STAFF REPORT

City Council
Meeting Date: **11/4/2025**
Staff Report Number: **25-167-CC**

Public Hearing: **Waive the second reading and adopt an ordinance amending Title 12 [Buildings and Construction] of the Menlo Park Municipal 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, 10, 11 and 12), together with local amendments to parts 2, 2.5, 5, 6, and 11**

Recommendation

Staff recommends that the City Council waive the second reading and adopt an ordinance amending Title 12 [Buildings and Construction] of the Menlo Park Municipal 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, 10, 11 and 12), together with local amendments to parts 2, 2.5, 5, 6, and 11 (Attachment A).

Policy Issues

Every three years, the State of California Building Standards Commission (CBSC) adopts an updated Building Standards Code (BSC), Title 24 of the California Code of Regulations. The BSC includes the Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code and Green BSC. Cities and counties across the state can also adopt local amendments pursuant to various provisions in state law. The adoption of the proposed local amendments to the BSC and City's Municipal Code supports local goals and policies.

Background

The State has adopted an updated BSC, to be effective beginning Jan. 1, 2026. All local jurisdictions are required to enforce the newly adopted Code. For consistency with the State action, staff are proposing the adoption of the State Code with several local amendments to address local geological, climatic, or topographic conditions.

On Oct. 21, the City Council voted 5-0 to introduce and waive the first reading of ordinance repealing and replacing Title 12 [Buildings and Construction] of the Menlo Park Municipal 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, 10, 11 and 12), together with local amendments to parts 2, 2.5, 5, 6, and 11 (Attachment A). The ordinance re-adopts local amendments, that were adopted during the previous 2022 CBSC code cycle, except for a few items where the 2025 standards meet or exceed the local amended standards or new State interpretation of existing regulations necessitated the removal of the amendment. and were therefore in effect prior to Sept. 30, 2025, and do not contain a material change in regulatory effect to the existing standards. In addition, the city adopted local amendments to the 2022 BSC in February and August 2025,

which have been carried forward. All the proposed local amendments are substantially equivalent to all previously adopted amendments and were all effective before Sept. 30, 2025.

Analysis

The ordinance will be in effect Jan. 1, 2026, after the second reading and upon filing with the CBSC. Sections needing the California Energy Commission's (CEC) approval, which include the air conditioner (AC) to heat pump (HP) and flex path but not the pre-wiring expansion, will be enforceable after the CEC's approval. Staff will file the ordinance with the CBSC as soon as the adopted ordinance is executed by the signatories.

The documentation supporting the findings of cost effectiveness as indicated in the ordinance per §1.B are in Attachment B.

Impact on City Resources

The adoption of the updated BSC and proposed local amendments will not result in any direct costs to the city. The adoption of the proposed local amendments will require staff time to file the ordinance with the state, develop compliance tools including an unreasonable hardship application, and update the online permitting system and City website.

Environmental Review

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.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Notice of the hearing was also published in The Examiner in accordance with Government Code §§50022.3 and 6066.

Attachments

A. Ordinance to amend Chapter 12.18 of Title 12 (Buildings and Construction) of the Menlo Park Municipal Code to adopt local amendments to the 2022 California Building Standards Code
B. Cost effectiveness studies:
   C.1. 2022 Cost-Effectiveness Study: Existing Single Family Building Upgrades, April 25, 2024
   localenergycodes.com/download/1222/file_path/fieldList/Single%20Family%20Retrofits%20CostEff%20Report.pdf
   C.2. 2025 Cost-Effectiveness Study: Single Family AC to Heat Pump Replacements, June 9
   localenergycodes.com/download/2034/file_path/fieldList/2025%20Single%20Family%20AC%20to%20HP%20Cost-eff%20Study.pdf
   C.3. Application of the 2022 Studies to the 2025 Energy Code: Existing Single Family Building Upgrades, Aug. 15:
   localenergycodes.com/download/2081/file_path/fieldList/2022+to+2025+FlexPath+Memo.pdf

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ORDINANCE NO. XXXX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENLO PARK AMENDING TITLE 12 [BUILDINGS AND CONSTRUCTION] OF THE MENLO PARK MUNICIPAL 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, 10, 11 and 12), TOGETHER WITH LOCAL AMENDMENTS TO PARTS 2, 2.5, 5, 6 and 11

WHEREAS, the City of Menlo Park ("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 Menlo Park 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.l(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 2030 Climate Action Plan with a bold goal to be zero carbon by 2030; and

WHEREAS, the proposed local amendments support the Climate Action Plan 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 goal by requiring that the replacement or addition of an air conditioner in an existing single-family building is a heat pump space conditioner or additional energy efficiency measures; and

WHEREAS, the proposed local amendments support the Climate Action Plan goal by requiring that residential additions or alterations that include certain electrical work or extensions of gas piping to outdoor appliances include measures 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 climatic, geological and topographic conditions

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 2.5, 6 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.

