

CITY OF ALAMEDA ORDINANCE NO. _____

New Series

AMENDING THE ALAMEDA MUNICIPAL CODE TO ADOPT THE NEW 2025 CALIFORNIA BUILDING STANDARDS CODES AND LOCAL AMENDMENTS IMPLEMENTING THE ALAMEDA 2040 GENERAL PLAN BY REPEALING ORDINANCE NO. 3338 AND ADDING: (1) ARTICLE I (UNIFORM CODES RELATING TO BUILDING, HOUSING AND TECHNICAL CODES) TO CHAPTER XIII (BUILDING AND HOUSING), TO ADOPT CHAPTER 1, DIVISION II SCOPE AND ADMINISTRATION OF THE CALIFORNIA BUILDING CODE, 2025 EDITION AS THE ALAMEDA ADMINISTRATIVE CODE, THE 2025 CALIFORNIA BUILDING CODE VOLUMES 1 AND 2 AS AMENDED, THE 2025 CALIFORNIA RESIDENTIAL BUILDING CODE AS AMENDED, THE 2025 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE, THE 2025 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE 2025 EDITION OF THE CALIFORNIA PLUMBING CODE AS AMENDED, THE 2025 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 1997 UNIFORM HOUSING CODE, THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS AMENDED AND THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; ADOPTING (2) THE 2025 EDITION OF THE CALIFORNIA FIRE CODE, INCLUDING APPENDIX CHAPTERS 4, B, BB, C, CC, D, E, F, G, H, I, K, L, N AND P WITH NECESSARY ADDITIONS AND AMENDMENTS TO SECTION 15-1 OF CHAPTER XV (FIRE PREVENTION) DUE TO LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS; ADOPTING (3) THE 2025 EDITION OF THE CALIFORNIA GREEN BUILDINGS STANDARDS CODE AND THE 2025 EDITION OF THE CALIFORNIA ENERGY CODE WITH NECESSARY ADDITIONS AND AMENDMENTS TO SECTION 13-10 OF CHAPTER XIII (BUILDING AND HOUSING) DUE TO LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS.

WHEREAS, Health and Safety Code Section 18938 provides that the triennial edition of the California Building Standards Code establishes building standards for all occupancies throughout the State and requires that these standards incorporate the latest editions of the Technical Codes with necessary California amendments; and

WHEREAS, on July 1, 2025, the State Building Standards Commission approved and published the 2025 edition of the California Building Standards Code which

incorporated the various editions of the Technical Codes by reference with necessary California amendments; and

WHEREAS, Health and Safety Code Sections 18938 and 17958 make the California Building Standards Code applicable to all cities and counties throughout California, including the City of Alameda, 180 days after publication by the State Building Standards Commission, which is January 1, 2026; and

WHEREAS, California Health and Safety Code Sections 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 each such change or modification is reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, from October 1, 2025 to June 1, 2031, AB 130 prohibits a city from making changes or adopting more restrictions to the State Housing Law and Building Code standards applicable to residential units unless one of the following conditions is met: (1) The change is substantially equivalent to a change previously filed by the city/county and was in effect as of Sept. 30, 2025; (2) The Commission deems the change necessary as an emergency standard to protect health and safety; (3) The change relates to home hardening; (4) The building standard relates to home hardening and is proposed for adoption by a fire protection district; (5) The change is necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel (i.e., electric and natural gas, etc.) residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy; or (6) Where the change is a modification rather than an additional restriction, the change is related to administrative practices; and

WHEREAS, The proposed amendments establish minimum standards for utilities, facilities, and other physical conditions, essential to ensure that all structures are safe, sanitary, and suitable for human occupancy and use. This adoption also includes provisions for the condemnation and demolition of buildings unfit for occupancy, as well as the issuance of permits and the collection of related fees. Further, the purpose of these changes is to preserve the existing housing stock in a safe, sanitary, and habitable condition.

WHEREAS, on or about September 20, 2016, the State of California enacted Senate Bill (SB) 32, which added Health and Safety Code Section 38566 to require greenhouse gas emissions to be reduced to 40 percent below 1990 levels by no later than December 31, 2030; and

WHEREAS, on November 30, 2021, the City Council adopted the City of Alameda's General Plan which includes climate-related targets and policies CC-13, CC-14, and CC-15 that intend to reduce greenhouse gas emissions from natural gas combustion in Alameda's private building stock and public facilities by encouraging electrification and energy efficiency; and

WHEREAS, on April 1, 2025, the City Council adopted the City of Alameda's update to its 2019 Climate Action and Resilience Plan which included the target to reduce greenhouse gas emissions by 50% below 2005 levels by 2030 and become carbon neutral by 2045 through strategies and actions including BE-1 and BE-2 that encourage building decarbonization through electrification and energy efficiency upgrades; and

WHEREAS, Public Resources Code Section 25402.1(h)2 and Section 10-106 of the 2025 California Administrative Code establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards, provided that a determination that the standards are cost effective is adopted at a public meeting and subsequently filed with the California Energy Commission, and the California Energy Commission finds that the standards will require buildings to be designed to consume no more energy than permitted by the 2025 California Energy Code; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments to the 2025 California Green Building Standards Code and 2025 Energy Code meet the following conditions to demonstrate local amendments are necessary: the changes are necessary to align local building codes with General Plan and CAP goals while permitting mixed-fuel residential construction and incentivizing electric construction; and

WHEREAS, consistent with the Climate Action and Resilience Plan, the local amendments to the 2025 California Green Building Standards Code and California Energy Code establish requirements for single-family duplex, and townhome residential structures that will reduce demands for local energy resources, reduce regional pollution, and promote a lower contribution to greenhouse gas emissions; and

WHEREAS, the City Council of the City of Alameda has determined the cost effectiveness studies prepared by the California Energy Codes & Standards Statewide Utility Program and associated study data are sufficient to illustrate that the standards contained in this ordinance are cost effective and will require buildings to be designed to consume no more energy than permitted by the 2025 California Energy Code; and

