



Adoption of 2025 Building, Fire, and Other Related Codes

**City Council Meeting
October 7, 2025**

Triennial Code Adoption



Adoption of:

- **2025 California Building & Fire Codes with Local Amendments**
- **2024 International Property Maintenance Code with Local Amendments**
- **1997 Edition of the Uniform Housing Code***
- **1997 Uniform Code for the Abatement of Dangerous Buildings***

*1997 is the most recent version



Triennial Code Adoption Cycle Overview



At the State level

- Multiple State agencies and commissions review and amend the model codes published by:
 - ICC (International Code Council)
 - IAPMO (Int'l Association of Plumbing and Mechanical Officials)
 - NFPA (National Fire Protection Agency)
- State amendments ensure codes reflect California-specific needs

At the Local Level

The Triennial Code Adoption Cycle allows local jurisdictions to:

- Adopt the State-amended Code
- Incorporate relevant appendices based on local needs
- Implement additional amendments addressing unique geological, climatic, and topographical conditions



Great Chicago Fire

The Great Chicago Fire was a conflagration that burned in the American city of Chicago during October 8–10, 1871. The fire killed approximately 300 people, destroyed roughly 3.3 square miles of the city, and left more than 100,000 residents homeless. The fire began in a neighborhood southwest of the city center. [Wikipedia](#)

Buildings destroyed: 17,500 buildings

Dates: Oct 8, 1871 – Oct 10, 1871

Location: [Chicago, IL](#)

Fatalities: 300 killed (estimated)

Cost: \$222 million (1871 USD); (\$4.593 billion in 2018)

Burned area: 2,112 acres (8.55 km²)

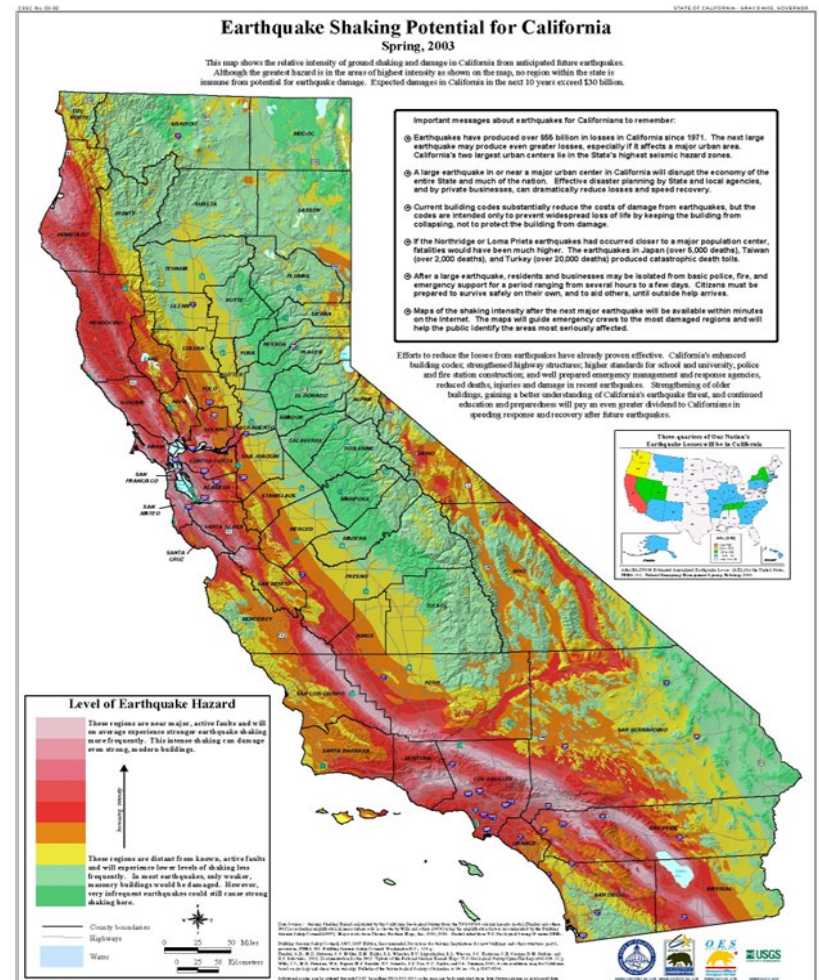
What Are Building Codes?

