

ORDINANCE NO. 2081

AN ORDINANCE OF THE CITY OF SANTA CLARA, CALIFORNIA, AMENDING CHAPTER 15.05 ("ADMINISTRATIVE CODE"), CHAPTER 15.15 ("BUILDING CODE"), CHAPTER 15.17 ("RESIDENTIAL CODE"), CHAPTER 15.18 ("PROPERTY MAINTENANCE CODE"), CHAPTER 15.20 ("ELECTRICAL CODE"), CHAPTER 15.30 ("MECHANICAL CODE"), CHAPTER 15.35 ("PLUMBING CODE"), CHAPTER 15.36 ("ENERGY CODE"), CHAPTER 15.37 ("HISTORICAL BUILDING CODE"), CHAPTER 15.38 ("GREEN BUILDING CODE"), AND CHAPTER 15.75 ("EXISTING BUILDING CODE"), OF TITLE 15 ("BUILDINGS AND CONSTRUCTION") OF "THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA" FOR THE ADOPTION OF THE 2025 CALIFORNIA BUILDING STANDARDS CODE, AS AMENDED HEREIN

BE IT ORDAINED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the California Building Standards Commission has adopted and published an updated Title 24 of the California Code of Regulations, also referred to as the 2025 California Building Standards Code, that will become effective statewide on January 1, 2026;

WHEREAS, the City of Santa Clara has reviewed and determined to adopt the 2025 California Building Standards Code pursuant to California Health and Safety Code Sections 17958 and 18941.5.

WHEREAS, Santa Clara's Climate Action Plan, first adopted in 2013, includes strategies to reduce greenhouse gas (GHG) emissions, and in 2022 was updated to further strengthen emissions reductions;

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WHEREAS, pursuant to Sections 17922, 17958, 17958.5 and 17958.7 of the California Health and Safety Code, the City may adopt modifications to the provisions of the California Building Standards Code that are reasonably necessary to protect the health, welfare and safety of the residents of Santa Clara because of local climatic, geological or topographical conditions;

NOW THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SANTA CLARA, AS FOLLOWS:

SECTION 1: That Chapter 15.05 (“Administrative Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.05
ADMINISTRATIVE CODE**

15.05.010 Adoption of Administrative Code.

The 2025 California Administrative Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 1 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2025 Administrative Code shall be designated and referred to as the “Administrative Code” for the City of Santa Clara.”

SECTION 2: That Chapter 15.15 (“Building Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

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**“Chapter 15.15
BUILDING CODE**

15.15.010 Adoption of Building Code.

The 2025 California Building Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 2 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The adoption includes Appendix A through Appendix O. The 2025 California Building Code shall be designated and referred to as the “Building Code” for the City of Santa Clara.

15.15.020 Group R3 Automatic Fire Sprinkler Systems

Volume 1 of the 2025 California Building Code, Chapter 9, Fire Protection and Life Safety Systems, Section 903, Automatic Sprinkler Systems, Subsection 903.2.8.1, Group R-3, is hereby amended by adding the following text immediately following Subsection 903.2.8.1:

“Section 903.2.8.1.1 Additions to Group R3, Automatic Fire Sprinkler Systems. An automatic fire sprinkler system installed in accordance with Section 903.3.1.3, shall be provided throughout existing buildings, when additions are made that increase the square footage of a building by more than 1,200 square feet or the building total square footage will exceed 3,600 square feet. An automatic sprinkler system shall be provided throughout existing buildings when new basements, regardless of size, are added or when existing basements are expanded by more than 50%.”

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15.15.030 Stairways

Volume 1 of the 2025 California Building Code, Chapter 10, Means of Egress, Section 1011, Stairways, Subsection 1011.1, General, is hereby amended by adding the following text immediately following Subsection 1011.1:

“Section 1011.1.1 Stairway Configuration. Stairways shafts which are part of a required means of egress and which are required to be fire rated enclosed on any side, shall be entirely vertical without horizontal offsets.”