WHEREAS, local amendments to the 2025 California Green Building Standards Code and 2025 Energy Code were the subject of public stakeholder engagement efforts conducted as part of the Climate Action and Resilience Plan (CARP) update (2025) and development on the Equitable Building Decarbonization Plan (2023), as well as a City Council workshop on October 15, 2024 and CARP adoption hearing on April 1, 2024; and

WHEREAS, the most cost-effective time to integrate electrical infrastructure into existing buildings is during significant alterations and additions, allowing for electrical infrastructure to be installed alongside other significant building improvements; and

WHEREAS, the local amendments to the 2025 California Energy Code and 2025 California Green Buildings Standards Code support City of Alameda's future compliance with the Bay Area Air Quality Management District's amendments to Rule 9-4 and Rule 9-6, which limit the sale of nitrous oxide emitting water and space heating appliances; and

WHEREAS, the City Council has considered the 2025 edition of the California Building Standards Code, which incorporates by reference the various editions of the Technical Codes, and all of the referenced standards, tables, matrices and appendices of each of these codes therein; and

WHEREAS, based on the findings adopted concurrently with this Ordinance, the City Council has determined that the proposed changes to the Fire Code are substantially equivalent to those previously adopted by the City of Alameda and in effect as of September 30, 2025; and

WHEREAS, modifications and additions to the California Building Standards Code and Fire Code are reasonably necessary due to local climatic, geological, and topographical conditions specific to Alameda's island geography and older, historical building stock; and

WHEREAS, changes to the California Building Standards Code and the International Property Maintenance Code relate to administrative practices proposed for adoption during the interim period pursuant to Section 18942, and are intended solely to reduce internal operational costs for the Permit Center, as well as to support the establishment, modification, or removal of local programs addressing the enforcement of building code violations or complaints, in accordance with California Assembly Bill 130.

NOW, THEREFORE, the City Council of the City of Alameda does hereby ordain as follows:

SECTION 1: FINDINGS

- A. Incorporation of Recitals. The above recitals are incorporated as findings into this Ordinance.
- B. Statutory Findings. In enacting this Ordinance, City Council finds that each of the changes or modifications to measures referred to therein are reasonably necessary because of local climatic, geological, or topographical conditions in the area encompassed by the boundaries of the City of Alameda, and the City Council adopts the following findings in support of local necessity for the changes or modifications:
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 an average precipitation of approximately 23 inches per year. Ninety-five percent 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 emissions generated from structures in both the residential and nonresidential sectors requires exceeding the energy standards for building construction established in the 2025 California Buildings Standards Code. The City Council also adopted a Climate Action and Resiliency Plan that has a goal of reducing greenhouse gas emissions 50% below 2005 levels by 2030. In order to achieve and maintain this goal, the City needs to adopt policies and regulations that reduce the use of fossil fuels that contribute to climate change, such as natural gas in buildings, in new development. Human activities, such as burning natural gas to heat buildings, releases greenhouse gases into the atmosphere and causes an overall increase in global average temperature. This causes sea levels to rise, affecting the City's shoreline and infrastructure.
 2. Geologic: The City of Alameda is subject to earthquake hazard caused by its proximity to both the Hayward and San Andreas faults. The San Andreas fault runs from Hollister, through the Santa Cruz Mountains, the epicenter of the 1989 Loma Prieta earthquake, up the San Francisco Peninsula, where it diverges offshore at Daly City near Mussel Rock. This is the approximate location of the epicenter of the 1906 San Francisco earthquake. The Hayward fault is about 74 mi long, situated mainly along the western base of the hills on the east side of San Francisco Bay. Both of these faults are considered major Northern California earthquake faults which may experience rupture at any time. The USGS estimates that an earthquake greater than magnitude 6.7 has a 72 percent chance of occurring in the Bay Area within the next

30 years. The Hayward fault is the most likely to produce a large earthquake with a 28% chance within the next 30 years. Reducing the reliance on natural gas appliances in homes will decrease the risk of fires when gas lines rupture and break or gas appliances topple in earthquakes. Restoring full natural gas service following a major earthquake is expected to take up to six months, compared to about a week for electricity.

3. Topographic: The City of Alameda is a low-lying island in the San Francisco Bay, resulting in high groundwater table, particularly during winter storms. Also, the City is located in an area that is relatively high liquefaction potential given its proximity to the Bay and significant proportion of filled land. Liquefaction can damage gas pipelines and cause ruptures and fires. The aforementioned conditions within the City create hazardous conditions for which departure from California Building Standards Code is warranted.
4. Compliance with California Assembly Bill 306: The changes and modifications to the 2025 California Fire Code are substantially equivalent to those previously adopted by the City of Alameda under the 2022 Codes adoption and in effect as of January 1, 2023. The proposed changes to the 2025 California Building, Residential, Plumbing, and Property Maintenance Codes address administrative procedures and are being adopted during the intervening period in accordance with Section 18942 of the California Health and Safety Code. These amendments aim to streamline internal processes related to code enforcement, permit issuance, plan review, inspections, and the maintenance of safe, habitable housing. Additionally, the ordinance promotes public safety by requiring the installation of earthquake shutoff valves, as outlined in Section 13-6.3 – Modifications, Amendments, and Deletions to the California Plumbing Code.

SECTION 2: ENVIRONMENTAL DETERMINATION. The City Council finds adoption of this Ordinance not a project under the California Environmental Quality Act pursuant to CEQA Guidelines Section 13578, and as a separate and independent basis, adoption of these local code amendments is exempt under CEQA Guidelines section 15061(b)(3) because it can be shown with certainty that this action will not have any significant environmental impact.

SECTION 3: Alameda Municipal Code Article I *Uniform Codes Relating to Building, Housing and Technical Codes* of Chapter XIII: *Building and Housing* of the Alameda Municipal Code is hereby amended as follows:

13-1 ALAMEDA ADMINISTRATIVE CODE

13-1.1 – Adoption of the Alameda Administrative Code.

Chapter 1, Division II Scope and Administration of the California Building Code, 2025 Edition, published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Administrative Code.