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

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

A. Climatic, 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, 5, 6 and 11 of the 2025 California Building Standards Code are reasonably necessary because of the local climatic, geological or topographical conditions 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 City experiences precipitation ranging from 13 to 20 inches per year with an average of approximately 15 inches per year. Ninety-five percent (95%) of precipitation falls during the months of November through April, leaving a dry period of approximately six months each year. Relative humidity remains moderate most of the time. Temperatures in the summer average around 80 degrees Fahrenheit and in the winter in the mid 50 degrees Fahrenheit. Prevailing winds in the area come from the west with velocities generally in the 12 miles per hour range, gusting from 25 to 35 miles per hour. These climatic conditions along with the greenhouse gas emissions generated from structures in both the residential and non-residential sectors exceeding the energy standards for building construction established in the 2025 California Buildings Standards Code. In 2020, City Council adopted a Climate Action Plan (CAP) that outlines strategies to achieve a 90% reduction in carbon dioxide equivalent emissions (CO_2e) from 2005 levels and elimination of the remaining 10% of CO_2e through direct carbon removal measures by 2030. To achieve and maintain the CAP emissions reduction goal, 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 contributes to climate change. Burning natural gas releases greenhouse gases, which warms the planet and causes rising sea levels which negatively affect the City's shoreline and infrastructure.

2. Geologic: The City of Menlo Park 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. 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.
3. Topographic: The City of Menlo Park is contiguous with the San Francisco Bay, resulting in a natural receptor for storm and wastewater run-off. The City is also located in an area that has relatively high liquefaction potential given its proximity to the Bay. The surface condition consists mostly of stiff to dense sandy clay, which is highly plastic and expansive in nature. This potential for rupture of natural gas piping during a flooding or a seismic event increases the risk of fire.

B. Cost Effectiveness Findings: It is determined, at a regular public meeting of the City Council of the City of Menlo Park, that the energy standards established by this ordinance are cost effective and will require buildings to be designed to consume less energy than permitted by the California Energy Code, Title 24, Part 6.
C. Substantial Equivalence Findings: It is determined that the re-enactment of the proposed local residential amendments to Parts 2.5, 6 and 11 of the 2025 California Building Standards Code [Parts 2.5, 6 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.
D. CEQA Findings: The City of Menlo Park finds that the adoption of this Ordinance is exempt pursuant to §15061(b)(3) of the CEQA Guidelines.

SECTION 2: Adoption of 2025 California Building Standards Code.

Section 12.040.10 of Chapter 12.04 [Adoption of Codes] Title 12 [Buildings and Construction] of the Menlo Park Municipal Code is hereby repealed and replaced to read in its entirety as follows:

12.04.010 – Adoption of California Building Standards Code.

The following codes, as approved by the California Building Standards Commission, are hereby adopted by reference:

1) The 2025 California Administrative Code, Part 1 of the California Building Standards Code, Title 24 California Code of Regulations;
2) The 2025 California Building Code, Part 2 of the California Building Standards Code, Title 24 California Code of Regulations, including Appendices I and J;
3) The 2025 California Residential Code, Part 2.5 of the California Building Standards Code, Title 24 California Code of Regulations, including Appendices BB, BF, BO, and CI;
4) The 2025 California Electrical Code, Part 3 of the California Building Standards Code, Title 24 California Code of Regulations;
5) The 2025 California Mechanical Code, Part 4 of the California Building Standards Code, Title 24 California Code of Regulations;
6) The 2025 California Plumbing Code, Part 5 of the California Building Standards Code, Title 24 California Code of Regulations;

7) The 2025 California Energy Code, Part 6 of the California Building Standards Code, Title 24 California Code of Regulations;
8) The 2025 California Wild-Land Urban Interface Code, Part 7 of the California Building Standards Code, Title 24 California Code of Regulations;
9) The 2025 California Historical Building Code, Part 8 of the California Building Standards Code, Title 24 California Code of Regulations;
10) The 2025 California Existing Building Code, Part 10 of the California Building Standards Code, Title 24 California Code of Regulations;
11) The 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, Title 24 California Code of Regulations; and
12) The 2025 California Referenced Standards Code, Part 12 of the California Building Standards Code, Title 24 California Code of Regulations.

A copy of each code, subject to such amendments as may be adopted by the City in this Title 12, is on file in the office of the city clerk. The provisions of this title, including said codes and amendments thereto, shall be known as the building code of the city.

SECTION 3: Local Amendments to the 2025 California Building Standards Code.
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: Amendments to the 2025 California Building Code.
Chapter 12.06. [California Building Code Amendments] of Title 12 [Buildings and Construction] of the Menlo Park Municipal Code is hereby repealed and replaced to read in entirety as follows:

Chapter 12.06
California Building Code Amendments

Sections:
12.06.010 – Adoption of Chapter 1 Division II and amendment of §105.2 – Work exempt from permit.
12.06.020 – Adoption of Appendix J – Grading
12.06.030 – Addition of §J107.4.1 – Imported Fill.

12.06.010 – Adoption of Chapter 1 Division II and amendment of §105.2 – Work exempt from permit.
Chapter 1 Division II of the 2025 California Building Code, Part 2 of the California Building Standards Code, Title 24 California Code of Regulations is hereby adopted and §105 is hereby amended to read as follows:

[A] 105.2 Work exempt from permit.
Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other law or ordinance of the City of Menlo Park. Permits shall not be required for the following:

Building:
1. One-story detached accessory buildings used as tool and storage sheds, playhouses, garden sheds or similar uses, provided the height does not exceed eight feet, the projected roof area does not exceed 64 square feet, and the structure complies with §16.68.030 of the City of

Menlo Park Municipal Code. These structures shall still be regulated by §710A, despite exemption from permit.
2. Wood fences not over seven feet high.
3. Oil Derricks.
4. Retaining walls which are not over two feet high measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III liquids.
5. Detached free-standing water tanks supported directly on a concrete foundation at grade if the capacity does not exceed 500 gallons and the height above grade does not exceed six feet and the height to width ratio does not exceed two to one.
6. Platforms, walks, and driveways not more than 12 inches above grade and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, carpeting, tiling except in showers, cabinets, countertops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R Division 3 occupancy that are less than 24 inches deep, do not exceed 5,000 Gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings not exceeding 120 square feet as measured at the supports or nine feet in height as measured from existing natural grade to the top of the highest structural member, guard rail, or appendage.
12. Windows awnings supported by an exterior wall of Group R Division 3 occupancy when projecting not more than 36 inches from the exterior wall and do not require additional support.
13. Non-fixed and moveable fixtures, cases, racks, counters, and partitions not over five feet nine inches in height.

