



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 multi-story 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).



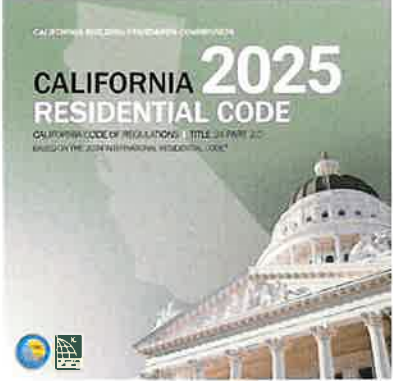
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California Residential Code: Continuation of Proposed Amendments

- **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.

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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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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: EV Parking Requirements

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

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2025 Reach Code: EV Parking Requirements			
Category	2022 Reach Code	2025 CALGreen	2025 Reach Code
Multi-Family, ≥ 20 Units	First 20 units: see above 25% of add'l units: 1 Level 2 EV Ready 75% of add'l units: 1 Low Power EV Ready	Each unit with parking: 1 Low Power EV Ready space Unassigned spaces: 1 Low Power EV Ready space per unit	Continues City's 2022 Reach Code
Affordable Housing	10% of units with parking: 1 Level 2 EV Ready space (240V/40 amp) 90% of units with parking: 1 Level 1 EV Ready space (120V/20 amp)	(Same requirements as market rate housing)	Continues City's 2022 Reach Code

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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
Single Family & Duplex	No requirement	PV systems required for new construction	Adopts 2025 Energy Code standard
Multifamily, low rise	No requirement	PV systems required for new construction	Adopts 2025 Energy Code standard
Multifamily, hi rise	< 10K sf: 3 kW _{DC} system required ≥ 10K sf: 5 kW _{DC} system required	PV systems required; PV capacity factor 2.21	Retains 2022 Reach Code standard

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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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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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