13-1.2 – Copy of Alameda Administrative Code

A copy of the Alameda Administrative Code shall be maintained by the Building Official for use and examination by the public.

13-2 – ALAMEDA BUILDING CODE

13-2.1 – Adoption of California Building Code, as amended.

The California Building Code, 2025 Edition, published by the California Building Standards Commission, including Appendix Chapters H, I and G, are adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Building Code.

13-2.2 – Copy of California Building Code.

A copy of the California Building Code, 2025 Edition shall be maintained by the Building Official for use and examination by the public.

13-2.3 – Modifications, Amendments and Deletions to the California Building Code Chapter 1, Division II, Scope and Administration:

- a. New Section 105.3.2.1 is added as follows:

105.3.2.1 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of last plan review correspondence by either the City or the applicant will expire by limitation, and plans and other data submitted for review may thereafter be destroyed by the Building Official.

- b. New Section 105.5.2 is added as follows:

105.5.2 Completion of work after permit expiration. Before work on an expired permit can be recommenced, a new permit shall first be obtained and the fee for such new permit shall be one-half the amount required for a new permit for such work or as deemed by the Building Official, provided no changes have been made

or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. Any suspension or abandonment in excess of one year shall be treated as a new permit and subject to all the provisions thereof.

c. New Section 109.4.1 is added as follows:

109.4.1 Investigation fee for work without permit. Whenever any work for which a permit is required has been commenced without first obtaining said permit, an investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be as set forth in the City's adopted fee schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of either this code nor from any penalty prescribed by law.

d. Section 109.6 is amended to read as follows:

109.6 Refunds. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this chapter.

The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan checking is done.

e. New Section 109.7 is added as follows:

109.7 Reinspection fee. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections required by the Building Official are not made.

This section does not require reinspection fees the first time a job is rejected for failure to comply with the requirements of the codes. Subsequent inspections or the practice of calling for inspections before the job is ready for such inspection or reinspection may be subject to reinspection fees.

To obtain a reinspection, the applicant shall file an application therefor in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with the fee schedule adopted by the City.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

13-3 - ALAMEDA RESIDENTIAL CODE.

13-3.1 – Adoption of California Residential Code, as amended.

The California Residential Code, 2025 Edition, published by the California Building Standards Commission, including Appendix Chapters BF and BG, are adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Residential Code.

13-3.2 – Copy of California Residential Code

A copy of the California Residential Code, 2025 Edition shall be maintained by the Building Official for use and examination by the public.

13-3.3 – Modifications, Amendments and Deletions to the California Residential Code Chapter 1 Division II Scope and Administration:

- a. New Section R105.3.2.1 is added as follows:

R105.3.2.1 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of last plan review correspondence by either the City or the applicant will expire by limitation, and plans and other data submitted for review may thereafter be destroyed by the Building Official.

- b. New Section R105.5.2 is added as follows:

R105.5.2 Completion of work after permit expiration. Before work on an expired permit can be recommenced, a new permit shall first be obtained and the fee for such new permit shall be one-half the amount required for a new permit for such work or as deemed by the Building Official, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. Any suspension or abandonment in excess of one year shall be treated as a new permit and subject to all the provisions thereof.

- c. Section R108.5 is amended to read as follows:

R108.5 Refunds. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

The Building Official may authorize the refunding of any fee paid hereunder that was erroneously paid or collected.

The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been performed under a permit issued in accordance with this chapter.

The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan checking has commenced.

d. New Section R108.6.1 is added to read as follows:

R108.6.1 Investigation fee for work without permit. Whenever any work for which a permit is required has been commenced without first obtaining said permit, an investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be as set forth in the City's adopted fee schedule. The payment of such investigation fee shall not exempt any person from compliance with any provision of this code or from any penalty prescribed by applicable law.

e. New Section R108.7 is added as follows:

R108.7 Reinspection fee. A reinspection fee may be assessed for each inspection or reinspection when the portion of work for which inspection is called is not complete or when corrections previously required by the Building Official are not made.

This section does not require reinspection fees the first time a job is rejected for failure to comply with the requirements of the codes. Subsequent inspections or practice of calling for inspections before the job is ready for such inspection or reinspection may be subject to reinspection fees.

To obtain a reinspection, the applicant shall file an application therefor in writing using a form furnished for that purpose, and pay the reinspection fee in accordance with the fee schedule adopted by the City.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

13-4 – ALAMEDA HISTORICAL BUILDING CODE.

13-4.1 – Adoption of California Historical Building Code.

The California Historical Building Code, 2025 Edition, published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Historical Building Code.

13-4.2 – Copy of California Historical Building Code.

A copy of the California Historical Building Code, 2025 Edition, shall be maintained by the Building Official for use and examination by the public.

13-5 - ALAMEDA ELECTRICAL CODE.

13-5.1 - Adoption of California Electrical Code.

The California Electrical Code, 2025 Edition, published by the National Fire Protection Association, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Electrical Code.

13-5.2 – Copy of California Electrical Code.

A copy of the California Electrical Code, 2025 Edition shall be maintained by the Building Official for use and examination by the public.

13.6 – ALAMEDA PLUMBING CODE.

13-6.1 – Adoption of California Plumbing Code, as amended.

The California Plumbing Code, 2025 Edition, published by the International Association of Plumbing and Mechanical Officials, including Appendix Chapters A, B, D through G, I and L, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Plumbing Code. Any conflicts between the requirements contained in the Current Alameda Plumbing Code Chapter I, Division II Administration and the 2025 Alameda Administrative Code shall be controlled by the latter.

13-6.2 – Copy of California Plumbing Code.

A copy of the California Plumbing Code, 2025 Edition shall be maintained by the Building Official for use and examination by the public.

