EECC. Appendix ~~AK~~BG. Section ~~AK~~105-BG105 – Mechanically Generated Noise Sources is added to Appendix ~~K~~-BG to read as follows:

“Section ~~AK~~-BG 105 Mechanically Generated Noise Sources. Machines and other devices located on the exterior of structures which generate sounds perceptible outside the perimeters of the lot on which they are located must be installed with sound

transmission control measures to adequately minimize or eliminate the transmission of the sound to a level not to exceed 50 decibels, A-weighted, at the nearest property line to the source. This section is directed to and includes, but is not limited to, pool and spa filter systems, air conditioning units, heat pumps, generators, and exterior mounted blowers for exhaust systems. A sound calculation based on the current version of the ANSI/AHRI Standard 275 is required for all proposed equipment. If equipment sound data is not available or a preliminary sound calculation is not feasible, alternate compliance verification may be required such as a report from an acoustic professional that demonstrates compliance as determined by the Building Official. (Ord. 767 N.S., 01/2023)

8.02.030 202~~52~~ California Building Code (Part 2) – Amendments

The following provisions amend the listed sections of the 202~~52~~ California Building Code as adopted in Section 8.02.010. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 105.1 – Permits Required. Section 105.1 is amended to add the following provisions at the end of the section: “A building permit is also required for the following:

1. An on-grade improvement capable of use for parking a vehicle and located in the street yard setback.
2. On-grade stairs with four or more risers that are part of the primary entrance/exit to and from the structure.
3. Construction, repair or replacement of a public sidewalk, curb or gutter.
4. Alterations and property improvements which have received or require design review approval from the City of Piedmont.”

B. Section 105.2 – Work Exempt from Permits. Section 105.2 is amended as to modify the exceptions in the Building section to read as follows:

“Building:

1. One-story detached accessory structures used as a tool or storage shed, playhouse or similar use, provided the floor area does not exceed 120 square feet. except as regulated by the California Wildland Urban-Interface Code, Part 7.
2. A fence 6 feet high or less.
3. Oil derricks.

4. Retaining walls which are not over 30 inches in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. A platform, walk or driveway not more than 12 inches above grade and not over any basement or story below and not part of an accessible route.
6. Painting, papering, interior floor covering and similar finish work.
7. Temporary motion picture, television and theater stage set or scenery.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one- and two-family dwellings.
10. Widow awnings in Group R-3 and U occupancies, supported by an exterior wall and that do not project more than 54 inches from the exterior wall and do not require additional support.
11. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.”

C. Section 110.1 – Inspections, General: Section 110.1 is amended to add a new paragraph at the end of Section 110.1 to read as follows: "The Building Official may require a survey of the lot to verify that the structure is located in accordance with the approved plans. In the case of a new residence or a detached structure, the Building Official will require a survey by a licensed land surveyor before approving the foundation inspection. The foundation survey must include the related setbacks, the elevation of the existing grades, and the elevations of the foundation. At the completion of the framing and roof sheathing, the survey must include the elevations of all floors and the maximum roof height, to verify that the structure is built according to the approved drawings.”

~~D. Section 701A.5 – Vegetation management compliance. Section 701A.5 is amended to read as follows: “Prior to approval of a final inspection, any property in a Fire Hazard Severity Zone shall be in compliance with all applicable vegetation management requirements prescribed in California Fire Code Section 4906, including California Public Resources Code 4291 or California Government Code Section 51182, and all other properties not in a Fire Hazard Severity Zone shall be in compliance with all applicable vegetation management requirements adopted by ordinance of the City of Piedmont. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:~~

- ~~1. Local, state, or federal fire authority or designee authorized to enforce vegetation management requirements.~~
- ~~2. Enforcing agency.~~
- ~~3. Third party inspection and certification authorized to enforce vegetation management requirements.”~~

E.D. ~~Section 711.4– Protection of Underside of Floors.~~ Section 711.4 is added to the 2022 California Building Code to read in its entirety as follows:

“711.4 Protection of Underside of Floors. The exposed underside of a floor for habitable space, uninhabitable space which supports or is attached to habitable space, or a deck which is located less than 10 feet from a structure regulated by this code, must be protected by the installation of materials approved for one-hour fire-resistant construction on the horizontal exterior side. Gypsum sheathing may be covered by combustible finish materials.