12.06.020 – Adoption of Appendix J - Grading
Based on the Geologic findings in §1A of this ordinance, Appendix J of the 2025 California Building Code, Part 2 of the California Building Standards Code, Title 24 California Code of Regulations is hereby adopted.

12.06.030 – Addition of §J107.4 – Imported fill
Based on the Geologic findings in §1A of this ordinance, §J107.4.1 of the 2025 California Building Code, Part 2 of the California Building Standards Code, Title 24 California Code of Regulations is hereby added to read as follows:

J107.4.1 Imported fill.
Prior to the import of fill, the origin of the fill shall be identified by a licensed geotechnical engineer and samples of the soil shall be tested and shown to meet the standards established in the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) guidelines for clean imported fill material. The test results from the samples shall be submitted to and approved by the Building Official prior to the fill being brought on site.

SECTION 5: Amendments to the 2025 California Residential Code.
Chapter 12.08 [California Residential Code Amendments] of Title 12 [Buildings and Construction] of the Menlo Park Municipal Code is hereby repealed and replaced to read in entirety as follows:

Chapter 12.08
California Residential Code Amendments

Sections:
12.08.010 – Adoption of Chapter 1 Division II and amendment of §R105.2 – Work exempt from permit.
12.08.020 – Amendment of Table R301.2 – Climatic and Geographic Design Criteria.
12.08.030 – Amendment of §R306.1 – General.

12.08.010 – Adoption of Chapter 1 Division II and amendment of §R105.2 – Work exempt from permit.
Chapter 1 Division II of the 2025 California Residential Code, Part 2.5 of the California Building Standards Code, Title 24 California Code of Regulations is hereby adopted and §R105 is hereby amended to read as follows

R105.2 Work exempt from permit.
Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other law or ordinance of the City of Menlo Park. Permits will not be required for the following:

Building:
1. Other than storm shelters, one story detached accessory structures, provided the height does not exceed eight feet, the projected roof area does not exceed 64 square feet, and the structure complies with §16.68.030 of the City of Menlo Park Municipal Code. These structures shall still be regulated by §710A despite exemption from permit.
2. Wood fences not over seven feet high.
3. Retaining walls which are not over two feet high measured from the top of the footing to the top of the wall, unless supporting a surcharge.
4. Detached free-standing water tanks supported directly on a concrete foundation at grade if the capacity does not exceed 500 gallons and the height above grade does not exceed six feet and the height to width ratio does not exceed two to one.
5. Platforms, walks, and driveways not more than 12 inches above grade and not over any basement or story below.
6. Painting, papering, carpeting, tiling except in showers, cabinets, countertops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches deep.
8. Swings and other playground equipment accessory to detached one- and two-family dwellings not exceeding 120 square feet as measured at the supports or nine feet in height as measured from existing natural grade to the top of the highest structural member, guard rail, or appendage.
9. Windows awnings supported by an exterior wall of Group R Division 3 occupancy when projecting not more than 36 inches from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling unit and do not serve the exit door required by §311.4.

12.08.020 – Amendment of Table R301.2 – Climatic and Geographic Design Criteria.
Based on the Geologic and Climatic findings in §1A of this ordinance, Table R301.2 of the 2025 California Residential Code, Part 2.5 of the California Building Standards Code, Title 24 California Code of Regulations is amended to read as follows:

Table R301.2 Climatic and Geographic Design Criteria

GROUND SNOW LOAD[n]	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]
	Speed[d] (mph)	Topographic effects[k]	Special wind region[l]	Wind-borne debris zone[m]	
NA	110	NA	NA	NA	D-E

SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER UNDER-LAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
Weathering[a]	Frost line depth[b]	Termite[c]					
NA	NA	NA	NA	NA	National Flood Insurance program Date – Feb 4, 1981 revised April 21, 1999. Adoption of first code management of flood hazard areas – June 14, 1974 Flood insurance Study - Oct 16, 2012 revised July 16, 2015 Panel number – 06081C0195F, 06081C0215F, 06081C0302F, 06081C0306F, 06081C0307F, 06081C0308E, 06081C0309F, 06081C0311E, 06081C0326F, 06081C0328F,	NA	58.55

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, 0216 or C652.
b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(2). Wind exposure category shall be determined on a site-specific basis in accordance with §R301.2.1.4.
e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
f. The jurisdiction shall fill in this part of the table with the seismic design category determined from §R301.2.2.1.
g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective Flood Insurance Study or other flood hazard map adopted by the authority having jurisdiction, as amended.
h. In accordance with §§R905.1.2, R905.4.3.1, 8905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
k. In accordance with §R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements, Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
m. In accordance with §R301.2.1.2.1. the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
n. The jurisdiction shall fill in this section of the table using the ground snow loads in figures R301.2(3) and R301.2(4).