15.15.040 Exit Access

Volume 1 of the 2025 California Building Code, Chapter 10, Means of Egress, Section 1016, Exit Access, Subsection 1016.1, General, is hereby amended by adding the following text immediately following Subsection 1016.1:

“Section 1016.1.1 Exit Access Configuration. Exit Access in multi-story buildings which are part of the required means of egress from a stairway, and which are required to be fire rated, shall be routed to the exterior of the building or structure in the shortest configuration possible.”

15.15.050 Interior Exit Stairways and Ramps

Volume 1 of the 2025 California Building Code, Chapter 10, Means of Egress, Section 1022, Exits, Subsection 1022.1, General, is hereby amended by adding the following text immediately following Subsection 1022.1:

“Section 1022.1.1 Interior Exit Stairways and Ramps Configuration. Interior Exit Stairways and Ramps in multi-story buildings which are part of the required means of egress, and which are required to be fire rated, shall be routed to the exterior of the building or structure in the shortest configuration possible.”

15.15.060 Plain Concrete

Volume 2 of the 2025 California Building Code, Chapter 19, Concrete, Section 1905, Seismic Requirements, Subsection 1905.6, Structural Plain Concrete, is hereby amended to read as follows:

“1905.6 Structural Plain Concrete. Structural plain concrete elements shall comply with this section in lieu of section 14.1.4 of ACI 318.

1905.6.1 - Left intentionally blank.

1905.6.2 - Seismic Design Categories C, D, E and F.

Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

1. Left intentionally blank.
2. Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
3. Plain concrete footings supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars not smaller than No. 4, with a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.”

SECTION 3: That Chapter 15.17 (“Residential Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.17
RESIDENTIAL CODE**

15.17.010 Adoption of Residential Code.

The 2025 California Residential Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 2.5 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The adoption includes Appendices: AA, BB, BF, BO, CI and CJ. The 2025 California Residential Code shall be designated and referred to as the “Residential Code” for the City of Santa Clara.”

15.17.020 Townhouse Automatic Fire Sprinkler Systems

California Residential Code, Chapter 3, Building Planning, Section R309, Automatic Fire Sprinkler Systems, Subsection R309.1, Townhouse Automatic Fire Sprinkler Systems, is hereby deleted and replaced with the following:

“Section R309.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

1. An automatic sprinkler system shall be provided throughout existing townhouses, when additions are made that increase buildings square footage by more than 1,200 square feet or the building total square footage will exceed 3,600 square feet.
2. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed where the additions are 1,200 square feet or less and the building area will be 3,600 square feet or less.

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3. An automatic sprinkler system shall be provided throughout existing townhouses when new basements, regardless of size, are added or when existing basements are expanded by more than 50%.”

15.17.030 One- and Two-Family Dwellings Automatic Fire Sprinkler Systems

California Residential Code, Chapter 3, Building Planning, Section R309, Automatic Fire Sprinkler Systems, Subsection R309.2, One- and Two-Family Dwellings Automatic Fire Sprinkler Systems, is hereby deleted and replaced with:

“Section R309.2. One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings, including Accessory Dwelling Units, except as otherwise provided below.

1. An automatic sprinkler system shall be provided throughout existing One- and Two-Family Dwellings, when additions are made that increase buildings square footage by more than 1,200 square feet or the building total square footage will exceed 3,600 square feet. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system where the additions or alterations are 1,200 square feet or less and the building area will be 3,600 square feet or less. An automatic sprinkler system shall be provided throughout One- and Two-Family Dwellings when new basements, regardless of size, are added and existing basements are expanded by more than 50%.

2. An automatic sprinkler system shall not be required for an Accessory Dwelling Unit, provided that all of the following are met:

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- 2.1. The unit meets the definition of an Accessory Dwelling Unit as defined in Government Code Section 65852.2.
- 2.2. The existing primary residence does not have automatic fire sprinklers.
- 2.3. If the accessory dwelling unit is detached, it does not exceed 1,200 square feet in size.
- 2.4 The unit is on the same lot as the primary residence.”