- Establish minimum standards for construction
- Ensure health, safety, and welfare of occupants and emergency responders
- Originated in the late 1800s in response to major urban fires
- Early focus: fire prevention
- Modern codes address:
 - Structural integrity
 - Fire resistance and safe exits
 - Lighting and ventilation
 - Approved materials and construction methods

Purpose and Intent



Building and Maintaining a Safe Alameda



Purpose and Intent



Building and Maintaining a Safe Alameda

AFD Calls	
07/01/2025 - 07/31/2025	
Fire Calls	25
Rupture / Explosion	0
Rescue & Emergency Medical Service Calls	572
Hazardous Condition Calls	12
Service Calls	61
Good Intent Calls: 611-Cancelled Enroute; 611E-EMS: Dispatched & cancelled en route; 621-Wrong Location; 622-No Incident Found on Arrival; 651-Smoke scare, odor of smoke	100
False Alarm & False Calls	46
Severe Weather	0
Other: citizen concern/complaint	0
Total AFD Calls	816



Purpose and Intent



Building and Maintaining a Safe Alameda

FAAS Animal Clinic



Alameda Wellness Campus



Alameda Marina Townhomes



Hilton Garden Inn & Homewood Suites



Amended Codes Included in this Adoption



2024 International Property maintenance Code with local amendments (New)

California Administrative Code, Part 1

California Building Code, Part 2 Vol 1, with local amendments

California Building Code, Part 2, Vol 2

California Residential Code, Part 2.5, with local amendments

California Electrical Code, Part 3

California Mechanical Code, Part 4

California Plumbing Code, Part 5

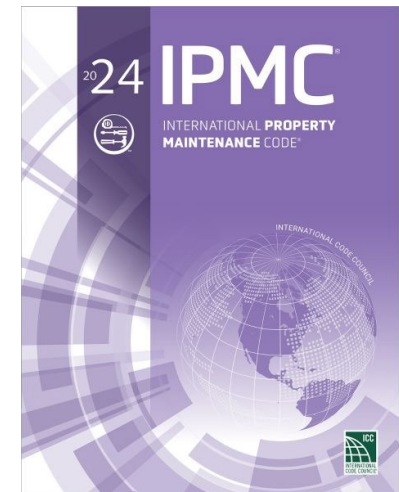
California Energy Code, Part 6, with local amendments

California Fire Code, Part 9 with local amendments

California Green Building Code, Part 11, with local amendments

California Historical Code Part 8 Existing Building Code Part 10
& Referenced Standards Code, Part 12

1997 Uniform Housing Code and 1997 Uniform Code for the
Abatement of Dangerous Buildings



Compliance with the AMC and the Strategic Plan

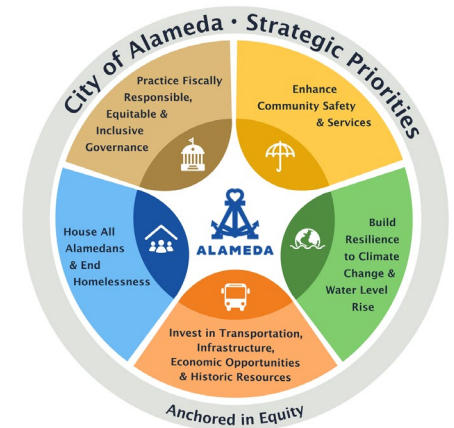


Alameda Municipal Code:

- The proposed ordinance and this report comply with:
 - AMC Section 2-44.1 – Office of Chief Building Official; Duties
 - AMC Section 2-45.3 – Duty of Fire Marshal
- The ordinance would repeal and replace Article I – Uniform Codes Relating to Building, Housing, and Technical Codes of AMC Chapter XIII in its entirety.

Strategic Plan:

- HH8d Improve and streamline design review and building permit processes for housing per State law.
- TIE35 Protect historic resources
- Build Resilience to Climate Change & Water Level Rise
- CS24 Expand disaster preparedness



Summary of Local Code Amendments



Try the **WATT DIET**

HOW TO ELECTRIFY YOUR ENTIRE HOME USING AN EXISTING 100 AMP PANEL

1 USE AN EFFICIENT HEAT PUMP

Heat pumps are 2-3 times more efficient than gas furnaces.

2 USE A CONDENSING WASHER/DRYER

Also known as ventless dryers, these machines require little energy and can plug into a 120 v outlet unlike other electric dryers which require a 240 v outlet.

3 USE A COMBINED RANGE/OVEN

The National Energy Code requires twice as much allocated energy for separate ranges and ovens than combined options.