12.308.30 – Amendment of §R306.1 – General.
Based on the Climatic findings in §1A of this ordinance, §R306.1.1 of the 2025 California Residential Code, Part 2.5 of the California Building Standards Code, Title 24 California Code of Regulations is amended to read as follows:

R306.1 General.
Buildings and structures constructed in whole or part in flood hazard areas established in Table R301.2, and substantial improvement and repair of substantial damage of buildings and structures located in whole or in part flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section and Chapter 12.42, Flood Damage Prevention, of the City of Menlo Park's Municipal Code. Buildings and structures that are located in more than one flood hazard area, including A Zones, Coastal A Zones and V Zones, shall comply with the provisions of associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

SECTION 6: Amendment of 2025 California Plumbing Code.
Chapter 12.14 [California Plumbing Code Amendments] of Title 12 [Buildings and Construction] of the Menlo Park Municipal Code is hereby repealed and replaced to read in entirety as follows:

Chapter 12.14
California Plumbing Code Amendments

Sections:
12.14.010 – Addition of §808.2 - Single pass water systems prohibited.

12.14.010 – Addition of §808.2.
Based on the Climatic findings in §1A of this ordinance, §808.2 is added to the 2025 California Plumbing Code, Part 5 of the California Building Standards Code, Title 24 California Code of Regulation is added to read as follows:

808.2 Single Pass Cooling Water Systems Prohibited. Clean running water used only once and exclusively for a cooling medium in an appliance, device, or apparatus is prohibited.

SECTION 7: Amendment of 2025 California Energy Code. Chapter 12.16 of Title 12 [Buildings and Construction] of the Menlo Park Municipal Code is hereby repealed and replaced to read in entirety as follows:

Chapter 12.16
California Energy Code Amendments

Sections:
12.16.010 – Amendment of §150.2(a) Additions
12.16.020 – Amendment of §150.2(b) Alterations

12.16.010 – Amendment of §150.2(a) Additions
Based on the Climatic and Cost Effectiveness findings in §1A and 1B of this ordinance, §150.2(a) of the 2025 California Energy Code, Part 6 of the California Building Standards Code, Title 24 California Code of Regulations is amended to read as follows:

(a) **Additions.** Additions to existing single-family residential buildings shall meet the requirementsof §§110.0 through 110.9; §150.0(a) through (n), (p) and (q); §150.2(a)1 or 2; and as follows:

An addition to a single-family building originally constructed prior to 2011, with a stated project valuation of $100,000 or more, is required to submit documentation that two items from the following list of energy efficiency measures are included in the scope of work, in addition to any requirements imposed under California Energy Code §150.2.

Note: The amount of $100,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2025 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

Energy Efficient Measures and Electrification:

A. Install R-49 attic insulation and apply air sealing practices in all accessible areas of the building.
B. Seal ducts to meet the requirements of §150.2(b)1.E of the 2025 California Energy Code.
C. Install R-15 wall insulation on exterior walls, where the studs are exposed as part of the work scope, to meet the requirements of §150.0(c) of the 2025 California Energy Code.
D. Install R-19 insulation at raised floor assemblies meeting standards of 2025 California Energy Code §150.0(d).
E. Install R-3 insulation on all accessible hot water piping. Install R-6 insulation to the exterior of existing residential tank storage water heaters.

F. Replace all screw in incandescent and CFL lamps with lamps of an efficacy of 45 lumens per watt or greater in all light fixtures per 2025 California Energy Code §150.0(k).
G. Replace fuel gas furnace with an electric heat pump system meeting the Requirements of the 2025 California Energy Code §150.2(b)1C or F with another high efficiency electric space heating system if approved by the Building Official.
H. Replace fuel gas water heater with a heat pump water heater meeting the requirements of 2025 California Energy Code §150.2(b)1H.iii.(b) or 150.2(b)1H.iii.(c), or with other high efficiency electric water heating system per approval of the Building Official.
I. Implement one or more recommendations specified in a Home Energy Score or Home Energy Audit report that has been completed within the last five years and that is submitted with the application for a building permit, with the approval of such a recommendation by the Building Official.

Exception 1 to §150.2(a) Energy Efficient Measures and Electrification A - I:
A Home Energy Score Report for the single-family building, completed within the last 5 years, demonstrating that the building already has a minimum Home Energy Score of 7, is submitted to the Building Official.
Exception 2 to §150.2(a) Energy Efficient Measures and Electrification A – I: The Building Official shall not require the installation of Energy Efficient Measures and Electrification Measures F and/or G if one or more of the following conditions apply:
a. An existing space heating system is not required to be replaced when 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 laws.
Exception 3 to §150.2(a): Additions of 300 square feet or less are exempt from the roofing requirements of §150.1(c)11.
Exception 4 to §150.2(a): Existing inaccessible piping shall not require insulation as defined under §150.0(j)1.
Exception 5 to §150.2(a): Space-conditioning system. When heating or cooling will be extended to an addition from the existing system(s), the existing heating and cooling equipment need not comply with Part 6. The heating system capacity must be adequate to meet the minimum requirements of CRC §303.10.
Exception 6 to §150.2(a): Space-conditioning system ducts. When any length of duct is extended from an existing duct system to serve the addition, the existing duct system and the extended duct shall meet the applicable requirements specified in §150.2(b)1Di and 150.2(b)1Dii.
Exception 7 to §150.2(a): Additions 1,000 square feet or less are exempt from the ventilation cooling requirements of §150.1(c)12.
Exception 8 to §150.2(a): Photovoltaic systems, as specified in §150.1(c)14, are not required for additions.

