10/21/25 Item #6



City Council

October 21, 2025

Item #6 RTC 25-1520
Proposed Ordinance to Adopt the

2025 California Building Standards Code with Local Amendments Including Updates to the City's "Reach Code"

Afshan Hamid Community Development Director

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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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The Code of the City of Santa Clara – Title 15: Buildings and Construction

Amendments to CCR, Title 24 are located in the City of Santa Clara Municipal Code - Title 15

Part	T24 Publication	Chapter	Title 15 of the City Code - Heading
1	2025 CA Administration Code	15.05	Administrative Code
2	2025 CA Building Code	15.15	Building Code
2.5	2025 CA Residential Code	15.17	Residential Code
3	2025 CA Electrical Code	15.20	Electrical Code
4	2025 CA Mechanical Code	15.30	Mechanical Code
5	2025 CA Plumbing Code	15.35	Plumbing Code
6	2025 CA Energy Code	15.36	Energy Code
8	2025 CA Historical Building Code	15.37	Historical Building Code
9	2025 CA Fire Code	15.60	Municipal Fire and Environmental Code
10	2025 CA Existing Building Code	15.75	Existing Building Code
11	2025 CA Green Building Standards Code	15.38	Green Building Code

The proposed ordinance would also adopt the 2024 International Property Maintenance Code published by the International Code Council (Chapter 15.18 – Property Maintenance Code)

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California Building Code: Continuation of Proposed Amendments

- 2025 California Building Code Chapter 9:
 - 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).
- 2025 California Building Code, Chapter 10:
 - Requirements for safe stairway configuration and the routing of emergency exit paths to facilitate emergency egress out of multistory buildings (same amendments as previous code cycle).
- 2025 California Building Code, Chapter 19:
 - Requirements for Structural Plain Concrete in Seismic Design
 Category C, D, E or F (same amendments as previous code cycle).

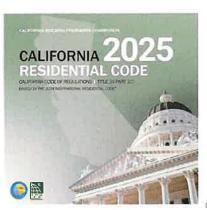


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California Residential Code: Continuation of Proposed Amendments

- 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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What is a Reach Code?

- A Reach Code is the local amendments to the California Building Code, which focus on increased sustainability, including amendments to:
 - 2025 California Energy Code
 - 2025 California Green Building Standards Code
- The State requires cost effective analysis for Reach Code standards to demonstrate Return on Investment.
- City's Reach Code was adopted in 2022, took effect 2023.



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 Photovolatic (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:

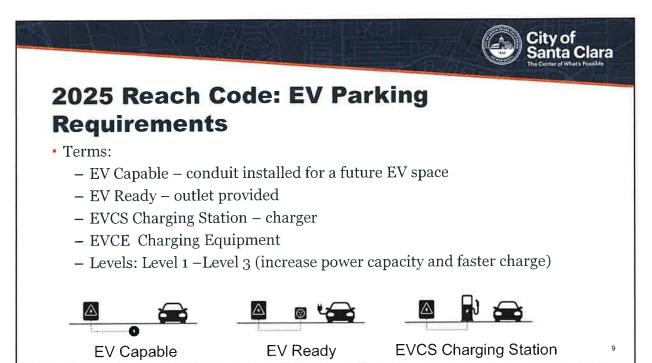
Additional requirements for Solar Readiness for Non-Residential and Multi-Family Buildings.

-2025 California Green Building Standards Code, Section 4.106:

Additional requirements for increased electric vehicle charging stations for Residential projects.