4 INSULATE AND AIR SEAL YOUR HOME

Better insulation requires less energy for heating and allows for the use of smaller capacity heat pumps.

5 USE CIRCUIT-SHARING PLUGS

Plugs from companies such as NeoCharge or SplitVolt and others allow a 240 v to power both a car charger and clothes dryer, water heater, or range.

6 ANALYZE YOUR HOURLY POWER USAGE

Knowing your home's max power use can be useful to see if you are under capacity or if you should consider a panel upgrade.

7 FREE UP PANEL SPACE

Utilize tandem breakers or Automatic Circuit Sharing devices to make the most of the breaker space in your panel.

For more information, visit alamedaca.gov/BuildingDecarb

The local amendments to the state codes include six areas:

1. Requiring Automatic Earthquake Gas Shut-off Valves (Plumbing Code)
2. Advancing Electrification Readiness in Homes (Energy Code)
3. Improving Energy Efficiency through Cooling and insulating (Green Code)
4. Administrative/Procedural Clarifications (Building and Residential Codes)
5. Adoption of the International Property Maintenance Code (IPMC)
6. Requirement for Automatic Fire Sprinklers in Additions to One- and Two-Family Homes, and Administrative/Procedural Clarifications. (Fire Code)

Cal Green and Energy Code Highlights



A/C to Heat Pump Conversion:

New or replacement A/C units in single-family homes, duplexes, or townhomes must include a heat pump or energy efficiency measures. *Utility savings help offset added cost.*

Electric Readiness:

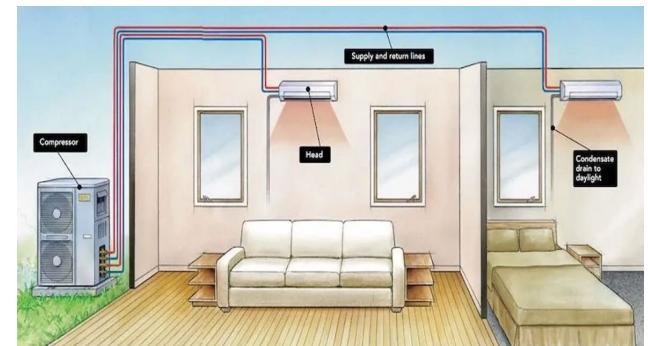
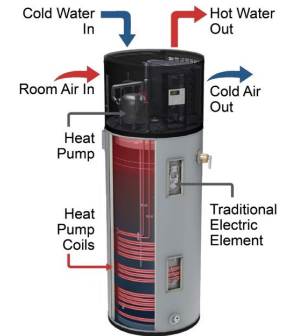
Electrical work near gas appliances (water heaters, dryers, stoves, outdoor equipment) must include electric-ready components.

Panel Upgrades:

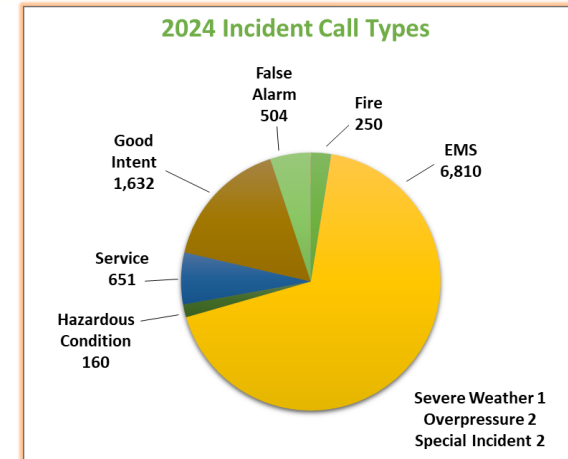
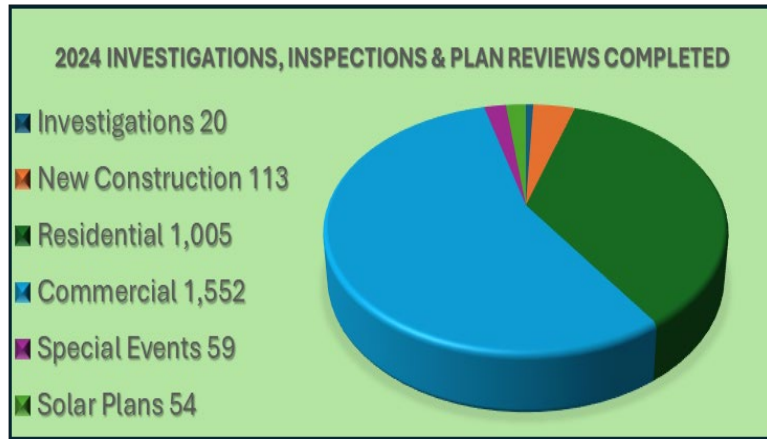
Projects increasing electrical capacity must include load calculations showing the upgrade is needed.