SECTION 4: That Chapter 15.18 (“Property Maintenance Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.18
PROPERTY MAINTENANCE CODE**

15.18.010 Adoption of International Property Maintenance Code

The 2024 International Property Maintenance Code, published by the International Code Council, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2024 International Property Maintenance Code shall be designated and referred to as the “Property Maintenance Code” for the City of Santa Clara.

15.18.020 References to “Housing Code”.

Any reference to the “Housing Code” contained within the Code of the City of Santa Clara, California shall be interpreted as a reference to the Property Maintenance Code.”

SECTION 5: That Chapter 15.20 (“Electrical Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.20
ELECTRICAL CODE**

15.20.010 Adoption of Electrical Code.

The 2025 California Electrical Code, published by the National Fire Protection Association and the California Building Standards Commission in Part 3 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2025 California Electrical Code shall be designated and referred to as the “Electrical Code” for the City of Santa Clara.”

SECTION 6: That Chapter 15.30 (“Mechanical Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.30
MECHANICAL CODE**

15.30.010 Adoption of Mechanical Code.

The 2025 California Mechanical Code, published by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission in Part 4 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2025 California Mechanical Code shall be designated and referred to as the “Mechanical Code” for the City of Santa Clara.”

SECTION 7: That Chapter 15.35 (“Plumbing Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.35
PLUMBING CODE**

15.35.010 Adoption of Plumbing Code.

The 2025 California Plumbing Code, published by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission in Part 5 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The adoption includes Appendix A, C, D, E, F, G, I, J, K, R and S. The 2025 California Plumbing Code shall be designated and referred to as the “Plumbing Code” for the City of Santa Clara.”

SECTION 8: That Chapter 15.36 (“Energy Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.36
ENERGY CODE**

- 15.36.010. Title.**
- 15.36.020. Adoption by Reference.**
- 15.36.030. Solar requirements.**

15.36.010. Adoption of Energy Code.

This chapter shall be known and may be cited and referred to as the "Energy Code for the City of Santa Clara."

15.36.020. Adoption by reference.

The "2025 California Energy Code" published by the International Code Council and the State Building Standards Commission in California Code of Regulations (CCR) Title 24, Part 6 is hereby adopted by this reference expressly incorporated and made a part of this Chapter, with changes and modifications as hereinafter set forth, as the "Energy Code" for the City of Santa Clara.

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15.36.030. Solar requirements.

- (a) **Title.** The Title of 2025 California Energy Code Subchapter 2, “All Occupancies—Mandatory Requirements for the Manufacture, Construction and Installation of Systems, Equipment and Building Components,” Section 110.10, “Mandatory Requirements for Solar-Readiness,” is hereby amended to read as follows:

“SECTION 110.10 - MANDATORY REQUIREMENTS FOR SOLAR READINESS AND SOLAR PANEL SYSTEM REQUIREMENTS FOR NEW NON-RESIDENTIAL AND MULTIFAMILY BUILDINGS”

- (b) **Hotel/Motel Occupancies and High-rise Multifamily Buildings.** 2025 California Energy Code Subchapter 2, “All Occupancies—Mandatory Requirements for the Manufacture, Construction and Installation of Systems, Equipment and Building Components,” Section 110.10(a)3, “Covered Occupancies-Hotel/Motel Occupancies and High-rise Multifamily Buildings,” is hereby amended to read as follows:

“3. Hotel/Motel Occupancies and High-rise Multifamily Buildings. Hotel/motel occupancies and high-rise multifamily buildings with ten habitable stories or fewer, that do not have a photovoltaic system installed, shall comply with the requirements of Section 110.10(b) through 110.10(d) and Table 110.10-A.”