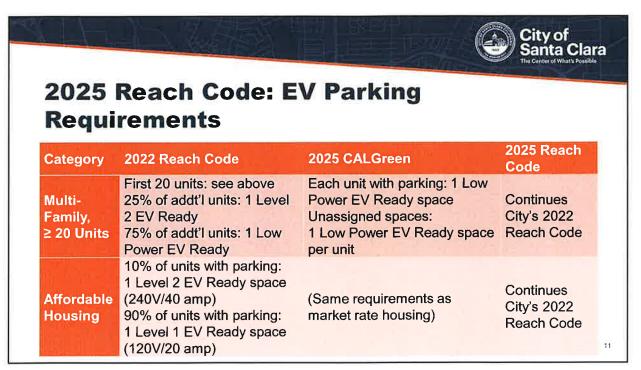
-2025 California Green Building Standards Code, Section 5.106:

Additional requirements for increased electric vehicle charging stations for Non-Residential development.



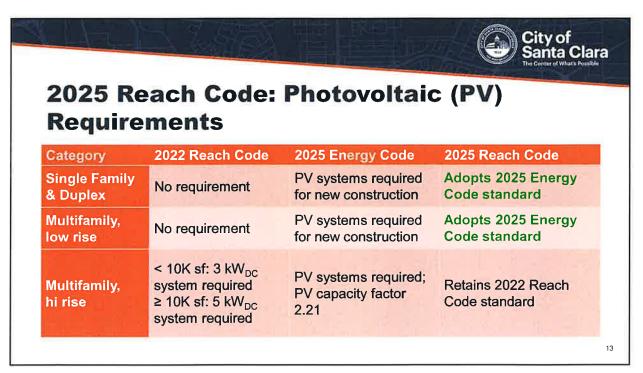
City of Santa Clara 2025 Reach Code: EV Parking Requirements 2025 Reach 2022 Reach Code 2025 CALGreen Category Code Private garage with two or more parking spaces: One- and Continues Each unit w/ parking: 1 (1) Level 2 EV Ready & (1) Two-City's 2022 Low Power EV Ready Level 1 EV Ready Family (20amp) standard One parking space: **Dwellings** 1 Level 2 EV Ready Each unit w/ parking: 1 Low Power EV Ready (20 amp) Continues Each unit w/ parking: Multi-Unassigned spaces: City's 2022 1 Level 2 EV Ready (40 Family, 1 Low Power EV Ready per standard < 20 Units amp) 10 unit

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2025 Reach Code: EV Parking Requirements					
Category	2022 Reach Code	2025 CALGreen	2025 Reach Code		
Hotels and Motels	10% of spaces LV2 EVCS 50% of spaces LV2 Capable	65% of EV charging spaces = 40% LP L2 receptacles + 25% Level 2 EVSE	Adopts 2025 CALGreen standard		
Office and Retail	35% of spaces LV2 EVCS 35% of spaces LV2 capable	15% of spaces EVCS 5% of spaces EV Capable	Continues City's 2022 Reach Code		
Other Non- Residential Uses	35% of spaces LV2 EVCS 35% of spaces LV2 capable	10% of spaces EVCS 10% of spaces EV capable	Continues City's 2022 Reach Code		

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2025 Reach Code: Photovoltaic (PV) Requirements						
Category	2022 Reach Code	2025 Energy Code	2025 Reach Code			
Hotels and motels	No requirement	PV systems required for new construction	Adopts 2025 Energy Code standard			
Non- residential	< 10K sf: 3 kW _{DC} system required ≥ 10K sf: 5 kW _{DC} system required	PV systems required; PV capacity varies based on type of building	Retains 2022 Reach Code standard			

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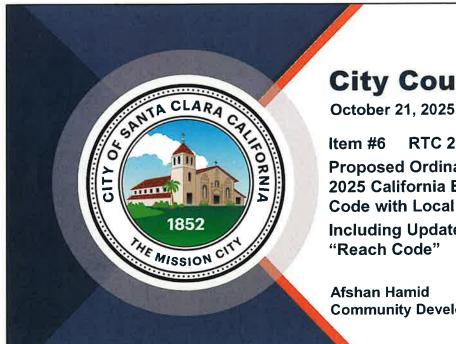
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All Electric Suspension

- 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 allelectric 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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Community Development Director