Why It Matters:

- Supports BAAQMD gas appliance restrictions
- Advances CARP sustainability goals
- Rebates available from AMP and State programs

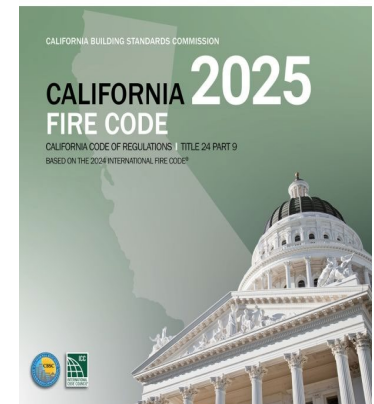


Fire Code Amendments



Local Fire Code Amendments

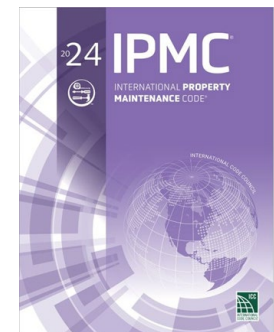
- Establish clear procedures for collecting fees related to inspections, permits, plan reviews, false alarms, and other services to ensure cost recovery and transparency
- Clarify that automatic fire extinguishing systems are required in residential buildings when additions increase floor area by 50% or more, supporting fire protection and public safety
- Excludes repairs or structural reinforcements, as defined by the California Existing Building Code



Code Enforcement Program Enhancements



- Adoption of the International Property Maintenance Code (IPMC)
- Established a Code Enforcement Abatement Fund
- Enhanced Disaster Response through monthly training
- Rolled out enforcement of the Tobacco Licensing Program
- Developed a strategy to address vacant properties with Economic Development
- Initiated proactive enforcement targeting blight, overgrown vegetation, graffiti, and land use violations
- Expanded Code Enforcement capacity by hiring part-time staff to support administrative tasks.





Enforcement of the Tobacco Licensing Program

- Joint Inspection performed with the California Department of Tax and Fees Administration CDTFA.
- 5 business inspected; 43 boxes of unlawful merchandise seized
- One business had 1,470 violation counts.
- Applied for a Tobacco Grant
- Tobacco Retailers License process in Finance

Economic Development Team Initiatives in Collaboration with PBT

- **Business Coordination**

Economic Development staff facilitate meetings between potential businesses and City departments to streamline onboarding.

- **Monthly Collaboration**

Economic Development and Building teams meet monthly to support the permitting process, focusing on long-vacant properties.

- **Addressing Vacant Properties**

Non-responsive vacant properties are referred to Code Enforcement for monitoring and invoicing fees.



- In addition to the support of the City Council, City Manager, City Attorney, and various City departments, including Police, Fire, Public Works, and BRED, we have received overwhelming support from the outside agencies, business associations and community members.



Community Support



Alameda Chamber & Economic Alliance
2215-A S Shore Center
Alameda, CA 94501
T: (510) 522-0414
madlen@alamedachamber.com

June 12, 2025

California Department of Justice
Tobacco Grant Program
Office of the Attorney General
P.O. Box 160367
Sacramento, CA 95816-0367

Subject: Letter of Support for the City of Alameda Tobacco Retailers Enforcement Grant

To Whom It May Concern,

On behalf of the Alameda Chamber & Economic Alliance, I am writing to express our strong support for the City of Alameda's application for the California Department of Justice Tobacco Retailers Enforcement Grant.

The City of Alameda has demonstrated a long-standing commitment to protecting public health among youth, by enforcing state and local tobacco control laws and promoting compliance among tobacco retailers. The funding from this grant will enhance the agency's capacity to conduct proactive compliance checks, prevent illegal tobacco sales to minors, and educate local businesses on tobacco-related regulations.

Alameda Chamber & Economic Alliance is the hub for business support and resources. Our role is to voice and advocate for our business community, which has witnessed firsthand the importance of tobacco use and the importance of consistent enforcement. We are confident that the City of Alameda will use this funding responsibly and effectively to reduce youth access to tobacco products and protect communities from the harmful effects of tobacco.