13-6.3 – Modifications, Amendments and Deletions to the California Plumbing Code Chapter 12, Section 1211.8:

- a. Section 1211.8 of the California Plumbing Code is hereby amended in its entirety as follows:

1211.8 Gas Shut-off Devices.

1211.8.1 Purpose

This Article is intended to promote public safety and welfare by reducing the risk of death, injury, or property damage that may result from gas leaks following seismic events. The minimum standards for automatic gas shut-off valves contained in this Article shall substantially improve the safety of residential and

commercial structures in Alameda during and after earthquakes by preventing potential gas-related fires and explosions. While these standards will significantly reduce the risk of gas-related hazards during seismic events, they may not prevent all potential damage. When properly implemented, these standards will provide critical protection during the period immediately following an earthquake when structures are most vulnerable to gas-related incidents.

1211.8.2 Definitions.

For the purpose of this section, certain terms shall be defined as follows:

- a. Downstream of gas utility meter means all customer owned gas piping.
- b. Residential building means any single-family dwelling, duplex, multi-family dwelling, apartment building, condominium building, townhouse building, lodging house, congregate residence, hotel, or motel.
- c. Seismic gas shut-off device means a system consisting of a seismic sensing means and actuating means designed to actuate automatically a companion gas shut-off means installed in a gas piping system in order to shut-off the gas downstream of the location of the gas shut-off means in the event of a severe seismic disturbance. The system may consist of separable components or may incorporate all functions in a single body. The device shall be certified by the State Architect and the operational and functional design of the device shall meet or exceed the device certified by the Office of the State Architect. The determination of whether the operational and functional design of the device is at least equal to the device certified by the State Architect may be made by one of the following: the Independent Laboratory of the International Approval Services (IAS), Underwriter's Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.
- d. Excess flow gas shut-off device means those valves or devices that are not actuated by motion, but are activated by significant gas leaks or over-pressure surges, which can occur when pipes rupture inside the structure. The design of the device shall provide a proven method to provide automatically for expedient and safe gas shut-off in an emergency. The design of the device shall provide a capability for ease of consumer or owner resetting in a safe manner. The device shall be certified by the State Architect or the operational and functional design of the device shall meet or exceed the device certified by the Office of the State Architect. The determination of whether the operational and functional design if the device is at least equal to the device certified by the State Architect may be made by one of the following: the International Association of Plumbing and Mechanical Officials (IAPMO), the Independent Laboratory of the

International Approval Services (IAS), Underwriter's Laboratory (UL), or other recognized listing and testing agency.

- e. Upstream of gas utility meter means all gas piping installed by the utility up to and including the meter and the utility's bypass tee at the connection to the customer owned piping.
- f. Gas shut-off device means either a seismic gas shut-off device or excess flow gas shut-off device.

1211.8.3 Scope.

- a. The following devices shall be installed at the following locations in the buildings specified in subsection b.: An approved seismic gas shut-off device (motion sensitive) or an approved excess flow gas shut-off device (non-motion sensitive) shall be installed downstream of the gas utility meter at the beginning of each rigid gas piping system that serves any of the buildings specified in subsection b.
- b. The devices specified in subsection a. shall be installed in the following buildings and structures:
 - 1. In any new building construction (commercial, industrial, or residential) containing fuel gas piping for which a building permit is first issued on or after the effective date of this section.
 - 2. In any existing residential building that is altered or added to, and the following conditions are met:
 - (a) The building has fuel gas piping supplying the existing building or the addition to the building; and
 - (b) A building permit for the work is first issued on or after the effective date of this section; and
 - (c) The value of the alteration or addition is more than ten thousand (\$10,000) dollars.
 - 3. In any existing commercial or industrial building that is altered or added to, and the following conditions are met:
 - (a) The building has fuel gas piping supplying the existing building or the addition to the building; and
 - (b) A building permit for the work is first issued on or after the effective date of this section; and
 - (c) The value of the alteration or addition is more than ten thousand (\$10,000) dollars.
 - 4. Within ninety (90) days following the closing date of any sale, transfer, or conveyance of a real property.
 - 5. In any existing residential building identified as a soft-story building pursuant to Ordinance 2989, *Earthquake Hazard Reduction in Existing*

Wood Frame Residential Structures with Soft-Story, Weak, or Open Front Walls.

1211.8.4 Exceptions.

- a. Gas shut-off devices are not required to be installed downstream of the gas utility meter where gas shut-off devices have been installed by the gas utility or a contractor authorized by the gas utility upstream of the gas utility meter and downstream of the meter service regulator and the installations are in accordance with this section and with the manufacturer's specifications.
- b. Gas shut-off devices installed on a building before the effective date of this section are exempt from the requirements of this section provided they remain installed on the building or structure and are maintained for the life of the building or structure.
- c. Gas shut-off devices installed on a gas distribution system owned or operated by a public utility are not subject to the requirements of this section pursuant to Health and Safety Code Section 19201(a).

1211.8.5 General requirements.

Gas shut-off devices installed either in compliance with this chapter or voluntarily, with a building permit issued on or after the effective date of this section, shall comply with all of the following requirements:

- a. Be installed by a contractor licensed in the appropriate classification by the State of California and in accordance with the manufacturer's instructions.
- b. In the case of seismic gas shut-off devices (motion sensitive) such devices must be mounted rigidly to the exterior of the building or structure containing the fuel gas piping. This requirement need not apply if the Building Official determines that the seismic gas shut-off device (motion sensitive) has been tested and listed for an alternate method of installation.
- c. In the case of seismic gas shut-off devices (motion sensitive) only, be certified by the State Architect and be listed by an approved listing and testing agency such as IAPMO, IAS, UL or the Office of the State Architect. In the case of the excess flow gas shut-off device (non-motion sensitive) only, be certified by the State Architect or be listed by an approved listing and testing agency such as IAPMO, IAS, UL or the Office of the State Architect.
- d. Have a thirty (30) year warranty which warrants that the valve or device is free from defects and will continue to operate properly for thirty (30) years from the date of installation.

- e. Where gas shut-off devices are installed voluntarily or as required by this section, they shall be maintained for the life of the building or structure or be replaced with a valve or device complying with the requirements of this section.

