



City Council
November 4, 2025

Item #5 RTC 25-1566
Proposed Ordinance to Adopt the 2025 California Building Standards Code with Local Amendments Including Updates to the City's "Reach Code"

Afshan Hamid
Director of Community Development

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California Building Standards Code: Background

- Title 24 of the California Code of Regulations is referred to as California Building Standard Code.
- Title 24 is organized into 12 separate parts and is updated every 3 years.
- Current 2022 Code covers Jan. 2023 – Dec. 2025.
- The 2025 Code will cover Jan. 2026 – Dec. 2028.
- Cities can follow the state code mandate OR adopt these regulations with local amendments to address local geologic, topographic or climate conditions



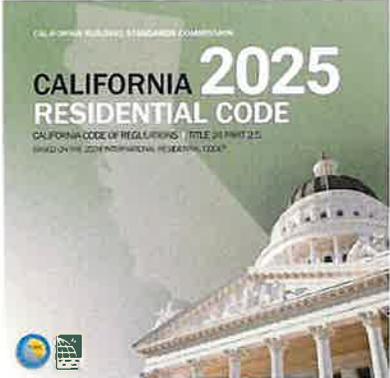
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California Residential Code: Continuation of Proposed Amendments

- **2025 California Residential Code Chapter 3:**
 - Automatic Fire Sprinkler Requirements for Additions to existing Group R3 Occupancies ; i.e. one- and two-family dwellings, townhouse, etc. (same amendments as previous code cycle).



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California Building Standards

- The 2025 Code will cover Jan. 2026 – Dec. 2028.
- October 21 City Council Meeting: first reading
- Local amendments introduced for clean up, life and safety reasons. Regulations address local geologic, topographic or climate conditions
- In general Council supported the local amendments



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2025 Reach Code: Proposed Amendments

- The 2025 baseline California Green Building Standards Code is significantly more aggressive regarding sustainability standards.
- Staff compared the 2022 Santa Clara Reach Code to the 2025 California Building Standards Code.
- The City's Reach Code has higher standards regarding certain Electric Vehicle (EV) parking and Photovoltaic (PV) System requirements.

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2025 Reach Code: Proposed Amendments

- Proposed Ordinance includes carrying forward the existing Reach Code standards, which continue to be higher, including:
 - 2025 California Energy Code, Section 110.10:**
Additional requirements for Solar Readiness for Non-Residential and Multi-Family Buildings.
 - 2025 California Green Building Standards Code, Section 4.106:**
Additional requirements for increased electric vehicle charging stations for Residential projects.
 - 2025 California Green Building Standards Code, Section 5.106:**
Additional requirements for increased electric vehicle charging stations for Non-Residential development.

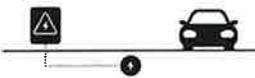
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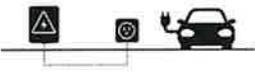
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2025 Reach Code: EV Parking Requirements

- Terms:
 - EV Capable – conduit installed for a future EV space
 - EV Ready – outlet provided
 - EVCS Charging Station – charger
 - EVCE Charging Equipment
 - Levels: Level 1 –Level 3 (increase power capacity and faster charge)



EV Capable



EV Ready



EVCS Charging Station

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2025 Reach Code: Council proposed modifications

- Proposed Ordinance includes Reach Code modifications as follows:
- **New Non-Residential use, other than motels and hotels:**
15% capable / 15% EVCS
- **Place of Religious Worship**
10% capable / 10% EVCS

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All Electric Suspension

- The Federal Ninth Circuit Court of Appeals, which struck down the Berkeley Code, which was an All-Electric Code.
- January 14, 2025, the Santa Clara City Council indefinitely suspended the all-electric provisions of the Reach Code, and gave staff direction to prepare a revised Reach Code utilizing one or more alternate approaches that do not directly prohibit natural gas infrastructure.
- Staff is in the process of drafting the revised text and will return in early 2026 with alternative approaches to encourage electrification in mixed-fuel buildings.

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