Exceptions:

1. Where exterior walls enclose the under floor area completely to grade.
2. Where the underfloor area is equipped with an automatic fire suppression system which conforms with the California Fire Code, as amended under division 8.02 of the Piedmont City Code.
3. A balcony or deck which is less than one foot above grade.
4. A balcony or deck which is constructed meeting the following requirements:
 - Horizontal framing members are of size 4 inches x 8 inches (nominal) and larger;
 - Posts are of size 6 inches x 6 inches (nominal) and larger; and
 - Decking conforming to requirements in Section 709A Decking
5. A deck constructed over permanent noncombustible paving that prevents the growth of plant material and which extends at least 3 feet beyond the edge of the deck.

The alteration or repair of an existing deck or balcony must meet the above requirements, except that if the number of linear feet of horizontal framing members to be repaired and replaced is less than 25% of the total linear feet of all framing members, materials like those used on the original construction may be used.”

~~F. Section 702A– Definitions. The definition of “Wildland Urban Interface Fire (WUI)” in Section 702A is amended to read as follows:~~

~~“WILDLAND-URBAN INTERFACE (WUI). A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. The entire City of Piedmont is designated by ordinance 755 N.S. a wildland-urban interface area because each area of the City has been determined by the City to be subject to a significant risk due to wildfire. A map depicting the Wildland-Urban Interface Area, and all Fire Hazard Severity Zones including the Very High Fire Severity Zone, shall be kept on file with the Fire Marshal of the City of Piedmont.”~~

EG. Section 903.2 – Automatic Sprinkler Systems Where required. Section 903.2 is amended to append the following to the section after the first sentence: “Any previously non-conforming structure is reconstructed after more than 50% of the physical building is demolished or destroyed shall be constructed with an automatic sprinkler system as described in Sections 903.2.1 through 903.2.21. The amount of physical building destruction or demolition is determined by the Building Official.”

F. Section 1202.4.1 – Ventilation openings. Section 1202.4.1 is amended to replace the first sentence as follows: “Ventilation openings through foundation or exterior walls surrounding the under-floor space shall be provided in accordance with this section and shall comply with section 504.10 of the California Wildland-Urban Interface Code.”

GH. Section 1405.2 – Wood Shingle Siding and Other Wood Siding. Section 1405.2 is added to the 2022~~5~~ California Building Code to read as follows:

~~“Section 1405.2-~~ Wood Shingle Siding and Other Wood Siding. Exterior wall coverings constructed of wood shingle siding and other wood siding must comply with the following limitations:

1. The wood shingle siding and other wood siding must conform to the requirements of Section ~~707A Exterior Covering~~504.5 of the California Wildland-Urban Interface Code.
2. Exterior wall finishes of existing structures where less than ~~25~~50% of the wall area is being replaced or openings are infilled, but not additions to existing structures, may be replaced to match the existing wall finish. If wood shakes or shingles are installed they must meet the requirements of Section 504.5.2 Exterior Walls of the California Wildland-Urban Interface Code.~~704A.4.3 Alternative methods for determining ignition-resistant material.~~
3. Framing to receive wood shingle siding or other wood siding must be covered with tight-fitting minimum 1/2" wood underlayment or 1/2" exterior grade gypsum sheathing.”

~~I. Section 1505.1 General. Section 1505.1 is amended to read in its entirety as follows:~~

~~“1505.1 General. Class A roof assemblies and roof coverings shall be installed. Class A roof assemblies and roof coverings shall be tested in accordance with ASTM E108 or UL 790.~~

~~Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610.”~~

~~J. Section 1505.1.1 Roof coverings within fire hazard severity zones. Section 1505.1.1 is deleted.~~

~~K. Section 1505.1.2 Roof coverings within all other areas. Section 1505.1.2 is deleted.~~

~~L. Section 1505.3 Class B roof assemblies. Section 1505.3 is deleted.~~

~~M. Section 1505.4 Class C roof assemblies. Section 1505.4 is deleted.~~

~~N. Section 1505.5 Non-classified roofing. Section 1505.5 is deleted.~~

~~O. Section 1505.6 Fire-retardant treated wood shingles and shakes. Section 1505.6 is deleted.~~

PH. Section 1507.8 Wood Shingles. Section 1507.8 is amended to read in its entirety as follows:

“1507.8 Wood shingles. The installation of wood shingles is prohibited.

Exception: The installation of wood shingles shall be permitted if necessary for repair or replacement of existing wood shingles on existing dwellings and accessory structures on or eligible for inclusion on the National Register of Historic Places.”