12.16.020 – Amendment of §150.2(b) Alterations
Based on the Climatic and Cost Effectiveness findings in §§1A and 1B of this ordinance, §150.2(b) of the 2025 California Energy Code, Part 6 of the California Building Standards Code, Title 24 California Code of Regulations is amended to read as follows:

(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 either item 1 or 2 below and comply with the requirements below:

An alteration to a single-family building originally constructed prior to 2011, with a stated project valuation of $100,000 or more, is required to submit documentation that two items from the following list of energy efficiency measures are included in the scope of work, in addition to any requirements imposed under California Energy Code §150.2.

Note: The amount of $100,000 shall be automatically adjusted for inflation annually on January 1 of each year beginning in 2025 based upon the California Construction Cost Index published by the California Department of General Services from data produced by the Engineering News Record.

Energy Efficient Measures and Electrification:

A. Install R-49 attic insulation and apply air sealing practices in all accessible areas of the building.
B. Seal ducts to meet the requirements of §150.2(b)1.E of the 2025 California Energy Code.
C. Install R-15 wall insulation on exterior walls, where the studs are exposed as part of the work scope, to meet the requirements of §150.0(c) of the 2025 California Energy Code.
D. Install R-19 insulation at raised floor assemblies meeting standards of 2025 California Energy Code §150.0(d).
E. Install R-3 insulation on all accessible hot water piping. Install R-6 insulation to the exterior of existing residential tank storage water heaters.
F. Replace all screw in incandescent and CFL lamps with lamps of an efficacy of 45 lumens per watt or greater in all light fixtures per 2025 California Energy Code §150.0(k).
G. Replace fuel gas furnace with an electric heat pump system meeting the Requirements of the 2025 California Energy Code §150.2(b)1C or F, or with another high efficiency electric space heating system if approved by the Building Official.
H. Replace fuel gas water heater with a heat pump water heater meeting the requirements of 2025 California Energy Code §§150.2(b)1H.iii.(b) or 150.2(b)1H.iii.(c), or with other high efficiency electric water heating system per approval of the Building Official.
I. Implement one or more recommendations specified in a Home Energy Score or Home Energy Audit report that has been completed within the last five years and that is submitted with the application for a building permit, with the approval of such a recommendation by the Building Official.

Exception 1 to §150.2(b) Energy Efficient Measures and Electrification A - I: A Home Energy Score Report for the single-family building, completed within the last 5 years, demonstrating that the building already has a minimum Home Energy Score of 7, is submitted to the Building Official.

Exception 2 to §150.2(b) Energy Efficient Measures and Electrification A – I: The Building Official shall not require the installation of Energy Efficient Measures and Electrification Measures F and/or G if one or more of the following conditions apply:

a. An existing space heating system is not required to be replaced when 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 laws.

SECTION 8: **Amendment of Green Building Standards Code.** Chapter 12.18 of Title 12 [Buildings and Construction] of the Menlo Park Municipal Code is hereby repealed and replaced to read in entirety as follows:

Chapter 12.18
California Green Building Standards Code Amendments

Sections:

12.18.010 – Amendments to §202 – Definitions.
12.18.020 – Amendments to §301.1 – Scope.
12.18.030 – Amendment of §4.106.4 – Electric vehicle (EV) charging for new construction.
12.18.040 – Amendment of §4.106.4.1 – New one and two-family dwellings and town houses with attached private garages.
12.18.050 – Amendment of §4.106.4.2.2 – Multifamily dwellings with residential parking facilities.
12.18.060 – Amendment of §4.106.4.2.6 – Hotels and motels.
12.18.070 – Addition of §4.106.5 - Electrical readiness requirements.
12.18.080 – Addition of §4.106.5.1 - Addition of electrical raceway within three feet (3') of a gas appliance and reservation of breaker space.
12.18.090 – Addition of §4.106.5.2 - Prewiring requirements.
12.18.100 – Amendment of §4.408.1 – Construction waste management.
12.18.110 – Addition of §4.507.3 - Single-family residential additions, alterations and accessory dwelling unit conversions.
12.18.120 – Amendment of §5.106.5.3 – Electric vehicle charging.
12.18.130 – Amendment of Table 5.106.5.3.1 – EV CAPABLE SPACES AND EVCS.
12.18.140 – Amendment of Table 5.106.5.3.6 – EVCS - POWER ALLOCATION METHOD.
12.18.150 – Amendment of §5.106.5.4 – Additions or alterations to existing buildings or parking facilities.
12.18.160 – Amendment of §5.408.1 – Construction waste management.

12.18.010 – Amendment to §202 – Definitions.

Based on the Climatic findings in §1A of this ordinance, §202 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, Title 24 California Code of Regulations is amended to (1) add definitions of Affordable Housing and (2) revise definitions of Direct Current Fast Charging, Level 1 EV Ready, Level 2 EV Capable, Level 2 EV Ready, Low Power Level 2 EV Ready, Automatic Load Management System (ALMS), Electric Vehicle Charging Station, with enacted definitions to read as follows:

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.

AUTOMATIC LOAD MANAGEMENT SYSTEM (ALMS). A control system designed to manage load across one or more electric vehicle supply equipment (EVSE), circuits, panels and to share electrical capacity and/or automatically manage power at each connection point. ALMS systems shall be designed to deliver no less than 3.3 kVa (208/240 volt, 16-ampere) to each EV Capable, EV Ready or EVCS space served by the ALMS, and meet the requirements of

California Electrical Code Article 625. The connected amperage to the building site for the EV charging infrastructure shall not be lower than the required connected amperage per California Green Building Standards Code, Title 24 Part 11.