- (c) **Nonresidential Buildings.** 2025 California Energy Code Subchapter 2, “All Occupancies—Mandatory Requirements for the Manufacture, Construction and Installation of Systems, Equipment and Building Components,” Section 110.10(a)4, “Covered Occupancies - Nonresidential Buildings,” is hereby amended to read as follows: .

“4. Nonresidential Buildings. Nonresidential buildings with three habitable stories or fewer, other than I-2 and I2.1 buildings that do not have a photovoltaic system installed, shall comply with the requirements of Section 110.10(b) through 110.10(d) and Table 110.10-A.”

- (d) **Solar Panel Requirements for All New Nonresidential and High-Rise Residential Buildings.** 2025 California Energy Code Subchapter 2, “All Occupancies—Mandatory Requirements for the Manufacture, Construction and Installation of Systems, Equipment and Building Components,” Section 110.10(a), “Covered Occupancies,” is hereby amended by adding the following table to the end of subsection (a):

Table 110.10-A: Solar Panel Requirements for All New Nonresidential and High- Rise Residential Buildings	
Square footage of building	Size of panel
Less than 10,000 sq. ft.	Minimum of 3-kilowatt PV systems
Greater than or equal to 10,000 sq. ft.	Minimum of 5-kilowatt PV systems
EXCEPTION: As an alternative to a solar PV system, the building type may provide a solar hot water system (solar thermal) with a minimum collector area of 40 square feet, additional to any other solar thermal equipment otherwise required for compliance with Part 6	

- (e) **Minimum solar area - exceptions.** 2025 California Energy Code Subchapter 2, “All Occupancies—Mandatory Requirements for the Manufacture, Construction and Installation of Systems, Equipment and Building Components,” Section 110.10(b)1B, “Minimum Solar Zone Area-Multifamily Buildings, Hotel/Motel Occupancies and Nonresidential Buildings,” Exception 2, is hereby amended to read as follows:

“**EXCEPTION 2 to Section 110.10(b)1B:** High-rise multifamily buildings, hotel/motel occupancies with a permanently installed domestic solar water-heating system complying with Section 150.1(c)8Biii and an additional collector area of 40 square feet.”

- (f) **Minimum solar area - performance equivalency.** 2025 California Energy Code Subchapter 2, “All Occupancies—Mandatory Requirements for the Manufacture, Construction and Installation of Systems, Equipment and Building Components,” Section 110.10(b)1B, “Minimum Solar Zone Area - Multifamily Buildings, Hotel/Motel Occupancies, and Nonresidential Buildings”, is hereby amended by adding the following new Exception 6 after Exception 5:

“**EXCEPTION 6 to Section 110.10(b)1B:** Performance equivalency approved by the Building Official.”

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- (g) **Minimum solar area - shading.** 2025 California Energy Code Subchapter 2, “All Occupancies—Mandatory Requirements for the Manufacture, Construction and Installation of Systems, Equipment and Building Components,” Section 110.10(b)3, “Minimum Solar Zone Area – Shading”, is hereby amended by adding the following after Paragraph B:

“110.10(b)3C. The solar zone needs to account for shading from obstructions that may impact the area required in 110.10(b)1B. When determined by the Building Official that conditions exist where excessiveshading occurs and solar zones cannot be met, a performance equivalency approved by the Building Official may be used as an alternative.”

SECTION 9: That Chapter 15.37 (“Historical Building Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby repealed in its entirety and replaced with the following:

**“Chapter 15.37
HISTORICAL BUILDING CODE**

15.37.010 Adoption of Historical Building Code.

The 2025 California Historical Building Code, published by the California Building Standards Commission in Part 8 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2025 California Historical Building Code shall be designated and referred to as the “Historical Building Code” for the City of Santa Clara.”