IQ. Section 1507.9 – Wood Shakes. Section 1507.9 is amended to read in its entirety as follows:

“1507.9 Wood Shakes. The installation of wood shakes is prohibited.

Exception: The installation of wood shakes shall be permitted if necessary for repair or replacement of existing wood shakes on existing dwellings and accessory structures on or eligible for inclusion on the National Register of Historic Places.”

JR. Section 1512.1 – General. Section 1512.1 is amended to ~~read~~ replace the first sentence in its entirety as follows:

“Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of this chapter and section 507 of the 2025

California Wildland-Urban Interface Code. Roof ventilation is required to meet Section 1202 and vents shall comply with section 504.10 of the 2025 California Wildland-Urban Interface Code.”~~1512.1 General. Materials and methods of application used for recovering or replacing an existing roof covering must comply with the requirements of Section 1505.1 as amended by the Piedmont City Code section 8.02.030.~~

~~Exceptions:—~~

~~1. Reroofing is not required to meet the minimum design slope requirements of one-quarter unit vertical in 12 units horizontal (2 percent slope) in Section 1507 for a roof that provides positive roof drainage.~~

~~2. Reroofing of an existing structure, regardless of existing roofing materials, must conform to the requirements of a Class A roof for the materials used in the installation. Class A roofing materials may be installed over previous roof material layers if the final assembly meets requirements of California Building Code Chapter 15 as amended by the Piedmont City Code.~~

~~3. Patches and repairs exceeding 100 square feet must meet the requirements for reroofing. Patches and repairs of 100 square feet or less may match existing materials, including sheathing and roofing materials, provided that wood shingles and shakes are fire treated to a Class B rating.~~

~~4. Reroofing of an existing structure shall not be required to meet the requirement for secondary (emergency overflow) drains or scuppers in Section 1502.2 for roofs that provide for positive roof drainage. For the purposes of this exception, existing secondary drainage or scupper systems required in accordance with this code shall not be removed unless they are replaced by secondary drains or scuppers designed and installed in accordance with Section 1502.”~~

KS. Section 1803.2 – Investigations Required. Section 1803.2 is amended to add the following after the first sentence: “A geotechnical investigation is required:

1. For a building on a site having a slope of 20% or greater, or
2. At discretion of the Building Official based on the characteristics of the site and the nature of the construction proposed.”

LT. Section 1805.4.3 – Drainage Discharge. Section 1805.4.3 is amended to read in its entirety as follows:

“1805.4.3 Drainage Discharge. Provisions shall be made for the control and drainage of surface and subsurface water around buildings. Whenever plans for an improvement to real property indicate the possibility of change in either surface or subsurface drainage, or both, the applicant shall submit a plan for drainage control which is in compliance with the current version of the C.3 Stormwater Program as adopted by the Alameda County

and provides for no increase or other adverse change in drainage on an adjacent property. Methods determined by the Building Official to be reasonable and appropriate under the circumstances and in compliance with the C.3 Stormwater Program guidelines may be approved. The Building Official will require plans by a registered civil engineer, if necessary, based on the characteristics of the site."

MU. **Section 1807.2 – Retaining Walls.** Section 1807.2 is amended to add the following sentence to the end of the first paragraph: "A retaining wall, any portion of which exceeds 30 inches in height measured from the top of the footing to the top of the retaining wall, must be designed by a registered civil or structural engineer or architect."

NV. **Section 2113.9.2 – Spark Arrestors.** Section 2113.9.2 is amended to add the following after the first sentence: "A spark arrester is required when a building permit is issued for an improvement. The spark arrester must be installed or in good working order before the scheduling of the final inspection."

OW. **Section 2308.73.1 – Foundation Plates or Sills.** Section 2308.73.1 is amended to add the following sentence at the end of the paragraph: "All anchor bolts, seismic ties, and any other mechanical or structural connectors to be embedded in new concrete must be installed and be in place at the time of the foundation form inspection."