1211.8.6 List of approved valves and devices.

The Building Official shall maintain a list of gas shut-off devices which meet or exceed the requirements of devices certified by the Office of the State Architect for installation in the State of California and which comply with the standards and criteria set forth in Health and Safety Code Section 19180.

1211.8.7 Enforcing agency.

The Building Official shall administer and enforce the provisions of this section. Any person who violates any provision of this article may be subject to administrative citations issued pursuant to Article 1-7 of the Alameda Municipal Code.

13-7 – ALAMEDA MECHANICAL CODE.

13-7.1 - Adoption of California Mechanical Code.

The California Mechanical Code, 2025 Edition, including Appendix Chapter A, published by the International Association of Plumbing and Mechanical Officials, is adopted by reference and made a part hereof as if fully set forth herein at length, and

shall be known as the Alameda Mechanical Code. Any conflicts between the requirements contained in the 2025 Alameda Mechanical Code Chapter I, Division II Administration and the 2025 Alameda Administrative Code shall be controlled by the latter.

13-7.2 – Copy of California Mechanical Code.

A copy of the California Mechanical Code, 2025 Edition shall be maintained by the Building Official for use and examination by the public.

13-8 – ALAMEDA HOUSING CODE.

13-8.1 – Adoption of Uniform Housing Code.

Except as hereinafter provided, the Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Housing Code. With respect to residential structures, Health and Safety Code Division 13, 1.5, Section 17920.3, et seq., known as the State Housing Law, supersedes the applicability of the Uniform Housing Code to the degree of any conflict between the State Housing Law and either of the building standards.

13-8.2 – Copy of Uniform Housing Code.

A true copy of the Uniform Housing Code, 1997 Edition, shall be maintained by the Building Official for use and examination of the public.

13-9 – ALAMEDA CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

13-9.1 – Adoption of Uniform Code for the Abatement of Dangerous Buildings.

Except as hereinafter provided, the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Code for the Abatement of Dangerous Buildings.

13-9.2 – Copy of Uniform Code for the Abatement of Dangerous Buildings.

A copy of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition shall be maintained by the Building Official for use and examination by the public.

13-10 – ALAMEDA GREEN BUILDING STANDARDS CODE.

13-10.1 – Adoption of California Green Building Standards Code as amended.

The California Green Building Standards Code, the 2025 Edition published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Green Building Standards Code

13-10.2 – Copy of California Green Building Standards Code.

A copy of the California Green Building Standards Code, the 2025 Edition shall be maintained by the Building Official for use and examination by the public.

13-10.3 – Modifications, Amendments and Deletions to the California Green Buildings Standards Code.

a. Section A4.204.1 is amended to add the following section as mandatory:

A4.204.1 Energy Efficiency. Alterations to existing residential buildings shall comply with Sections A4.204.1.1

A4.204.1.1 Altered Space-Conditioning System Serving Existing Single-Family, Duplex and Townhome Dwelling Units – Mechanical Cooling. When a space-conditioning system serving an existing single-family dwelling, duplex or townhome unit is altered in climate zones 1 through 14 and 16 by installation or replacement of an air conditioner, the altered system shall comply with either a or b below in addition to the requirements for installation specified by Title 24, Part 6, Sections 150.2(b)1E and 150.2(b)1F:

- a. A heat pump shall be the primary heating source and sized according to the system selection requirements specified by Title 24, Part 6 of Section 150.0(h)5. Supplemental heating may be provided by gas furnace or electric resistance heating as specified in Title 24, Part 6, Sections 150.0(h)7 and 150.0(i); or
- b. An air conditioner shall meet all the requirements in either subsection I or II below:
 - I. Systems with Existing Duct Distribution Systems:
 - A. The duct system measured air leakage shall be equal to or less than 510 percent 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 Section RA3.1.4.3.1; and

Exception 1 to A4.204.1.1bIA. 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 Section RA3.1.4.3.5.

Exception 2 to A4.204.1.1bIA: Existing duct systems, constructed, insulated or sealed with asbestos.
 - B. Demonstrate, in every control mode, airflow greater than or equal to 300 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy less than or equal to 0.45 W/CFM. The airflow rate and fan efficacy requirements in this section shall be confirmed through field verification and diagnostic testing, following the procedures outlined in Title 24, Part 6, Reference Residential Appendix RA3.3; and

Exception 1 to A4.204.1.1bIB: Systems unable to comply with the minimum airflow rate and system efficacy requirements shall demonstrate compliance by satisfying all of the following:

 - 1. Following the procedures in Section RA3.3.3.1.5;
 - 2. Installing a system thermostat that conforms to the specifications in Section 110.12;
 - 3. For standard ducted systems (without zoning dampers), meet the applicable minimum total return filter grille nominal area requirements in Table 150.0-B or 150.0-C as confirmed by field verification and diagnostic testing in accordance with the procedures in Reference Residential Appendix Sections RA3.1.4.4 and RA3.1.4.5. The design clean-filter pressure drop requirements specified by Section 150.0(m)12D for the

system air filter(s) shall conform to the requirements given in Tables 150.0-B and 150.0-C.

Exception 2 to Section A4.204.1.1bIB: Multispeed compressor systems or variable speed compressor systems shall verify air flow (cfm/ton) and fan efficacy (Watt/cfm) for system operation at the maximum compressor speed and the maximum air handler fan speed.

Exception 3 to Section A4.204.1.1bIB: Gas furnace air-handling units manufactured prior to July 3, 2019 shall comply with a fan efficacy value less than or equal to 0.58 W/cfm as confirmed by field verification and diagnostic testing in accordance with the procedures given in Reference Residential Appendix RA3.3.

- C. In all climate zones, refrigerant charge verification requirements shall meet the requirements in Title 24, Part 6 Section 150.2(b)1Fiib, including the minimum airflow rate specified in Section 150.2(b)1Fiia; and
- D. Vented attics shall have insulation installed to achieve a U-factor of 0.020 or insulation installed at the ceiling level shall result in an insulated thermal resistance of R-49 or greater for the insulation alone; luminaires not rated for insulation contact must be replaced or retrofitted with a fireproof cover that allows for insulation to be installed directly over the cover; and

Exception 1 to Section A4.204.1.1(b)ID: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1(b)ID: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1(b)ID: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section A4.204.1.1(b)ID: Where the accessible space in the attic is not large enough to accommodate the required R-value, the entire accessible space shall be filled with insulation provided such installation does not violate Section 806.3 of Title 24, Part 2.5.