SECTION 10: That Chapter 15.38 (“Green Building Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby repealed in its entirety and replaced with the following:

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**“Chapter 15.38
GREEN BUILDING STANDARDS CODE**

- 15.38.010. Title.**
- 15.38.020. Adoption by Reference.**
- 15.38.030. Definitions.**
- 15.38.040. Residential mandatory measures-Electric vehicle (EV) charging.**
- 15.38.050. Non-residential mandatory measures-Electric vehicle (EV) charging.**

15.38.010. Title.

This chapter shall be known and may be cited and referred to as the "Green Building Standards Code" for the City of Santa Clara.

15.38.020. Adoption by reference.

The "2025 California Green Building Standards Code" adopted by the State Building Standards Commission in California Code of Regulations (CCR) Title 24, Part 11 is hereby adopted by reference, with changes and modifications as hereinafter set forth, as the Green Building Standards Code of the City of Santa Clara.

15.38.030. Definitions.

2025 California Green Building Standards Code, Chapter 1, Definitions, Section 202 (Definitions) is hereby amended by adding the following definitions:

“EV Capable: A parking space linked to a listed electrical panel with sufficient capacity to provide at least 110/120 volts and 20 amperes to the parking space. Raceways linking the electrical panel and parking space only need to be installed in spaces that will be inaccessible in the future, either trenched underground or where penetrations to walls, floors, or other partitions would otherwise be required for future installation of branch circuits. Raceways must be at least 1" in diameter and may be sized for multiple circuits as allowed by the California Electrical Code. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as "EV CAPABLE." Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed inaccessible raceways. The parking space shall contain signage with at least a ½" font adjacent to the parking space indicating the space is designated as EV Capable for future connection of infrastructure at the designed voltage and amperage levels.

Level 1 EV Ready Space: A parking space served by a complete electric circuit with a minimum of 110/120 volt, 20-ampere capacity including electrical panel capacity, overprotection device, a minimum 1" diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a) a receptacle labelled "Electric Vehicle Outlet" with at least a ½" font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE).

Low Power Level 2 EV Ready Space: A parking space served by a complete electric circuit with 208/240 volt, 20 ampere minimum branch circuit capacity including electrical panel capacity, overprotection device, a minimum 1" diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a) a receptacle labelled "Electric Vehicle Outlet" with at least a ½" font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum output of 15 amperes.

Level 2 EV Ready Space: A parking space served by a complete electric circuit with 208/240 volt, 40-ampere capacity including electrical panel capacity, overprotection device, a minimum 1" diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a) a receptacle labelled "Electric Vehicle Outlet" with at least a ½" font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum output of 30 amperes.

Level 3/Direct Current Fast Charger (DCFC): A parking space that includes the installation of a charger with the capacity to provide at least 80 kW of output.

Electric Vehicle Charging Station (EVCS): A parking space that includes installation of electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes connected to a circuit serving a Level 2 EV Ready Space. EVCS installation may be used to satisfy a Level 2 EV Ready Space requirement. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Affordable Housing: Residential buildings that entirely consist of units below market rate and whose rents or sales prices are governed by local agencies to be affordable based on area median income."

15.38.040. Residential mandatory measures-Electric vehicle (EV) charging.

- (a) 2025 California Green Building Standards Code, Chapter 4, Mandatory Measures, Division 4.1, Planning and Design, Section 4.106.4 (Electric vehicle(EV) charging for new construction) is hereby amended to read as follows:

4.106.4. Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

As per the CalGreen code, the Chief Building Official will make determinations of exceptions.

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities, and without electrical panel upgrade or new panel installation. ADUs and JADUs without additional parking but with electrical panel upgrades or new panels must have reserved breakers and electrical capacity according to the requirements of 4.106.4.1.
3. Multifamily residential building projects with valid entitlements granted by the City that have not otherwise expired before the effective date of this ordinance shall provide at least ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, with Level 2 EV Ready Circuits. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

4. Spaces Accessible only by automated mechanical car parking systems are excepted from providing EV charging infrastructure.