PX. **Section 2803 – Mechanically Generated Noise Sources.** Section 2803 is added to the 20252 California Building Code to read as follows:

"Section 2803 Mechanically Generated Noise Sources. Machines and other devices located on the exterior of structures which generate sounds perceptible outside the perimeters of the lot on which the machine or other device is located must be installed with such sound transmission control measures to adequately minimize or eliminate the transmission of the sound to a level not to exceed 50 decibels, A-weighted, beyond property perimeters. This section is directed to and includes, but is not limited to, pool and spa filter systems, air conditioning units, generators, and exterior mounted blowers for exhaust systems." (Ord. 767 N.S., 01/2023)

8.02.040 20252 California Mechanical Code **(Part 4) - Amendments**

This section amends the 20252 California Mechanical Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. **Section 104.3.2 – Plan Review Fees.** Section 104.3.2 is amended to delete the fourth paragraph in its entirety and to replace the third paragraph with the following:

“The plan review fees specified in this subsection are included in the permit fees specified in section 104.5.”

B. Section 104.5 – Permit Fees. Section 104.5 is amended to replace “in the fee schedule, Table 104.5” in the first section with the following: “by the Fee Schedule set by City Council resolution” and the following sentence to the end of the paragraph: “The determination of value or valuation under this Code is made by the Building Official, and the value to be used in computing the mechanical permit and mechanical plan review fees is the total value of all construction for which the permit is issued.”

C. Section 105.2.6 Reinspections. Section 105.2.6 is amended to delete the fourth paragraph.

D. Section 107.1 General. Section 107.1 is amended append the following: “In accordance with the Health and Safety Code sections 17920.5 and 17920.6, the Board of Appeals shall be the City of Piedmont Planning Commission.”

8.02.050 202~~52~~ California Plumbing Code (Part 5) - Amendments

This section amends the 202~~52~~ California Plumbing Code as adopted in Section 8.01.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 104.3.2 – Plan Review Fees. Section 104.3.2 is amended to delete the fourth paragraph in its entirety and to replace the third paragraph to read: “The plan review fees specified in this subsection are included in the permit fees specified in Section 104.5.”

B. Section 104.5 – Fees. Section 104.5 is amended to replace “in the fee schedule, Table 104.5” in the first section with the following: “by the Fee Schedule set by City Council resolution” and the following sentence to the end of the paragraph: “The determination of value or valuation under this Code shall be made by the Building Official, and the value to be used in computing the plumbing permit and the plumbing plan review fees are the total value of construction work for which the permit is issued.”

C. Section 107.1 – General. Section 107.1 is amended append the following: “In accordance with the Health and Safety Code sections 17920.5 and 17920.6, the Board of Appeals shall be the City of Piedmont Planning Commission.”

D. Section 601.9 – Ground Driven Electrode Required. Section 601.9 is added to the 2022 California Plumbing Code to read as follows:

“601.9 Ground Driven Electrode Required. When new water service piping is installed, and a ground driven electrode is nonexistent, one must be driven and the proper electrical connections made as described in the current electrical code.”

E. Section 1101.2 – Where Required. Section 1101.2 is amended to read in its entirety as follows: “Roofs, paved areas, yards, courts, courtyards, vent shafts, light wells, or similar areas having rain water must be drained into a separate storm sewer system or to some other place of disposal satisfactory to the Authority Having Jurisdiction.”

F. Section 1101.6.1 – Discharge. Section 1101.6.1 is amended to read in its entirety as follows:

“1101.6.1 Discharge.– Provisions shall be made for the control and drainage of surface and subsurface water around buildings. Whenever plans for an improvement to real property indicate the possibility of change in either surface or subsurface drainage, or both, the applicant shall submit a plan for drainage control which is in compliance with the current version of the C.3 Stormwater Program as adopted by the Alameda County and provides for no increase or other adverse change in drainage on an adjacent property. Methods determined by the Building Official to be reasonable and appropriate under the circumstances and in compliance with the C.3 Stormwater Program guidelines may be approved. The Building Official will require plans by a registered civil engineer, if necessary, based on the characteristics of the site. ~~Subsoil drains must be piped to a storm drain, to an approved water course, or to the front street curb or gutter. Where a continuously flowing spring or ground water is encountered, subsoil drains must be piped to a storm drain or an approved water course.~~”

G. Section 1101.6.3 — Splash Blocks. Section 1101.6.3 is deleted.

H. Section 1101.6.5 — Open Area. Section 1101.6.5 is deleted.

I. Section 1501.3 – Permit. Section 1501.3 is amended to delete the listed exception.

J. Section 1503.1.1 – Clothes Washer System. Section 1503.1.1 is amended to revise the first paragraph to read: “A clothes washer system must comply with the following:” (Ord. 767 N.S., 01/2023)

8.02.060 202~~52~~ California Electrical Code (Part 3) - Amendments

This section amends the 202~~52~~ California Electrical Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 89.108.4.2 – Fees. Section 89.108.4.2 is amended to add the following new paragraph: “A fee for each electrical permit must be paid to the city in accordance with the Fee Schedule set by City Council resolution. The determination of value or valuation under any of this code shall be made by the Building Official. The value used in computing the electrical permit and electrical plan review fee is the total value of all construction work for which the permit is issued.”