We are fully committed to supporting the City of Alameda in its grant activities. We look forward to community outreach, education, and compliance initiatives that advance our shared goals.

Thank you for considering this important proposal. Please do not hesitate to contact us for information or partnership opportunities.

Sincerely,

Madlen Saddik

Madlen Saddik
CEO/President
Alameda Chamber & Economic Alliance



Downtown Alameda
Business Association
2447 Santa Clara Ave, Suite #302
Alameda, CA 94501

Phone: (510) 523-1392
Office@downtownalameda.com

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Tony Yu

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Sadia Kazi-Koya

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Donna Layburn

Staff

Kathy Weber
Executive Director

Allison Grant
Membership & Events

Allison Walker
Membership & Events

June 16, 2025

California Department of Justice
Tobacco Grant Program
Office of the Attorney General
P.O. Box 160367
Sacramento, CA 95816-0367

Subject: Letter of Support for the City of Alameda Tobacco Retailers Enforcement Grant Application

To Whom It May Concern:

On behalf of Downtown Alameda Business Association (DABA), I am writing to express our strong support for the application submitted by the City of Alameda for the California Department of Justice Tobacco Retailers Enforcement Grant.

The City of Alameda has demonstrated a long-standing commitment to protecting public health, especially among youth, by enforcing state and local tobacco control laws and promoting compliance among tobacco retailers. The funding from this grant will enhance the agency's capacity to conduct proactive compliance checks, prevent illegal tobacco sales to minors, and educate local businesses on tobacco-related laws and regulations.

Our organization, a nonprofit business association representing the interests of merchants and property owners in Alameda's historic downtown district, has witnessed firsthand the impact of underage tobacco use and the importance of consistent enforcement. We are confident that the City of Alameda will use this funding responsibly and effectively to reduce youth access to tobacco products and protect vulnerable communities from the harmful effects of tobacco.

We are fully committed to supporting the City of Alameda in its grant activities and look forward to collaborating on community outreach, education, and compliance initiatives that advance our shared goals.

Thank you for considering this important proposal. Please do not hesitate to contact us for any additional information or partnership opportunities.

Sincerely,

Kathy Weber
Executive Director

Kimi Watkins-Tarr
Director, Alameda County Public Health Department

Paul Cummings
Director, Alameda County Tobacco Control Program

1100 San Leandro Blvd, Ste 400
San Leandro, CA 94577

(510) 208-5920
Paul.Cummings@acphd.org
Health.AlamedaCountyCA.gov/ACPHD



June 12, 2025

California Department of Justice
Tobacco Grant Program
Office of the Attorney General
P.O. Box 160367
Sacramento, CA 95816-0367

RE: Letter of Support for City of Alameda Tobacco Retailers Enforcement Grant Application

To Whom It May Concern:

On behalf of Alameda County Public Health Department's Tobacco Control Program, I am writing to express our strong support for the application submitted by the City of Alameda for the California Department of Justice Tobacco Grant Program under RFP DOJ-PROP56-2025-26-1.

The City of Alameda has demonstrated a long-standing commitment to protecting public health, especially among youth, by enforcing state and local tobacco control laws and promoting compliance among tobacco retailers. The funding from this grant will enhance the agency's capacity to conduct proactive compliance checks, prevent illegal tobacco sales to minors, and educate local businesses on tobacco-related laws and regulations.

Alameda County Public Health Department's Tobacco Control Program has witnessed firsthand the impact of underage tobacco use and the importance of consistent tobacco retail enforcement. A primary goal of our Program is to reduce the ability for minors under the age of 21 to access tobacco products. By providing City of Alameda grant funding to conduct tobacco enforcement and retailer education operations, it will assist our Program in furthering our commitment to reduce youth tobacco use in Alameda County. We are confident that the City of Alameda will use this funding responsibly and effectively to reduce youth access to tobacco products and protect vulnerable communities from the harmful effects of tobacco.

We are fully committed to supporting City of Alameda in its grant activities and look forward to collaborating on community outreach, education, and compliance initiatives that advance our shared goals. If funded, our Program is prepared to support the city in developing tobacco retail educational materials, connecting City of Alameda with trained youth decoys to help conduct operations, and providing information and research on ambiguously labeled tobacco products, as well as tobacco retail enforcement best practices, as requested.

Staff recommends that the City Council introduce an Ordinance amending the Alameda Municipal Code to adopt the new 2025 California Building Standards Codes and local amendments implementing the Alameda 2040 General Plan.