DIRECT CURRENT FAST CHARGING (DCFC). A parking space provided with electrical infrastructure that meets the following conditions:

i. A minimum of 48 kVa (480 volt, 100-ampere) capacity wiring.
ii. Electric vehicle supply equipment (EVSE) located within three (3) feet of the parking space providing a minimum capacity of 80-ampere.

12.18.020 – Amendment of §301.1 – Scope.
Based on the Climatic findings in §1A of this ordinance, §301.1 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

301.1 Scope.

Buildings shall be designated to include the green building measures specified as mandatory in the application checklist contained in this code. All outdoor gas burning appliances shall comply with §4.106.5.1.3 of this code. Voluntary green building measures are also included in the application checklist and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county or city and county as specified in §101.7.

> **301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions and alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
>
> **301.1.1.1 Additions and alterations to parking facilities**. The mandatory provisions of §4.106.4.2 shall apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See §4.106.4.3 for application.
>
> > **NOTE:** Repairs including, but not limited to, resurfacing, restriping, and repairing or maintaining existing lighting fixtures are not considered alterations for the purposes of this section.
>
> **301.1.2 Additions and alterations to main electrical panel and/or spaces that contain a gas fired appliance.** The mandatory provisions of §4.106.5 shall apply to additions or alterations of existing residential buildings and their accessory structures/ADU that include:
> a) The replacement of the main electric panel; or
> b) The addition of branch circuits within three feet of an existing gas appliance.
>
> See §4.106.5 for application.

12.18.030 – Amendment of §4.106.4 – Electric Vehicle (EV) charging for new construction.
Based on the Climatic findings in §1A of this ordinance, §4.106.4 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

4.106.4 Electric vehicle (EV) charging for new construction. Residential construction shall comply with §§4.106.4.1 or 4.106.4.2, and 4.106.4.3, 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. For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). Calculation for spaces shall be rounded up to the nearest whole number.

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based on 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 additional local utility infrastructure design requirements, directly related to the implementation of §4.106.4 may adversely impact the construction cost of the project. EV infrastructure shall be provided up to the level that would not exceed this cost for utility service. For 100% Below Market Rate Affordable Housing developments, EVSE with a minimum of Level 2 ready shall be provided for a minimum of 10% of the total number of dwelling units.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units without additional parking facilities.

12.18.040 – Amendment of §4.106.4.1 – New one and two-family dwellings and town houses with attached private garages.

Based on the Climatic findings in Section 1A of this ordinance, §4.106.4 1 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

4.106.4.1 New one and two-family dwellings and town houses with attached private garages. For each dwelling unit, one parking space provided shall be a Level 2 EV Ready space. If a second parking space is provided, it shall be provided with a Level 1 EV Ready space.

12.18.050 – Amendment of §4.106.4.2.2 – Multifamily dwellings.

Based on the Climatic findings in §1A of this ordinance, §4.106.4.2.2 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

1. EV ready parking spaces with receptacles.
   a. **Multifamily parking facilities with assigned parking**. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.
      1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

      Exception: Parking facilities otherwise incapable of supporting electric vehicle charging.
   b. **Multifamily parking facilities with unassigned parking.** Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of

dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Parking facilities otherwise incapable of supporting electric vehicle charging.

c. **Multifamily parking facilities with assigned and unassigned parking.** Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.

d. **Receptacle power source.** EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Parking facilities otherwise incapable of supporting electric vehicle charging.

e. **Receptacle configurations.** 208/240V EV charging receptacles shall comply with one of the following configurations:
   1. For 20-ampere receptacles, NEMA 6-20R
   2. For 30-ampere receptacles, NEMA 14-30R
   3. For 50-ampere receptacles, NEMA 14-50R

2. **EV ready parking spaces with EV chargers**.

a. **Multifamily parking facilities with unassigned or common use parking.** In addition to the low power Level 2 EV charging receptacle requirements of §4.106.4.2.2 (1), 25% of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to §4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.

b. **Ev charger connectors**. EV chargers shall be equipped with J1772 or J3400 connectors.

c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EV chargers shall have a capacity of not less than 30 amperes.

12.18.060 – Amendment of §4.106.4.2.6 – Hotels and motels.

Based on the Climatic findings in §1A of this ordinance, §4.106.4.2.6 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

1. **EV ready parking spaces with receptacles.**

a. **Hotels and motels.** Forty percent (40%) of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

Exception: Parking facilities otherwise incapable of supporting electric vehicle charging.

b. **Receptacle configurations.** 208/240V EV charging receptacles shall comply with one of the following configurations:
   1. For 20-ampere receptacles, NEMA 6-20R
   2. For 30-ampere receptacles, NEMA 14-30R
   3. For 50- ampere receptacles, NEMA 14-50R

2. **EV Ready parking spaces with EV chargers.**
   a. **Hotels and motels.** Twenty-five percent (25%) of the total number of parking spaces shall be equipped with Level 2 EV chargers.
   b. **EV charger connectors.** EV chargers shall be equipped with J1772 or J3400 connectors.
      Exception: Parking facilities otherwise incapable of supporting electric vehicle charging.
   c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

12.18.070 –Addition of §4.106.5 Electrical readiness
Based on the Climatic findings in §1A of this ordinance, §4.106.5 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is added as follows:

Section 4.106.5 Electrical readiness requirements.