B. Subsection 210.52(F) Laundry Areas. Section 210.52(F) is replaced in its entirety as follows:

“(F) **Laundry Areas.** In dwelling units, at least one receptacle outlet shall be installed in areas designated for the installation of laundry equipment. In addition, At least one 120/240v, 30 ampere circuit shall be installed within 6 feet of appliance location in accordance with Section 210.50(C).

***Exception No. 1:** A receptacle for laundry equipment shall not be required in a dwelling unit of a multifamily building where laundry facilities are provided on the premises for use by all building occupants.*

***Exception No. 2:** A receptacle for laundry equipment shall not be required in other than one-family dwellings where laundry facilities are not to be installed or permitted.”*

C. Section 210.52 Dwelling Unit Receptacle Outlets. Section 210.52 is amended to add the following subsections:

“(J) **Kitchen Cooking Appliances.** At least one 240v 50 ampere circuit shall be installed within 6 ft. of the appliance location, in accordance with Section 210.50(C).

K) Application of Requirements. The application of the requirements of Sections 210.52(F) and(J) shall extend to any addition or modifications to circuits in a laundry area, within six (6) feet of an existing or proposed kitchen range or oven, as applicable, or where more than 50% of the 120/240 volt wiring in a dwelling unit is replaced.”

D. Section 220.83 Existing Dwelling Unit. Section 220.83 is replaced in its entirety as follows:

“**220.83 Existing Dwelling Unit.** This section shall be permitted to be used to determine if the existing service or feeder is of sufficient capacity to serve additional loads. Where the dwelling unit is served by a 120/240-volt or 208Y/120-volt, 3-wire service, calculate the total load in accordance with Section 220.83(B).

(A) Where Additional Air Conditioning Equipment or Electric Space-Heating Equipment Is Not to Be Installed. *This section is deleted in its entirety.*

(B) Where Additional Air Conditioning Equipment or Electric Space Heating Equipment Is to Be Installed. The following percentages shall be used for existing and additional new loads. The larger connected load of air-conditioning or space-heating, but not both, shall be used.

Load	Percent of Load
Air-conditioning equipment	100
Central electric space heating	100
Less than four separately controlled space-heating units	100
First 8 kVA of all other loads	100
Remainder of all other loads	40

Other loads shall include the following:

- (1) General lighting and general-use receptacles at 33 volt-amperes/m² or 3 volt-amperes/ft² as determined by 220.12
- (2) 1500 volt-amperes for each 2-wire, 20-ampere small-appliance branch circuit and each laundry branch circuit covered in 210.11(C)(1) and (C)(2)
- (3) The nameplate rating of the following:
 - a. All appliances that are fastened in place, permanently connected, or located to be on a specific circuit
 - b. Wall-mounted ovens, counter-mounted cooking units
 - c. Water heaters
- (4) One 30 ampere circuit for clothes dryers per Section 210.52(F)
- (5) One 50 ampere circuit for induction range per Section 210.52 (J)
- (6) One 40 ampere circuit for electric vehicle charging station per Section 4.106.4.1 of the 2025 California Green Building Standards Code, Title 24, Part 11 ~~Article 625.~~ (Ord. 767 N.S., 01/2023)

8.02.070 202~~52~~ California Energy Code (Part 6) – Amendments

This section amends the 202~~52~~ California Energy Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 100.0 – Scope. Section 100.0 Scope, is modified to add a new section (i) as follows:

“(i) Single Family Building Remodel Energy Reach Code - Purpose and Intent.

In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the energy efficiency, renewable energy, and electric readiness measures specified in Section 150.2(b) shall be required for certain single family additions and alterations. “

B. Section 100.1(b) Definitions. Section 100.1(b) Definitions, is modified by adding the following definitions:

“**HOME ENERGY SCORE.** Home Energy Score means the score provided by a Home Energy Score Certified Assessor following an assessment of a property, using the Home Energy Score Scoring Methodology developed by the U.S. Department of Energy.”²²

A. ~~Section 150.0 Mandatory Features and Devices. Section 150.0 is amended to replace the introductory sentence and note in their entirety as follows:~~

“Single family buildings shall comply with the applicable requirements of Sections 150(a) through 150(v).”