- E. Air seal all accessible areas of the ceiling plane between the attic and the conditioned space including all joints, penetrations and other openings that are potential sources of air leakage by caulking, gasketing, weather-stripping or otherwise sealing to limit infiltration and exfiltration.

Exception 1 to Section A4.204.1.1bIE: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1 bIE: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1bIE: Dwelling units with atmospherically vented space heating or water heating combustion appliances located inside the pressure boundary of the dwelling unit.

II. Entirely New or Complete Replacement Duct Systems:

- A. R-8 duct insulation shall be installed for all new ducts located in unconditioned space; and
- B. The total duct system measured air leakage shall be equal to or less than 5 percent 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 Section RA3.1.4.3.1; and
- C. Demonstrate, in every control mode, airflow greater than or equal to 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy less than or equal to 0.35 W/CFM. The airflow rate and fan efficacy requirements in this section shall be confirmed through field verification and diagnostic testing, following the procedures outlined in Title 24, Part 6, Reference Residential Appendix RA3.3; and
- D. In all climate zones, refrigerant charge verification requirements shall meet the requirements in Title 24, Part 6 Section 150.2(b)1Fiib; and

Exception 1 to Section A4.204.1.1: Where the capacity of the existing main electrical service panel is insufficient to supply the electrical capacity of a heat pump and where the existing main electrical service panel is sufficient to supply a new or replacement air conditioner, as calculated according to the requirements of California Electrical Code Article 220.83 or Article 220.87. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 2 to Section A4.204.1.1: Where the required capacity of a heat pump to meet the system selection requirements of Section 150.0(h)5 is greater than or equal to 12,000 Btu/h more than the greater of the required

capacity of an air conditioner to meet the design cooling load OR the capacity of the existing air conditioner. Documentation of heating and cooling load calculations in accordance with 150.0(h) must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 3 to Section A4.204.1.1: Hardship exemptions shall be provided at the discretion of the Building Official for economic hardship or another infeasibility not covered above.

13-11 – ALAMEDA ENERGY CODE.

13-11.1 – Adoption of California Energy Code.

The California Energy Code, the 2025 Edition published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Energy Code.

13-11.2 – Copy of California Energy Code.

A copy of the California Energy Code, the 2025 Edition shall be maintained by the Building Official for use and examination by the public.

13-11.3 – Modifications, Amendments and Deletions to the California Energy Code.

a. Section 100.0 is modified to add a new section (i) as follows:

(i) Single Family, **Duplex and Townhome** Building Remodel Energy Reach Code - Purpose and Intent.

In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the electric readiness measures specified in Sections 150.0(w) shall be required for certain single family, duplex and townhome residential structures additions and alterations.

b. Section 100.1(b) is modified by adding the following definitions:

LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 40-ampere minimum branch circuit and a receptacle.

LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 20-ampere minimum branch circuit and a receptacle

c. A new Section, (w), is added to Section 150.0 as follows:

(w) Electric Readiness for Alterations

1. **Electric range.** Where branch circuits or receptacles are added or altered in a kitchen and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
 - A. A 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor branch circuit rated at 50 amps minimum, within 3 feet from the location of the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future Use".
 - B. 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. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future electric range installation. The reserved space shall be permanently marked as "For Future 240V use". The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as "240V ready".
2. **Electric dryer.** Where a branch circuit is added or altered within 3 feet of a gas or propane clothes dryer and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
 - A. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor branch circuit rated at 30 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future Use"; or,
 - B. 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. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future heat pump 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 3 feet of the appliance. The blank cover shall be identified as "240V ready".
3. **Heat pump water heater.**

- A. If wall framing is removed or replaced within 3 feet of a gas or propane water heating appliance, space suitable for the future installation of a heat pump water heater (HPWH) shall be provided. The space shall be at least 2.5 feet by 2.5 feet wide and 7 feet tall and shall include a condensate drain that is no more than 2 inches higher than the base of an installed water heater and allows natural draining without pump assistance or installed piping or tubing within 3 feet of the water heater location to a condensate drain or exterior location. If pump assistance is needed, a receptacle on a 120 volt, minimum 15 amp branch circuit for a condensate pump must be available within 3 feet of the water heater location.
 - B. Where branch circuits are altered or added within 3 feet of an existing gas or propane water heater or within 10 feet of the designated future location of a heat pump water heater as required under Section 150.0(w)3A, and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
 - (i) A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit rated at 30 amps minimum, within 3 feet from the water heater and accessible to the water heater with no obstructions. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated. Space shall be reserved for a single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; or
 - (ii) 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. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "For Future 240V use". The pathway shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as "240V ready".
4. **Outdoor gas appliances.** Where a gas line is added or extended to any pool water heater, spa water heater, sauna, fireplace, outdoor cooking appliance, or outdoor heating system, install infrastructure and reserve physical space to accommodate future installation of an electric equivalent of that system that serves the same function, as certified by a registered design professional or licensed electrical contractor.
- A. Install conduit designed to serve a future electric appliance(s) with the same function, including the appropriate voltage, phase, minimum

amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions, in accordance with manufacturer requirements and the California Electrical Code. In lieu of or in addition to conduit, electrically isolated branch circuit wiring may be installed; and

- B. Label both ends of the unused conduit or conductors “For Future Electrical Appliance”; and
- C. Reserve circuit breakers in the electrical panel(s) for each branch circuit, appropriately labeled; and
- D. Designate physical space for future electric appliances, including equipment footprint, on the construction drawings. The footprint necessary for future electric appliances may overlap with the location of currently designed combustion equipment.

Exception to Section 150.0(w)4: Generator systems used for emergency power generation.