12.18.080 – Addition of §4.106.5.1 Addition of electrical raceway within three feet (3') of a gas appliance and reservation of breaker space.
Based on the Climatic findings in §1A of this ordinance, §4.106.5.1 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is added as follows:

4.106.5.1 Addition of electrical raceway within three feet (3') of a gas appliance and reservation of breaker space. All additions or alterations to existing one- and two-family residential buildings and their accessory structures/ADU and/or accessory dwelling unit conversions and where the addition or area under alteration contains a gas fired appliance(s) shall comply with §§4.106.5.1.1, 4.106.5.1.2 and/or 4.106.5.1.3 as applicable.

Exception: Where the existing main electric panel does not have sufficient capacity to accommodate the physical breaker size and or electrical capacity to support the electrical loads associated with the requirements of this section, branch circuits for the appliance will be added to the maximum extent practicable. In all cases, the raceway shall be provided.

4.106.5.1.1 Kitchen alteration. All alterations to existing kitchens where the installation or continued use of a gas appliance is being proposed, a pathway for a future 240 volt 50 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel shall be installed. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for future electric range, oven, cooktop

and/or other gas fired cooking appliance. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within three feet of the appliance. The blank cover shall be identified as “240V ready”.

4.106.5.1.2 Laundry facilitation. All alterations to existing laundry areas where the use of a gas clothes dryer is being proposed, a pathway for a future 240 volt 30 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel shall be installed. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for future electric clothes dryer installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within three feet of the appliance. The blank cover shall be identified as “240V ready”.

4.106.5.1.3 Outdoor gas appliance. Where a gas line is added to any pool water heater, spa water heater, sauna, fireplace, outdoor cooking appliance, or outdoor heating system, a raceway and an electrical receptacle or junction box designed to serve a future electric appliance(s) with the same function shall be installed within three feet of the appliance and be accessible with no obstructions. The raceway and electrical receptacle or junction box shall be sized in accordance with the California Electrical Code according to the number and size of conductors required to serve a future electric appliance(s) with the same function. Label both ends of the unused raceway or conductors “For Future Electrical Appliance”**.**

12.18.090 – Addition of §4.106.5.2 Prewiring requirements.
Based on the Climatic findings in §1A of this ordinance, §4.106.5.2 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is added as follows:

4.106.5.2 Residential additions, alterations and accessory dwelling unit conversions. All residential construction additions, alterations, repairs, and/or accessory dwelling unit conversions that do not meet the definition of new residential construction that include the replacement/upgrade to the main electric panel shall comply with the following:

1. The replacement/upgrade to the main electric panel shall have:
    a. The electrical capacity for and reservation of breaker space in the panel to accommodate the existing single-family electrical load and the future electrification of:
        i. An electric stove and oven if the current stove and/or oven are gas;
        ii. An electric clothes dryer if the current clothes dryer is gas;
        iii. One Level 2 Electric Vehicle (EV) charger;
        iv. Photovoltaic system (PV) size based on §150.1(c)14 of the 2022 California Energy Code; and
    b. All reserved breaker spaces shall be permanently marked as “For Future EV charger, PV and heat pump water heater use.”
    c. Electrical capacity for and reservation of breaker space in the panel to accommodate a double pole breaker and dedicated 240-volt branch circuit for a heat pump water heater and for a heat pump space heater. The blank cover shall be identified as “240V ready”. Electrical conductors for the branch circuit shall be installed within three (3) feet from the existing water heater and gas furnace location and shall be rated at 30 amps minimum. Both ends of the unused conductor shall be labeled with the word “for future 240V use”.

    Exceptions:
        1. Residential buildings other than R-3 occupancies as defined in the California Building Code where the water heaters are located in each dwelling unit.

2. When approved by the Building Official, single- and multi-family homes and ADU's can designate an alternate location that provides a space of at least 2.5 feet by 2.5 feet wide and 7 feet tall with access to hot and cold water suitable for the future installation of a heat pump water heater (HPWH).

12.18.100 – Amendment of §4.408.1 – Construction Waste Management.
Based on the Climatic findings in §1A of this ordinance, §4.408.1 1 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of both inert and non-inert nonhazardous demolition waste and 65% of both inert and non-inert nonhazardous construction waste in accordance with §4.408.2, 4.408.3 or 4.408.4 and meet the requirements of Chapter 12.48 Recycling and Salvaging of Construction and Demolition Debris City of Menlo Park Municipal Code.

Exceptions:
1. Excavated soil and land clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the job site.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

12.18.110 – Addition of §4.507.3 Single-family residential additions, alterations and accessory dwelling unit conversions.
Based on the Climatic findings in §1A of this ordinance, §4.5073 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is added as follows:

4.507.3 Single-family residential additions, alterations and accessory dwelling unit conversions. All single-family residential construction additions, alterations, repairs, and/or accessory dwelling unit conversions that include the installation of a replacement or upgrade of an existing air conditioning condensing unit shall be replaced with a reverse cycle air conditioning condensing unit (heat pump).

Exceptions:
1. When the differential cost between an air conditioner condensing unit and a heat pump condensing unit(s) exceeds 20% of the cost of construction, the heat pump is not required to be installed, or
2. Unless already required by the 2025 California Energy Code due to the proposed work scope, an air conditioning condensing unit can be used when the following requirements are met:
   a. Systems with existing duct distribution system: The system shall meet the airflow and refrigerant charge verification requirements of §150.2(b)1Fii; or
   b. Systems with entirely new or complete replacement duct distribution system: R-8 duct insulation shall be installed for all new ducts located in unconditioned space;
   c. The duct system measured air leakage shall be equal to or less than 5% of the system air handler airflow as confirmed through field verification and diagnostic testing, per the requirements in Title 24, Part 6, Reference Residential Appendix §RA3.1.4.3.1. If it is not possible to meet the duct sealing requirements, all

accessible leaks shall be sealed and verified through a visual inspection and a smoke test by a certified ECC-Rater utilizing the methods specified in Reference Residential Appendix §RA3.1.4.3.5;

Note: This is not required when documentation is provided verifying the existing duct systems are constructed, insulated or sealed with asbestos by a licensed asbestos abatement contractor.

d. Install a system thermostat that conforms to the specifications in §110.12 of the California Energy Code.