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

B. ~~Section 150.2(a) Additions. Section 150.2(a) is amended to replace Exception 6 in its entirety as follows:~~

“**Exception 6 to Section 150.2(a):** Photovoltaic systems, as specified in Section 150.1(c)14 including the exceptions listed therein, are not required for additions, except that additions of an entirely new upper level or that increase the building’s total roof area by thirty percent (30%) or more shall meet the photovoltaic requirements of Section 150.1(c)14.” (Ord. 775 N.S., 09/2024)

CB. Section 150.2 (a) Additions. Section 150.2(a) is amended to replace the first paragraph of to read:

“(a) Additions. Additions to existing single-family residential buildings shall meet the requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (n), (p), (q), Section 150.2(d), and either Section 150.2(a)1 or 2.”

DC. Section 150.2 (b) Alternations. Section 150.2(b) is amended to replace the first paragraph of to read:

“(b) Alterations. Alterations to existing single-family residential buildings or alterations in conjunction with a change in building occupancy to a single-family residential occupancy shall meet the requirements of Section 150.2(d) and either Item 1 or 2 below.”

~~C-ED.~~ Section ~~R106-150.2~~ – Energy Efficiency Standards for Additions and Alterations. —~~Construction Documents.~~ Section ~~R106-150.2~~ is amended to add the following subsection ~~R106.76150.2~~ (d):

“(d) Single Family Additions or Alterations.

The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion. An alteration of or addition to a single family residential building with a stated project value of \$35,000³ or more, is required to submit documentation that one item from the following list of Energy Efficiency and Electrification Measures is included in the scope of work, in addition to any requirements imposed under California Energy Code Section 150.2.

~~R106.6 7~~ Renovation Energy Efficiency Upgrades and Electrification

An alteration of or addition to a single family building, with a stated project value of \$~~3035~~,000⁴ or more, is required to submit documentation that one item from the following list of ~~E~~nergy ~~E~~fficiency and ~~E~~lectrification ~~t~~ measures is included in the scope of work, in addition to any requirements imposed under California Energy Code section 150.2.

An alteration of or addition to a single family building with a stated project value of \$~~1315~~,000⁵ or more shall require the inclusion of one item marked as *high energy impact or any two items from the ~~energy efficient~~ measures below in the scope of work.

Note: To the extent the provisions of Section 150.2(d) conflict with other provisions of the California Energy Code, then the most energy conserving provisions shall supersede and control.

Energy Efficiency~~yt Measures~~ and Electrification Measures:

A. Install R-49 attic insulation, and apply air sealing practices in all accessible areas of the building.

B. Air seal all space conditioning ductwork ~~Seal ducts~~ to meet the requirements of Section 150.2(b)1.E of the 2025~~22~~ California Energy Code.

A.C. New Ducts, R-6 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-6 ducts that meet the requirements of 2025 California Energy Code Section 150.0(m)11.

B.D. Install R-15~~3~~ wall insulation on exterior walls to meet the requirements of Section 150.0(c) of the 2025~~22~~ California Energy Code.

³ ~~The amount of \$35,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2028 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.~~

⁴ The amount of \$~~350~~,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2024~~8~~ based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

⁵ The amount of \$~~134~~,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2028~~4~~ based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

- ~~C.E.~~ Install R-19 insulation at raised floor assemblies meeting standards of 202~~52~~ California Energy Code Section 150.0(d).
- ~~D.F.~~ Install R-3 insulation on all accessible hot water piping. Install R-6 insulation to the exterior of existing residential tank storage water heaters.
- ~~E.~~ ~~Replace all screw in incandescent and CFL lamps with screw in LED lamps in all light fixtures per 2022 California Energy Code Section 150.0(k).~~
- ~~F.G.~~ *Replace ~~f~~Fuel ~~g~~Gas furnace with an electric heat pump system meeting the Requirements of the 202~~52~~ California Energy Code Section 150.2(b)C or with another high efficiency electric space heating system if approved by the Building Official. ** high energy impact*
- ~~H.~~ *Replace ~~f~~Fuel gas water heater with a heat pump water heater meeting the requirements of 202~~25~~ California Energy Code Section 150.2(b)H.iii.(b) or 150.2(b)H.iii.(c), or with other high efficiency electric water heating system per approval of the Building Official. ** high energy impact*
- ~~I.~~ Replace existing electric resistance or gas clothes dryer with heat pump dryer with no resistance element and cap gas line.
- ~~J.~~ Replace all existing gas and electric resistance stove tops with induction stove top and cap the gas line.
- ~~K.~~ *Install a solar photovoltaic system that meets the requirements of 2025 California Energy Code Section 150.1(c)14. * high energy impact
- ~~G.L.~~ Implement one or more recommendations specified in a Home Energy Score or Home Energy Audit report that has been completed within five years and that is submitted with the application for a building permit, with the approval of such recommendation by the Building Official.