- (b) 2025 California Green Building Standards Code Chapter 4, Residential Mandatory Measures, Division 4.1, Planning and Design, Section 4.106.4.1 (New one- and two-family dwellings and townhouses with attached private garages) is hereby amended to read as follows:

“4.106.4.1 New one- and two-family dwellings and townhouses.

1. In private garages with two or more parking spaces, install one Level 2 EV Ready Space and one Level 1 EV Ready Space.
2. For each dwelling unit with only one parking space, install a Level 2 EV Ready Space
3. For parking spaces not assigned to a dwelling unit:
 - a. 25% of the unassigned parking space(s) shall be Level 2 EV Ready Space(s)
 - b. 75% of the unassigned space(s) shall be Low Power Level 2 EV Ready Space(s)

Calculations for the required minimum number of EV Ready spaces shall be rounded up to the nearest whole number.”

- (c) 2025 California Green Building Standards Code, Chapter 4, Residential Mandatory Measures, Division 4.1, Planning and Design, Section 4.106.4.1.1 (Identification) is hereby amended to read as follows:

“4.106.4.1.1. Identification. The raceway termination location shall be permanently and visibly marked as "Level 2 EV-Ready".

- (d) 2025 California Green Building Standards Code, Chapter 4, Residential Mandatory Measures, Division 4.1, Planning and Design, Section 4.106.4.2.2 (Multifamily dwellings) is hereby amended by adding the following text to the end of that section:

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“3. Multifamily dwellings with less than 20 dwelling units. The following requirements apply to all new multifamily dwellings with less than 20 units, and the residential portion of mixed-use buildings with less than 20 units.

- a. One parking space per dwelling unit with parking shall be provided with a Level 2 EV Ready Space.

4. Multifamily buildings with 20 dwelling units or more and for the residential portion of mixed-use buildings with 20 dwelling units or more:

- a. Provide one Level 2 EV Ready Space for each of the first 20 dwelling units with parking space(s)
 - b. For all additional dwelling units above 20 with parking space(s):
 - i. 25% of dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space
 - ii. 75% of dwelling units with parking spaces shall be provided with at least one Low Power Level 2 EV Ready Space
5. All multifamily residential developments shall include secured bicycle parking with 110v electrical outlets.

Exception: For all Multifamily Affordable housing, 10% of dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. The remaining dwelling units with parking space(s) shall each be provided with at least one Level 1 EV Ready Space.

Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of Level 2 Ready Spaces and all required EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

Notes:

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1. ALMS may be installed to decrease electrical service and transformer costs associated with EV Charging Equipment subject to review of the authority having jurisdiction.
2. Installation of Level 2 EV Ready Spaces above the minimum number required level may offset the minimum number Level 1 EV Ready Spaces required on a 1:1 basis.
3. The multifamily requirements apply to multifamily buildings with parking spaces including: a) assigned or leased to individual dwelling units, and b) unassigned residential parking.
4. In order to adhere to accessibility requirements in accordance with California Building Code Chapters 11A and/or 11B, it is recommended that all accessible parking spaces for covered newly constructed multifamily dwellings are provided with Level 1 or Level 2 EV Ready Spaces.”

15.38.050. Nonresidential mandatory measures-Electric vehicle (EV) charging.

- (a) 2025 California Green Building Standards Code Chapter 5, Nonresidential Mandatory Measures, Division 5.1, Planning and Design, Section 5.106.5.3 (Electric vehicle (EV) charging) is hereby amended by adding the following exception after exception 2:
 3. Installation of each Level 3/Direct Current Fast Charger with the capacity to provide at least 80 kW output may substitute for 11 Level 2 EVCS spaces after a minimum of 11 Level 2 EVCS spaces are installed.
- (b) 2025 California Green Building Standards Code Chapter 5, Nonresidential Mandatory Measures, Division 5.1, Planning and Design, Section 5.106.5.3.1 (EV capable spaces) is hereby amended to read as follows:

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“5.106.5.3.1 EV Capable Spaces

Nonresidential buildings (excluding hotels and motels) and nonresidential portions of mixed use buildings: EV capable spaces shall be provided as specified below and per the following requirements:

1. **For retail uses: 15% of parking spaces shall be EV Capable. For Places of Religious Worship: 10% of parking spaces shall be EV Capable. For all other nonresidential buildings (excluding hotels and motels) and nonresidential portions of mixed use buildings: 35% of parking spaces shall be EV Capable.**
2. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple capable spaces.
3. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each capable space, with delivery of 30-ampere minimum to an installed at each
4. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each capable space.
5. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Calculations for the required minimum number of spaces shall all be rounded up to the nearest whole number.

Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation at all required EVCS; electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EVCS including EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the

EVCS.
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- (c) 2025 California Green Building Standards Code Chapter 5, Nonresidential Mandatory Measures, Division 5.1, Planning and Design, Section 5.106.5.3.2 (Electric vehicle charging stations (EVCS)) is hereby amended to read as follows, but Sections 5.106.5.3.2.1 through 5.106.5.3.2.4.1 shall remain unchanged:

“5.106.5.3.2 Electric vehicle charging stations (EVCS)

Nonresidential buildings (excluding hotels and motels) and nonresidential portions of mixed use buildings: In addition to the EV Capable Space requirements of Section 5.106.5.3.1, nonresidential buildings (excluding hotels and motels) and nonresidential portions of mixed use buildings shall comply with the following:

1. For retail uses: an additional 15% of parking spaces shall be provided with EVCS. For Places of Religious Worship: an additional 10% of parking spaces shall be provided with EVCS. For all other nonresidential buildings (excluding hotels and motels) and nonresidential portions of mixed use buildings: an additional 35% of parking spaces shall be provided with EVCS.
2. Required EVCS may be provided in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

Notes:

1. Calculations for the required minimum number of spaces equipped with EVCS shall be rounded up to the nearest whole number.
2. ALMS may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS.

- (d) 2025 California Green Building Standards Code Chapter 5, Nonresidential Mandatory Measures, Division 5.1, Planning and Design, Section 5.106.5.3.3 (Use of Automatic Load Management System (ALMS)) is hereby amended to read as follows:

“5.106.5.3.3. Use of Automatic Load Management Systems (ALMS)

ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 and Section

5.106.5.3.2 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.”

- (e) 2025 California Green Building Standards Code Chapter 5, Nonresidential Mandatory Measures, Division 5.1, Planning and Design, Section 5.106.5.3.5 (Electric vehicle charging station signage.) is hereby amended by adding the following text immediately following Section 5.106.5.3.5:

“5.106.5.3.5.1 Raceway Identification. The raceway termination location shall be permanently and visibly marked as "EV Ready".”

SECTION 11: That Chapter 15.75 (“California Existing Building Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.75
EXISTING BUILDING CODE**

15.75.010 Adoption of Existing Building Code.

The 2025 California Existing Building Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 10 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2025 California Existing Building Code shall be designated and referred to as the “Existing Building Code” for the City of Santa Clara.”

SECTION 12: Savings clause. The changes provided for in this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred, or any right established or accruing before the effective date of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until superseded by the fee schedules adopted by the City Council.

SECTION 13: Effective date. This ordinance shall take effect thirty (30) days after its final adoption, but no sooner than January 1, 2026; however, prior to its final adoption it shall be published in accordance with the requirements of California Government Code Section 50022.3 and Sections 808 and 812 of "The Charter of the City of Santa Clara, California."

PASSED FOR THE PURPOSE OF PUBLICATION this 21st day of OCTOBER, 2025, by the following vote:

AYES:	COUNCILORS:	Chahal, Cox, Gonzalez, Hardy, and Jain, and Mayor Gillmor
NOES:	COUNCILORS:	Park
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:  _____

 _____
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference: None