12.18.120 – Amendment of §5.106.5.3 – Electric Vehicle Charging.
Based on the Climatic findings in §1A of this ordinance, §5.106.5.3 1 and Table 5.106.5.3.1 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with §5.106.5.3.1 EV capable spaces, §5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or §5.106.5.3.6 Electric vehicle charging stations (EVCS)-Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of §5.106.5.3, may adversely impact the construction cost of the project
2. Parking facilities otherwise incapable of supporting electric vehicle charging.

12.18.130 – Amendment of Table 5.106.5.3.1 – EV Capable Spaces and EVCS
Based on the Climatic findings in §1A of this ordinance, Table 5.106.5.3.1 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

TABLE 5.106.5.3.1 – EV CAPABLE SPACES AND EVCS		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF EVCS[2,3]**
2-9	2	0
10-25	5	3
26-50	12	6
51-75	20	8
76-100	26	13
101-150	38	19

151-200	53	26
201 and over	30% of total parking spaces[1]	75% of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.
3. At least one Level 2 EVSE shall be provided.

12.18.140 – Amendment of Table 5.106.5.3.6 – EVCS - POWER ALLOCATION METHOD
Based on the Climatic findings in §1A of this ordinance, Table 5.106.5.3.6 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

Table 5.106.5.3.6 – EVCS - POWER ALLOCATION METHOD

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[3,4,5], LOW POWER LEVEL 2, LEVEL 2[1,2], OR DCFC
2-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 and over	30% of actual parking spaces x 6.6	Total required kVA = P x 20 x 6.6 Where P=Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one vel 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75%.
4. If EV capable spaces are utilized, they shall meet the requirements of §5.160.5.3.1 EV capable spaces.
5. For office and retail buildings the maximum allowed kVA to be utilized for EV capable spaces is 25%.

12.18.150 – Amendment of §5.106.5.4 – Additions or alterations to existing buildings or parking facilities.

Based on the Climatic findings in §1A of this ordinance, §5.106.5.4 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG]
Existing buildings or parking facilities being modified by one of the following shall comply with §§5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, §11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code §301.3 and the scope of work includes an increase in power supply to an electric service panel.
4. When additions or alterations to existing buildings are triggered pursuant to code §301.3 and the scope of work does not include an increase in power supply to an electric service panel the following table shall be used in-lieu of code §5.106.5.3.1 and associated Table 5.106.5.3.1 or §5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered as established in subsection 5.106.5.4.1 and 5.106.5.4.2.

AFFECTED AREA OF WORK SCOPE	NUMBER OF REQUIRED LEVEL 2 EV CAPABLE SPACES	NUMBER OF REQUIRED EVSE THAT ARE LEVEL 2 EV READY[3]
1 - 9,999 sq. ft.	Voluntary	Voluntary
10,000 - 25,000 sq.ft.	5%	1 Can be located in an EV capable space
Greater than 25,000 sq.ft.	10%	One + 1% of total required parking spaces for the affected area. Can be located in an EV capable space

[1]The EV space requirement is based on the required parking associated with the building where the work is being performed, inclusive of landscape reserve parking. For additions and alterations, percentages are based on the required parking for the affected area of the scope of work.
[2]Calculations for spaces shall be rounded up to the nearest whole number.
[3]The maximum number of required EV spaces and electric vehicle supply equipment (EVSE) shall not exceed the requirement for EV spaces for new construction of an equivalent development on a parcel or project site unless it is voluntary.

Construction plans and specifications shall include all of the below:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1"
4. The raceway shall originate at a service panel or a subpanel serving the area and shall terminate in close proximity to the proposed location of the charging equipment and into a listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.
6. 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

charge required EV at its full rated amperage. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of §5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

12.18.160 – Amendment of §5.408.1 – Construction Waste Management.
Based on the Climatic findings in §1A of this ordinance, §5.408.1 of the 2025 California Green Building Standards Code, Part 11 of the California Building Standards Code, California Code of Regulations Title 24, is amended as follows:

5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of both inert and non-inert nonhazardous demolition waste and 65% of both inert and non-inert nonhazardous construction waste in accordance with §5.408.2, 5.408.3 or 5.408.4 and meet the requirements of Chapter 12.48 Recycling and Salvaging of Construction and Demolition Debris City of Menlo Park Municipal Code.

Exceptions:

1. Excavated soil and land clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the job site.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

SECTION 9: Effective Date
This ordinance shall be in effect as of the first day of January 2026.

SECTION 10: Severability
The provisions of this ordinance are severable. If any provision or its application is held invalid, the remaining provisions shall not be affected and shall remain in full force and effect.

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INTRODUCED on the twenty-first day of October 2025.

PASSED AND ADOPTED as an ordinance of the City of Menlo Park at a regular meeting of said City Council on the __ day of __, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Drew Combs, Mayor

ATTEST:

_____
Judi A. Herren, City Clerk