Exceptions:

1. A Home Energy Score Report for the single family building, completed within 5 years, demonstrating that the building already has a minimum Home Energy Score of 7, is submitted to the Building Official.
2. ~~In accordance with Section R104.10 Modifications, T~~the Building Official shall not require the installation of ~~R-106.76 Renovation-Energy Efficiency and Electrification MeasuresUpgrades, Measures F and/or G~~ if one or more of the following conditions apply:
 - a. The unique features of the construction of the single family building structure, including, but not limited to existing heating and/or cooling system(s) that are not configured for conversion to forced air systems preclude installation of those measures.
 - b. The installation of the measures is not commensurate with the project's scope and budget, as determined by the Building Official, because the cost of those measures would exceed 20% of the total project cost or require substantial construction in areas of the residential structure that would otherwise not be part of the project.
 - c. Requiring the installation of measures is otherwise prohibited by other applicable law.”

8.02.080 2022-2025 California Green Building Standards Code (Part 11) - Amendments

This section amends the 2022~~25~~ California Green Building Standards Code as adopted in Section 8.02.010, as set forth below. Unless otherwise expressly stated, when a section or subsection of the California Building Standards Code is amended by this ordinance, only the portions specifically set forth are amended, and all other portions, subsections, and provisions of that section not expressly modified shall remain in full force and effect.

A. Section 301.1.1 – Additions and Alterations: Section 301.1.1 is amended to add the following after the first sentence:

“The mandatory provisions of Section 4.408 shall apply to a project with a building permit valuation of \$50,000 or more. The valuation shall be determined by the Building Official.” (~~Ord. 767 N.S., 01/2023~~)

8.02.090 2025 California Fire Code (Part 9) – Amendments

This section amends the 202~~52~~ California Fire Code as adopted in Section 8.02.010, as set forth below.

A. Section 5601.1.3 – Fireworks. Section 5601.1.3 is amended to read in its entirety:

“5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks or pyrotechnic materials is prohibited within the City of Piedmont.

Exception: This prohibition shall not apply to Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.”

B. Section 5608.1– General. Section 5608.1 is amended to read in its entirety:

“5608.1 General. Outdoor fireworks displays and use of pyrotechnics is prohibited within the City of Piedmont.

Exception: This prohibition shall not apply to Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.” (Ord. 767 N.S., 01/2023)

8.02.100 2025 California Wildland-Urban Interface Code (Part 7) – Amendments

This section amends the California Wildland-Urban Interface Code as adopted in Section 8.02.010, as set forth below.

“A. Section 101.3.1 - Application. Section 101.3.1 exception 5 is deleted in its entirety which exempts additions to and remodels of buildings originally built before 2008 to comply with Part 7. “

8.02.1~~100~~ Penalties Adopted.

A. In addition to any other penalties that may be provided at law, any person, firm, corporation, or other entity violating any of the provisions of this division is guilty of a misdemeanor and shall be punished by subject to a fine not to exceed one thousand dollars or by imprisonment not to exceed six months, or both, unless deemed an infraction by the citing officer or prosecuting authority in the exercise of enforcement discretion. Penalties for offenses deemed an infraction may be established by resolution of the City Council, and if not established by resolution, shall be the maximum amounts authorized under Government Code section 36900 subdivision (c). In the discretion of the citing officer or prosecuting authority, a penalty other than as set forth above may be apply applied to an offender for where a more specific penalty provision authorizes the imposition of such other penalty.

B. Violations of this division shall also be subject to administrative fine and enforcement by administrative citation in accordance with Chapter 1, Article II of this Code.

C. Every such violation shall be deemed a separate offense for each day or portion thereof during which such violation continues. (Ord. 767 N.S., 01/2023)