- 5. **Electrical Power Upgrades.** Increases in the electrical power infrastructure capacity serving a building shall only be permitted when all the following are documented and submitted to the building official:
 - A. Calculations in accordance with California Electrical Code Article 220.83 determine that future loads will exceed the capacity of the current electrical power infrastructure.
 - B. Where data is available, calculations in accordance with California Electrical Code Article 220.87 determine that future loads exceed the capacity of the current electrical service infrastructure.
 - C. Calculations for item (A) and item (B) above shall include at least one of the following:
 - i. At least one power management or circuit controlling device, serving electric-only appliances such as:
 - a. Water heater(s)
 - b. Clothes dryer(s)
 - c. Range(s)
 - d. Level 2 EV Charging Receptacle or
 - e. Low Power Level 2 EV Charging Receptacle
 - ii. At least one of the following electric-only appliances operating on 120V:
 - a. Water heater(s)
 - b. Clothes dryers(s)
 - c. Range(s)
 - iii. Circuit control between whole home load and Level 2 EV Charging Receptacle or Low Power Level 2 EV Charging Receptacle

13-11.4 - Exceptions:

- a. **Exception 1 to Section 150.0(w)5:** The upgrade is solely the result of a project proposing electrical improvements supporting loads related to devices and uses not regulated by 150.0(w)5.
- b. **Exception 2 to Section 150.0(w):** The project is the result of a repair as defined by Title 24 Part 2 Section 202.
- c. **Exception 3 to Section 150.0(w):** If an electrical permit is not otherwise required for the project other than compliance with this section.
- d. **Exception 4 to Section 150.0(w):** Where upgrades to the existing electrical panel or utility service are not proposed, electrical panel capacity shall not be required to exceed the existing utility electrical service to the building to meet compliance with this section. Capacity and overcurrent protection spaces shall be reserved to the extent allowable under the existing electrical panel capacity using the methodology in Section 150(w)5. Tandem overcurrent protection devices shall be used to the extent permissible under the California Electrical Code.
- e. **Exception 5 to Section 150.0(w):** The project is the result of a safety improvement to remove a known hazard.
- f. **Exception 6 to Section 150.0(w):** Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with Section 17000 of the Health and Safety Code).
- g. **Exception 7 to Section 150.0(w):** Emergency Housing pursuant to Appendix P of the California Building Code.
- h. **Exception 8 to Section 150.0(w):** Creation of a new accessory dwelling unit or junior accessory dwelling unit that is within the existing space of a single-family dwelling or accessory structure and includes an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress. Or, if the project would not otherwise be a Covered Single-Family Project were it not for the inclusion of an accessory dwelling unit or junior accessory dwelling unit that meets the criteria above.
- i. **Exception 9 to Section 150.0(w):** Hardship exemptions shall be provided at the discretion of the Building Official for economic hardship or another infeasibility not covered above.

13-12 - ALAMEDA PROPERTY MAINTENANCE CODE.

13-12.1 Adoption of the International Property Maintenance Code.

The International Property Maintenance Code, the 2024 Edition published by the International Code Council (ICC) including Appendix A, is adopted as amended and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Property Maintenance Code.

13-12.2 – Copy of International Property Maintenance Code.

A copy of the International Property Maintenance Code, the 2024 Edition shall be maintained by the Building Official for use and examination by the public.

13-12.3 – Modifications, Amendments and Deletions to the International Property Maintenance Code IPMC:

- a. Section 102.3 of the IPMC is amended to read as follows:

IPMC 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be made in accordance with the procedures and provisions of the City Municipal Code and the California Building Codes.

- b. New Section 102.3.1 of the IPMC is added as follows:

IPMC 102.3.1 Reference to other codes. Whenever the International Property Maintenance Code refers to other codes, those other codes shall mean the City Municipal Code and the California Building Codes.

- c. Section 302.4 of the IPMC is amended to read as follows:

IPMC 302.4 Weeds. Premises and exterior property shall be maintained free from weeds and other uncontrolled herbaceous growth in excess of eight (8) inches in height. Noxious weeds shall be prohibited. Weeds shall be defined as ornamental and uncultivated grasses and herbaceous vegetation that when mature bear wingy or downy seeds, or which because of having attained such a height or extensiveness of growth and desiccation have become a fire menace, or which are otherwise noxious or dangerous to health or safety.

- d. Section 304.14 of the IPMC is amended to read as follows:

304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

- e. Section 304.16 is amended to read:

304.16 Under-Floor areas. Under-floor access doors and ventilation openings shall be maintained to prevent the entrance of rodents, rain and surface drainage water. Doors shall be tight fitting and ventilation openings shall be properly screened with corrosion-resistant wire mesh having openings not exceeding 1/4 inch in any dimension or alternate approved materials pursuant to current CBC 1203.4.1.

- f. Section 308.2.1.1 is added to read:

308.2.1.1 Garbage Receptacles. An adequate number of appropriate receptacles with close fitting covers for garbage and rubbish as may be considered necessary by the enforcing agency shall be provided for the occupant of every dwelling unit by the owner or operator of every apartment house, hotel, or combination thereof. Each receptacle shall be kept in a clean condition and good repair.

- g. Section 308.3.1 of the IPMC is amended to read as follows:

IPMC 308.3.1 Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit or an approved leakproof, covered, outside garbage container.

- h. Sections 309.1 and 309.2 are amended to read:

309.1 Infestation. All structures shall be kept free from insect, rodent and vermin infestation. When an insect, rodent or vermin infestation is brought to the attention of the code official, he or she may require the owner or agent having charge or control of the building, lot or premises to hire a licensed exterminator or other qualified professional to inspect the building, lot or premises and provide a written report verifying the presence and severity of such infestation including in the report a recommendation for proper extermination of the infestation. All structures in which insect, rodent or vermin infestations are found shall be promptly exterminated by approved processes that will not be injurious to human health. After the extermination of the infestation is complete, the code official may request a written notice from the licensed exterminator or other qualified professional attesting to the completion and success of the recommended extermination procedures. After the infestation is eliminated, proper precautions shall be taken to prevent reinfestation.

309.2 Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure. The owner of a structure

or premises containing a dwelling unit, multiple occupancy, rooming house or a nonresidential structure shall be responsible for maintaining the structure and premises in a rodent or pest-free condition. If an infestation is caused by an occupant substantially failing to properly maintain their occupied area of the structure or premises as clean and sanitary as the condition of the structure or premises permits, the occupant and owner shall be responsible for pest elimination. For as long as the occupant's failure either substantially causes an unlivable condition to occur, or substantially interferes with the owners' ability to remedy the condition, the owner does not have to remedy the condition. Where the infestation is caused by defects in the structure, the owner shall be responsible for extermination.

- i. Section 309.6 is added to read:

309.6 Bedding. In every room for rent, apartment house or hotel every part of every bed, including the mattress, sheets, blankets, and bedding shall be kept in a clean, dry and sanitary condition, free from filth, urine, or other foul matter; and from infection of lice, bed-bugs, or other insects. The bed linen shall be changed before a new guest occupies the dwelling unit.

- j. Section 311 is amended to read:

311 Facilities Caretaker

- k. Section 311.11 is amended to read as follows:

311.1 Caretaker. A manager, janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are sixteen (16) or more apartments and of every hotel in which there are twelve (12) or more guest rooms, in the event that the owner of any such apartment house or hotel does not reside upon said premises. If the owner does not reside upon the premises of an apartment house in which there are more than four (4) but less than sixteen (16) apartments, a notice stating his name and address, or name and address of his agent shall be posted in a conspicuous place on the premises.

- l. Section 602.4 of the IPMC is amended to read as follows:

IPMC 602.4 Amended - Occupied Work Spaces. Indoor occupiable work spaces shall be supplied with heat during the entire year to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

Section 4: Section 15-1 (ALAMEDA FIRE CODE) of Chapter XV (FIRE PREVENTION) of the Alameda Municipal Code, is hereby amended as follows (in redline; otherwise, no change):

15-1.1 – Adoption of the California Fire Code.

Except as hereinafter provided, the 2025 Edition of the California Fire Code, including Appendix Chapters 4, B, BB, C, CC, D, E, F, G, H, I, K, L, N and P, and the International Fire Code published by the International Code Council, being particularly the 2022 Edition thereof and the whole thereof, is adopted by reference and made a part hereof as if fully herein at length, and shall be known as the Alameda Fire Code.

15-1.2 – Modifications, Amendments and Deletions to the California Fire Code.

Notwithstanding any provisions of the California Fire Code, California Building Standards Code, State Housing Law or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply.

- a. California Fire Code, 2025 Edition, Section 1103.8.5.1 is amended to read as follows:

Additions to Existing R-3 Occupancies. Notwithstanding the provisions of the California Residential Code, additions to R-3 occupancies performed within a 5-year cumulative period shall be required to provide an automatic fire extinguishing system (AFES) throughout the entire building if the proposed project includes the addition of 50% percent or more of the structure's floor area for purposes other than damage repair or reinforcement as defined in California Existing Building Code Section 202. For clarification, an addition shall be defined as the act of increasing the residence's square footage and does not include the conversion of existing non-conditioned, non-habitable space into habitable space. Additionally, for purposes of floor area calculations, the conversion of Group U (attached private garages, basements or similar) occupancies shall not be included in the floor area calculation.

- b. Section 108 is amended to add the following new section:

New section 108.1.1- **Fees for other services and excessive false alarm responses.** Fees listed in the Fire Department section of the City of Alameda's Master Fee Schedule—inclusive of fees for permits, inspections, excessive false alarm responses, and all other listed fees—shall be levied against and paid by the owner of the property. All fees shall be based on the actual cost of the service

provided. A false alarm response occurs when the Fire Department responds to a false alarm or nuisance alarm, as defined by the Fire Code. False alarm responses impose substantial costs on the City of Alameda. The Fire Chief or the Fire Chief's designee is therefore authorized to impose fees for excessive false alarm responses ("False Alarm Fees") based on the Master Fee Schedule. False Alarm Fees shall be imposed starting with the second false alarm response and each subsequent false alarm response made to a property during the same calendar year. The Fire Chief or the Fire Chief's designee shall issue a monthly invoice for all unpaid fees accrued during the prior month and all prior periods. Such invoices shall be due and payable within thirty days of the billing date. All remedies for unpaid fees shall be cumulative, and the use of one or more remedies by the City shall not bar the use of any other remedy for the purpose of enforcing the provisions of this Chapter. The amount of any fee shall be deemed a debt to the City. An action may be commenced in the name of the City in any court of competent jurisdiction for the amount of any delinquent debt thirty days after it becomes due and payable. Payment of any fee shall not prohibit criminal prosecution for the violation of any of the provisions of this Chapter.

SECTION 5. Severability. If any provision of this Ordinance is held by a court of competent jurisdiction to be invalid, this invalidity shall not affect other provisions of this Ordinance that can be given effect without the invalid provision and therefore the provisions of this Ordinance are severable. The City Council declares that it would have enacted each section, subsection, paragraph, subparagraph and sentence notwithstanding the invalidity of any other section, subsection, paragraph, subparagraph or sentence.

SECTION 6. Repeal. Any provision of the Alameda Municipal Code inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to effect the provisions of this Ordinance.

Ordinance No. 3338 is repealed upon the effective date of this ordinance.

SECTION 7. Effective Date. This ordinance shall become effective as of January 1, 2026, upon approval of the California Energy Commission, or upon the date the California Building Standards Commission (CBSC) accepts the ordinance for filing, whichever is later.

SECTION 8. Authority. This Ordinance is enacted pursuant to the City of Alameda's general police powers, Section 1-2 of the Charter of the City of Alameda, and Article XI of the California Constitution.

Presiding Officer of the City Council

Attest:

Lara Weisiger, City Clerk
City of Alameda

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the 21st day of October, 2025, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22nd day of October, 2025.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda