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IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

AN ORDINANCE REVISING AND AMENDING CHAPTERS 15.02 *BUILDING CODE,* 15.04 *PROPERTY MAINTENANCE CODE,* 15.06 *FIRE CODE,* 15.08 *ELECTRICAL CODE,* 15.10 *MECHANICAL CODE,* 15.12 *PLUMBING CODE,* 15.14 *RESIDENTIAL CODE,* 15.26 *GREEN BUILDING STANDARDS CODE, 15.92 SWIMMING POOL AND SPA CODE, AND 15.94 WILDLAND URBAN INTERFACE CODE* IN THE LIVERMORE MUNICIPAL CODE, AND ADOPTING BY REFERENCE, AND AMENDING BASED UPON LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS, THE 2025 CALIFORNIA BUILDING STANDARDS CODE SET FORTH IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND THE FOLLOWING CODES ADOPTED THEREIN - THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL SWIMMING POOL AND SPA CODE, THE INTERNATIONAL WILDLAND URBAN INTERFACE CODE,THE UNIFORM PLUMBING CODE, THE UNIFORM MECHANICAL CODE, THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE, AND THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

Health and Safety Code Sections 17958 and 17958.5 allow the City of Livermore ("City"), by ordinance, to make modifications or changes to the State Building Standards Code and other regulations adopted pursuant to Health and Safety Code Section 17922.

Health and Safety Code Section 17958.5 requires that such changes be determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

Health and Safety Code Section 17958.7 requires that the City, before making any modifications or changes pursuant to Health and Safety Code Sections 17958 and 17958.5, make an express finding that each such modification or change is needed.

Such findings must be made available as a public record and a copy thereof with each such modification or change shall be filed with the California Building Standards Commission.

The City Council hereby determines that the proposed ordinance establishes requirements greater than those set forth in the 2025 edition of the California Building Standards Code codified in Title 24 of the California Code of Regulations, as adopted by the City of Livermore and set forth in chapters 15.02 *Building Code,* 15.04 *Property Maintenance Code,* 15.06 *Fire Code,* 15.08 *Electrical Code,* 15.10 *Mechanical Code,* 15.12 *Plumbing Code,* 15.14 *Residential Code,* 15.26 *Green Building Standards Code, 15.92 Swimming Pool and Spa Code, 15.94 Wildland Urban Interface Code* in the Livermore Municipal Code.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LIVERMORE DOES ORDAIN AS FOLLOWS:

Section 1. *Findings. Amendments of the 2024 International Building Code, the 2024 International Fire Code, the 2024 Uniform Plumbing Code, the 2024 International Residential Code, The 2024 International Swimming Pool and Spa Code, The 2023 National Electrical Code, and the 2025 California Green Building Standards Code are necessary to serve the public interest by reducing the risk to life and property of the citizens of Livermore because of the following conditions:*

1. *Average yearly rainfall for the City is approximately 16"-18". This rainfall normally occurs from October to April. During the summer months, there is generally no measurable precipitation. Temperatures for this dry period average from 80° to 100° Fahrenheit and are frequently accompanied by light to gusty westerly winds. The City is surrounded by 2300 acres of grasslands, which, in conjunction with the dry and windy climatic conditions, create a hazardous situation that has led to extensive grass and brush fires in recent years. With more development extending from the urban core into the grass covered areas, wind driven fires could lead to severe consequences, as has been the case on several occasions in similar areas of the State. Therefore, additions to the Livermore Building and Fire Codes are necessary.*

2. *Uniquely for a city of its size, the City is bisected by several topographical features, including two major creeks (Arroyo Las Positas and Arroyo Mocho), one railroad line (Union Pacific) and Interstate, 580. As a result, the City is divided into discrete districts, such as the Springtown area north of the freeway and the residential area southwest of the Arroyo Mocho. Traffic between these districts is channeled into several major thoroughfares which must cross the creeks, railroad tracks, and freeway, by means of bridges, overpasses or underpasses. Heavy traffic congestion on the City's major streets already act as a barrier to timely responses for fire equipment and emergency services. In the event of an accident or other emergency at one of the key points of intersection between a road and creek, or freeway, sections of the City could become isolated, or response time could be sufficiently slowed so as to increase the risk of substantial injury or damage. For example, a routine accident at Holmes Street bridge or First Street overpass would greatly reduce response times to the northeastern or southwestern portions of the City. With the inability of emergency services to guarantee rapid response to various sections of the City, it is necessary to mitigate this problem by requiring additional built-in automatic fire protection systems, which will provide for early detection and initial fire control until the arrival of the firefighting equipment and other emergency services.*

The Livermore Valley is subject to ground tremors from large seismic events on the San Andreas, Hayward, and Calaveras faults, the major active faults in the San Francisco Bay Area. In the Valley itself, and adjacent to the City of Livermore, is the active Greenville Fault. The largest recorded earthquake in this immediate area occurred on the San Andreas Fault on October 17, 1989, a 7.1 magnitude. The area also had a sequence of earthquakes on the Greenville Fault in January and February of 1980; these earthquakes

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

had a magnitude of from 5.5 to 5.9 on the Richter Scale. The Mount Diablo thrust fault is also a potentially active fault in the northern end of the valley. Several smaller faults in or around the City include the Las Positas Fault, the Tesla Fault, and the Livermore Fault. The U.S. Geological Survey (USGS) has identified a 70% probability of a major earthquake occurring in the region within the next 30 years. Recent earthquake damage studies, including the 1994 Northridge earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants.

The potential for earthquakes influences fire protection planning in several ways. First, a major seismic event would create a city-wide demand on fire protection service which would be beyond the response capacity of the fire department. This potential problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems.

In addition, the City is adjacent to the Lawrence Livermore National Laboratory and Sandia Laboratory; two facilities engaged in nuclear, energy and scientific research. Because of the presence at both sites of radioactive and other hazardous materials, the fire department's energy in the wake of an earthquake would have to be focused on stabilizing any problems at these facilities.

This also supports the need for other structures in the City to be capable of at least initial fire suppression capacity. Finally, as demonstrated above, structural damage to the overpass or bridges connecting the City's various areas would seriously delay emergency vehicle access to these areas.

Livermore is located in the Livermore Valley, which has local topographical conditions affecting air quality. The Livermore Valley is a sheltered inland valley near the eastern border of the Bay Area. The western side of the valley is bordered by hills of 1,000 to 1,500 feet in elevation with two gaps connecting the valley to the central Bay area, the Hayward Pass, and Niles Canyon. The eastern side of the valley is also bordered by hills of 1,000 to 1,500 feet in elevation with one major passage to the San Joaquin Valley at the Altamont Pass, and several secondary passages. To the north lies the Black Hills and Mt. Diablo. A northwest to southeast channel connects the Diablo Valley to the Livermore Valley. The south side of the Livermore Valley is bordered by mountains approximately 3,000 to 3,500 feet high. Maximum summer temperatures in the Livermore Valley range from the high-80s to the low-90s, with extremes in the 100s. Winter maximum temperatures range from the high-50s to the low-60s, while minimum temperatures range from the mid-to-high 30s, with extremes in the high teens and low-20s.

The Livermore Valley does have violations of federal and state air quality standards based on these local topographical conditions, as well as local climatic conditions. These local topographical and climatic conditions, combined with the local environmental condition as set forth in the Climate Change Element of the Livermore General Plan (2009), adopted herein by this reference, are the basis for the amendments to the California Building Standards Code. These conditions contribute to the Bay Area's status as a "nonattainment area" under the federal Clean Air Act for ozone and particulate matter and therefore, these air quality considerations require additional Green Building measures to amend the 2022 Green Building Standards Code (CAL Green) and adopt additional

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

measures "Reach Codes" for electrification and Electric Vehicle charging as applicable, to improve indoor air quality, reduce energy usage, decrease greenhouse gas emissions, and expand clean and renewable energy.

1. *Section 609.3 of the 2024 Uniform Plumbing Code is amended to prohibit the Installation of water distribution piping under concrete floor slabs within buildings, due to the corrosive nature (on this piping) of the soil within various areas of the City.*

2. *Article 210.12 of the National Electrical Code is amended to include Arc Fault Circuit Interruption (AFCI) protection to panel changeouts to mitigate fire hazards related to arcing.*

For the above reasons, taken individually and cumulatively, the City Council of the City of Livermore finds that there are building and fire hazards, as well as environmental considerations, peculiar to Livermore that require the increased fire protection, structural design, and green building standards set forth in this ordinance.

Section 2. *Adoption by Reference and Amendments.* The 2025 California Building Standards Code set forth in Title 24 of the California Code of Regulations, and the following codes adopted therein - the 2024 editions of the International Building Code, the International Fire Code, the International Property Maintenance Code, the International Residential Code, the Uniform Plumbing Code, the Uniform Mechanical Code, The Swimming Pool and Spa Code, The Wildland Urban Interface Code, the 2023 edition of the National Electrical Code, and the 2025 California Green Building Code, and amendments thereto set forth in the following chapters of the Livermore Municipal Code that are revised and amended to read as set forth in the corresponding exhibits attached hereto:

Exhibit A: Chapter 15.02, Building Code
Exhibit B: Chapter 15.04, Property Maintenance Code
Exhibit C: Chapter 15.06, Fire Code
Exhibit D: Chapter 15.08, Electrical Code
Exhibit E: Chapter 15.10, Mechanical Code
Exhibit F: Chapter 15.12, Plumbing Code
Exhibit G: Chapter 15.14, Residential Code
Exhibit H: Chapter 15.26, Green Building Standards Code
Exhibit I: Chapter 15.92, Swimming Pool and Spa Code
Exhibit J: Chapter 15.94, Wildland Urban Interface Code

Section 3. *Environmental.* The passage of this ordinance is not a project according to the definition in the California Environmental Quality Act and, therefore, is not subject to the provisions requiring environmental review.

Section 4. *Severability.* If any part of this ordinance is declared invalid by a court, such invalidity shall not affect any of the remaining parts.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

Section 5. *Publication*. This ordinance shall be published once in a newspaper of general circulation of the City of Livermore within fifteen days after its adoption.

Section 6. *Effective date*. This Ordinance shall take effect 30 days after its adoption, but the revised and amended codes will not take effect for enforcement until 12:01 a.m. on January 1, 2026, when the 2025 California Building Standards Code becomes effective. Until that date and time, the chapters amended and revised by this ordinance will remain in full force and effect for enforcement

The foregoing ordinance was introduced at the meeting of the City Council of the City of Livermore held on September 8, 2025, by the following vote:

AYES: Council Members Barrientos, Dunbar, Wang, Vice Mayor Branning, and Mayor Marchand
NOES: None
ABSENT: None
ABSTAIN: None

The ordinance was adopted at the regular meeting of the City Council held on October 13, 2025, by the following vote:

AYES: Council Members Barrientos, Dunbar, Wang, Vice Mayor Branning, and Mayor Marchand
NOES: None
ABSENT: None
ABSTAIN: None

Signed by:
John Marchand
FBD7811F800F45B...
Mayor, City of Livermore

ATTEST:

Signed by:
Deborah L Elam
C27B9B262791420...
Deborah L. Elam
City Clerk
10/14/2025 | 5:50 PM PDT

APPROVED AS TO FORM:

Signed by:
Daniel Gonzales
12B5892BAF3C471...
Daniel Gonzales
Deputy City Attorney

Exhibit A: Chapter 15.02, Building Code
Exhibit B: Chapter 15.04, Property Maintenance Code
Exhibit C: Chapter 15.06, Fire Code
Exhibit D: Chapter 15.08, Electrical Code
Exhibit E: Chapter 15.10, Mechanical Code
Exhibit F: Chapter 15.12, Plumbing Code
Exhibit G: Chapter 15.14, Residential Code
Exhibit H: Chapter 15.26, Green Building Standards Code
Exhibit I: Chapter 15.92, Swimming Pool and Spa Code
Exhibit J: Chapter 15.94, Wildland Urban Interface Code

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT A

Chapter 15.02
BUILDING CODE

Sections:

15.02.010 Title for Citation.
15.02.020 Documents adopted by reference.
15.02.030 Amendments to International Building Code.
15.02.040 CBC Chapter 1, Division II, Title Block amended - Title block.
15.02.050 CBC Chapter 1, Division II, Section 101 amended - General.
15.02.060 CBC Chapter 1, Division II, Section 103 amended - Building and Safety.
15.02.070 CBC Chapter 1, Division 11, Section 105.2 amended - Work exempt from permit.
15.02.080 CBC Chapter 1, Division II, Section 106 amended - Floor and Roof Design Loads.
15.02.090 CBC Chapter 1, Division II, Section 109 amended - Fees.
15.02.100 CBC Chapter 1, Division II, Section 110.3.6 amended - Lath and gypsum board inspections.
15.02.110 CBC Chapter 1, Division II, Section 110.3.9 amended - Energy efficiency inspections.
15.02.120 CBC Sections 903 and 904 amended - Fire Protection Systems.
15.02.130 CBC Section 1505.1 amended - Fire Classification, Roof coverings.
15.02.140 CBC Section 1705.3 amended - Concrete Construction, exception 1.
15.02.150 CBC Section 1905.6.2 amended - Seismic Design Categories C, D, E and F
15.02.160 CBC Section 3109 adopted - Swimming Pools, Spas and Hot Tubs
15.02.170 CBC Chapter 31B adopted - Public Pools
15.02.180 Residential building permits issuance limitations.

15.02.010 Title for citation.

This chapter shall be known as the "Building Code," may be cited as such and will be referred to in this chapter as "this code."

15.02.020 Documents adopted by reference.

The International Building Code, 2024 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the International Code Council is hereby adopted, together with Chapter 1 Division II, Scope and Administration and Appendices Chapters C and J, except as set forth in this chapter.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT A

15.02.030 Amendments to International Building Code.

The International Building Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Building Code.

15.02.040 CBC Chapter 1, Division II Scope and Administration amended - Title block.

CBC Chapter 1, Division II, Title block shall be amended to read:
15.02.040 CBC Chapter 1, Division II Title Block shall be amended to read:

CHAPTER 1, DIVISION II

LIVERMORE BUILDING CODE ADMINISTRATIVE PROVISIONS

15.02.050 CBC Chapter 1, Division II, Section 101 amended - General.

CBC Chapter 1, Division II, Section 101 is amended to read:

SECTION 101
GENERAL

101.1 Title. These regulations shall be known as the Livermore Building Code, hereinafter referred to as "this code."

101.2 Scope.
The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one-and two-family dwellings and multiple single-family dwelling (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than 3 stories above grade plane in height, shall comply with this code or the California Residential Code.

101.2.1 Appendices.
Provisions in the appendices shall not apply unless specifically adopted.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

101.3 Purpose.
The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, health and general welfare through structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation, energy conservation, and for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

101.4 Referenced codes.
The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Gas.
The provisions of the Livermore Plumbing Code and/or the Livermore Mechanical Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical.
The provisions of the Livermore Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.3 Plumbing.
The provisions of the Livermore Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the Livermore Plumbing Code shall apply to private sewage disposal systems.

101.4.4 Property maintenance.
The provisions of the Livermore Property Maintenance and Building Codes shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

101.4.5 Fire prevention.
The provisions of the Livermore Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy.
The provisions of the Livermore Energy Code, Title 24, Part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing buildings.
The provisions of the Livermore Existing Building Code shall apply to all matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

101.4.8 Wildland-urban interface. The provisions of Part 7, the Livermore Wildland-Urban Interface code shall apply to buildings and structures built in the wildland-urban interface (WUI) or a Fire Hazard Severity Zone.

15.02.060 CBC Chapter 1, Division II, Section 103 amended - Building and Safety.

CBC Chapter 1, Division 11, Section 103 is amended to read:

SECTION 103
BUILDING AND SAFETY DIVISION

103.1 Creation of enforcement agency.
The Building and Safety Division is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration, and enforcement of this code.

103.2 Appointment.
The building official shall be appointed by the city manager.

103.3 Deputies.
In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.02.070 CBC Chapter 1, Division II, Section 105.2 amended - Work exempt from permit.

CBC Chapter 1, Division 11, Section 105.2 is amended to read:

Delete all reference to Electrical, Gas, Mechanical, and Plumbing repairs, appliances and fixtures. These items are addressed in the Livermore Electrical, Mechanical and Plumbing Codes.

15.02.080 CBC Chapter 1, Division II, Section 106 amended - Floor and Roof Design Loads.

CBC Chapter 1, Division II, Section 106 is deleted.

15.02.090 CBC Chapter 1, Division II, Section 109 amended - Fees.

CBC Chapter 1, Division II, Section 109 is amended to read:

Fees are to be set by resolution of the Livermore City Council.

All permit fees, development fees and other city fees, including, but not limited to, the tax on construction and traffic impact fees, may be waived for any permit issued for the repair of any structure as required by Chapter 15.24 (Unreinforced Masonry Building Hazard Reduction Program). Fees may be waived for reconstruction of any building removed in accordance with Chapter 15.24 when such building is replaced to replicate the structure to be removed.

15.02.100 CBC Chapter 1, Division II, Section 110.3.6 amended - Lath and gypsum board inspections.

CBC Chapter 1, Division II, Section 110.3.6 is amended to read:

> 110.3.6 Lath and gypsum board inspection.
>
> The Exception is deleted.

15.02.110 CBC Chapter 1, Division II, Section 110.3.9 amended - Energy efficiency inspections.

CBC Chapter 1, Division II, Section 110.3.9 is amended to read:

> 110.3.9 Energy efficiency inspections.
> Inspections shall be made to determine compliance with Title 24, Part 6 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT A

15.02.120 CBC Sections 903 and 904 amended - Fire Protection Systems.

Sections 903 and 904 are amended as amended in sections 903 and 904 of the Livermore Fire Code (LMC Chapter 15.06).

15.02.130 CBC Section 1505.1 amended - Fire Classification, Roof coverings.

Section 1505.1 is amended by adding the following paragraph:

Roof covering shall be fire retardant minimum Class B or higher for all buildings regardless of type of construction.

15.02.140 CBC Section 1705.3 amended - Concrete Construction, exception 1.
Section 1705.3, exception 1 is amended to read:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'c, no greater than 2,500 pounds per square inch (psi) (17.2Mpa).

15.02.150 CBC Section 1905.6.2 amended - Seismic Design Categories C, D, E and F

Section 1905.6.2 is amended to read:

1905. 6.2 Seismic Design Categories C, D, E and F. Structures assigned to Seismic Design Category C, D, **E or F** shall not have elements of structural plain concrete, except as follows:

1. Isolated footings of plain concrete supporting pedestals or columns are permitted, provided that the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
Exception: In detached one- and two-family dwellings three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

2. Plain concrete footings supporting walls are permitted, provided that the footings have not fewer than two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. For footings that exceed 8 inches (203mm) in thickness, not fewer than one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

15.02.160 CBC Section 3109 adopted - Swimming Pools, Spas and Hot Tubs

CBC Section 3109 adopted in its entirety.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT A

15.02.170 CBC Chapter 31B adopted - Public Pools

CBC Chapter 31B adopted in its entirety.

15.02.180 Residential building permits issuance limitations.

The following language is inserted in accordance with the provisions of a voter-approved initiative ordinance, dated April 11, 1972.

A. The people of the city find and declare that it is in the best interest of the city, in order to protect the health, safety, and general welfare of the citizens of the city, to control residential building permits in the said city. Residential building permits include single-family residential, multiple residential, and trailer court building permits within the meaning of this code. Additionally, it is the purpose of this initiative measure to contribute to the solution of air pollution in the city.

B. The specific reasons for the proposed petition are that the undersigned believe that the resulting impact from issuing residential building permits at the current rate results in the following problems mentioned below. Therefore, no further residential building permits are to be issued by the said city until satisfactory solutions, as determined in the standards set forth, exist to all the following problems:

1. Educational facilities. No double sessions in the schools or overcrowded classrooms as determined by the California Education Code.
2. Sewage. The sewage treatment facilities and capacities meet the standards set by the Regional Water Quality Control Board.
3. Water supply. No rationing of water with respect to human consumption or irrigation and adequate water reserves for fire protection are existing.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT B

Chapter 15.04
PROPERTY MAINTENANCE CODE

Sections:

15.04.010 Title for citation.
15.04.020 Documents adopted by reference.
15.04.030 Amendments to the International Property Maintenance Code.
15.04.040 IPMC Chapter 1 amended.
15.04.050 IPMC Chapter 2 amended.
15.04.060 IPMC Chapter 3 amended.
15.04.070 IPMC Chapter 4 amended.
15.04.080 IPMC Chapter 5 amended.
15.04.090 IPMC Chapter 6 amended.
15.04.100 IPMC Chapter 7 amended.

15.04.010 Title for citation.

This chapter shall be known as the "property maintenance code," may be cited as such and will be referred to in this chapter as "this code."

15.04.020 Documents adopted by reference.

The International Property Maintenance Code, 2024 Edition, published by the International Code Council is hereby adopted. Where this chapter is inconsistent with state law then in that instance the provisions of the state law shall prevail.

15.04.030 Amendments to International Property Maintenance Code.

The International Property Maintenance Code (IPMC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter.

15.04.040 IPMC Chapter 1 amended.

Chapter 1 is amended as follows:

Sections 102.3, 102.8, 103, 106, 109.7, 109.8, 110.4, 110.5, 110.6, 111 are deleted.

Each reference to the International Building Code is replaced with The California Building Code. Each reference to the International Existing Building Code is replaced by the California Existing Building Code. Each reference to the International Fire Code is replaced by the California Fire Code. Each reference to the International Fuel Gas and International Plumbing Codes is replaced by the California Plumbing Code. Each

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

reference to the International Mechanical Code is replaced by the California Mechanical Code. Each reference to the International Residential Code is replaced by the California Residential Code. Each reference to the International Zoning Code is replaced by the Livermore Development Code.

15.04.050 IPMC Chapter 2 amended.

Chapter 2 is amended as follows:

Each reference to the International Building Code is replaced with The California Building Code. Each reference to the International Existing Building Code is replaced by the California Existing Building Code. Each reference to the International Fire Code is replaced by the California Fire Code. Each reference to the International Fuel Gas and International Plumbing Codes is replaced by the California Plumbing Code. Each reference to the International Mechanical Code is replaced by the California Mechanical Code. Each reference to the International Residential Code is replaced by the California Residential Code. Each reference to the International Zoning Code is replaced by the Livermore Development Code.

15.04.060 IPMC Chapter 3 amended.

Chapter 3 is amended as follows:

Sections 302.4, 302.8, 304.14, 304.18, and 309 are deleted.

Section 303.2 is amended to read:
Every person in possession of land within the city, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a private or public swimming pool or spa, shall at all times maintain an enclosure and safety device in accordance with chapter 31 Section 3109 (Swimming Pools, Spas and Hot Tubs) and Chapter 31B (public swimming pools) of the California Building Code.

15.04.070 IPMC Chapter 4 amended.

Chapter 4 is amended as follows:

Sections 404.6 and 404.7 are deleted.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT B

15.04.080 IPMC Chapter 5 amended.

Chapter 5 is amended as follows:

Each reference to the International Plumbing Code shall be replaced with the California Plumbing Code

Section 506.3 Grease interceptors amend to read:

Grease interceptors shall comply with section 1014 of the California Plumbing Code.

15.04.090 IPMC Chapter 6 amended.

Chapter 6 is amended as follows:

Each reference to the International Mechanical Code is replaced by the California Mechanical Code.

15.04.100 IPMC Chapter 7 amended.

Chapter 7 is amended as follows:

Each reference to the International Building Code is replaced with The California Building Code. Each reference to the International Fire Code is replaced by the California Fire Code. Each reference to the International Residential Code is replaced by the California Residential Code.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT C

Chapter 15.06
FIRE CODE

INDEX

15.06.010 Title for citation.
15.06.020 Documents adopted by reference.
15.06.030 Amendments to the International Fire Code.
15.06.040 CFC Chapter 1, Division II, 103.1 amended - Creation of agency
15.06.050 CFC Chapter 1, Division II, Table 105.5.9 amended - Permit Amounts for Compressed Gases.
15.06.060 CFC Chapter 1, Division II, Table 105.5.11 amended - Permit Amounts for Cryogenic Fluids.
15.06.070 CFC Chapter 1, Division II, Section 105.5.18 Item 3 amended - Flammable and combustible liquids.
15.06.080 CFC Chapter 1, Division II, Section 105.5.18 Item 12 added - Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.
15.06.090 CFC Chapter 1, Division II, Table 105.5.22 amended - Permit Amounts for Hazardous Materials.
15.06.100 CFC Chapter 1, Division II, Section 105.5.59 Item 4 added - Radioactive Materials.
15.06.110 CFC Chapter 1, Division II, Section 112 deleted - Means of Appeals.
15.06.120 CFC Chapter 1, Division II, 113.4 amended- Violation penalties
15.06.130 CFC Chapter 1, Division II, Section 116 added - Unauthorized Discharges.
15.06.140 CFC Chapter 2 Definitions amended - Hazardous Materials
15.06.150 CFC Chapter 2 Definitions amended - Health Hazard
15.06.160 CFC Chapter 2 Definitions added - Maximum Threshold Quantity
15.06.170 CFC Chapter 2 Definitions added - Moderately Toxic Gas
15.06.180 CFC Section 603.10 added - Multiple Sources of Non-Utility Electricity
15.06.190 CFC Section 611 added - Immersion Heaters.
15.06.200 CFC Section 901.6.4 added - Prevention of False Alarms
15.06.210 CFC Section 903.2 amended - Automatic Sprinkler Systems
15.06.220 CFC Section 903.3.1.2.3 amended - NFPA 13R Sprinkler Systems.
15.06.230 CFC Section 903.3.1.3 amended - NFPA 13D Sprinkler Systems.
15.06.240 CFC Section 3208.3.1 amended - Flue space protection.
15.06.250 CFC Section 5001.5.1.1 added - Hazardous Materials Management Plan (HMMP)
15.06.260 CFC Section 5001.5.2.1 added - Hazardous Materials Inventory Statement (HMIS)
15.06.270 CFC Section 5001.5.3 added - Hazardous Materials Business Plan (HMBP) Reporting Thresholds.
15.06.280 CFC Section 5003.2.10 added - Biodiesel and methanol equipment
15.06.290 CFC Section 5003.5.2 added - Ventilation ducting
15.06.300 CFC Section 5003.5.3 added - H Occupancies.
15.06.310 CFC Section 5003.14 added - Automatic Filling of Tanks

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.320	CFC Section 5005.5 added - Emergency Alarms, supervision and monitoring
15.06.330	CFC Section 5601.1.3 added - Fireworks
15.06.340	CFC Section 5704.2.7.5.8 amended - Exception.
15.06.350	CFC Chapter 60 amended - Title
15.06.360	CFC Section 6004.1 amended - General
15.06.370	CFC Section 6004.1.2 amended - Gas Cabinets
15.06.380	CFC Section 6004.1.3 amended - Exhausted Enclosures
15.06.390	CFC Section 6004.1.4 added - Automatic shut-off valve
15.06.400	CFC Section 6004.1.5 added- Annual Maintenance
15.06.410	CFC Section 6004.1.6 added - Maximum threshold quantity
15.06.420	CFC Section 6004.1.7 added - Reduced flow valve
15.06.430	CFC Section 6004.1.8 added - Fire extinguishing systems
15.06.440	CFC Section 6004.1.9 added - Local gas shut off
15.06.450	CFC Section 6004.1.10 added - Exhaust ventilation monitoring
15.06.460	CFC Section 6004.1.11 added - Emergency response plan
15.06.470	CFC Section 6004.1.12 added - Emergency Response Liaisons
15.06.480	CFC Section 6004.1.13 added - Emergency Drills
15.06.490	CFC Section 6004.1.14 added - Cylinder leak testing
15.06.500	CFC Section 6004.1.15 added - Inert gas purge system
15.06.510	CFC Section 6004.1.16 added - Seismic shutoff valve
15.06.520	CFC Section 6004.1.17 added - Fittings and connections.
15.06.530	CFC Section 6004.2 amended - Indoor storage and use.
15.06.540	CFC Section 6004.2.1 amended - Applicability
15.06.550	CFC Section 6004.2.1.1 amended - Quantities not exceeding the maximum allowable quantity per control area.
15.06.560	CFC Section 6004.2.1.4 added - Quantities not exceeding minimum threshold quantity per control area.
15.06.570	CFC Section 6004.2.1.5 added - Quantities exceeding minimum threshold quantity per control area.
15.06.580	CFC Section 6004.2.2 amended - General indoor requirements
15.06.590	CFC Section 6004.2.2.5 amended - Piping and controls - stationary tanks, Item 1
15.06.600	CFC Section 6004.2.2.7 amended - Treatment systems.
15.06.610	CFC Section 6004.2.2.10.1 amended - Alarms.
15.06.620	CFC Section 6004.3 amended - Outdoor storage and use.
15.06.630	CFC Section 6004.3.1 amended - Applicability
15.06.640	CFC Section 6004.3.1.1 amended - Quantities not exceeding the maximum allowable quantity per control area.
15.06.650	CFC Section 6004.3.1.4 added - Quantities not exceeding the minimum threshold quantity per control area.
15.06.660	CFC Section 6004.3.1.5 added - Quantities exceeding the minimum threshold quantity per control area.
15.06.670	CFC Section 6004.3.2 amended - General outdoor requirements.
15.06.680	CFC Section 6004.3.3 amended - Outdoor storage weather protection for portable tanks and cylinders.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.010 Title for citation

These regulations shall be known as the "Livermore Fire Code," hereinafter referred to as "this code."

15.06.020 Documents adopted by reference

A. The International Fire Code, 2024 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 9, published by the International Code Council, is hereby adopted, together with Appendices D, E (informational purposes), F, and H, except as set forth in this chapter.

    1. Only those sections, including applicable amendments, of Chapter 4 and Chapter 11 adopted by the California Office of the State Fire Marshal (SFM) as identified in the applicable adoption matrix shall be adopted.

B. The International Fire Code (IFC) adopted by reference for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Fire Code.

C. These regulations shall be known as the Livermore Fire Code, hereinafter referred to as "this code."

D. Where there is a reference in the code to the "fire official," "fire code official" or "authority having jurisdiction," it shall mean the "Fire Chief' or, in the absence of the fire chief, the Fire Marshal.

15.06.030 Amendments to the International Fire Code

The 2024 International Fire Code (IFC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Fire Code.

15.06.040 CFC Chapter 1, Division II, 103.1 amended - Creation of agency

Section 103.1 is amended to read:

The Livermore-Pleasanton Fire Department is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT C

15.06.050 CFC Chapter 1, Division II, Table 105.5.9 amended - Permit Amounts for Compressed Gases

Table 105.5.9 is amended to read:

Type of Gas	Amount (cubic feet at NTP)
Carbon dioxide used in carbon dioxide enrichment systems	875 (100 lb.)
Carbon dioxide used in insulated carbon dioxide beverage dispensing applications	875 (100 lb.)
Corrosive	200
Flammable (except cryogenic fluids and LPG)	200
Highly Toxic	Any amount
Inert, carbon dioxide (not otherwise permitted above), simple asphyxiant and other gases with a 1,000 cubic foot threshold for the HMBP program	1,000
Moderately Toxic	Any amount
Oxidizing (including oxygen)	200
Pyrophoric	Any amount
Toxic	Any amount
All other gases not otherwise permitted above subject to HMBP reporting (per material)	200

15.06.060 CFC Chapter 1, Division II, Table 105.5.11 amended - Permit Amounts for Cryogenic Fluids.

Table 105.5.11 is amended to read:

Type of Cryogenic Fluid	Cubic feet at NTP
Corrosive	Any Amount
Flammable	Any Amount
Inert, simple asphyxiant, and other gases with a 1,000 cubic foot threshold for the HMBP program	1,000
Oxidizing (including oxygen)	200
Physical or health hazard not indicated above	Any amount

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

All other materials not otherwise permitted above subject to HMBP requirements (per material)	200

15.06.070 CFC Chapter 1, Division II, Section 105.5.18 Item 3 amended - Flammable and combustible liquids.

Section 105.5.18 Item 3 is amended to read:

3. To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons except for fuel oil in the fuel tanks of portable equipment.

15.06.080 CFC Chapter 1, Division II, Section 105.5.18 Item 12 added - Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies

Section 105.5.18 Item 12 is added to read:

12. Storage of flammable and combustible liquids and flammable gases at Group R occupancies are limited as follows:

12.1. Outside storage of flammable liquids (including gasoline) is limited to 30 gallons.

12.2. Outside storage of combustible liquids (including diesel and kerosene) is limited to 55 gallons.

Exception: Emergency generators used for life safety purposes.

12.3. Outside storage of compressed and liquefied flammable gas is limited to 15 gallons or 540 cubic feet.

Exceptions:

a. Emergency generators used for life safety purposes.
b. Fixed gas supply for occupancies not provided with natural gases services. Amounts over 1,000 gallons must be approved by the fire official.

12.4. Manufacture of Biodiesel and Methanol at Residential Occupancies. The manufacture of biodiesel and methanol is prohibited in Residential Occupancies and in U Occupancies associated with Residential Occupancies both inside and outside buildings.

15.06.090 CFC Chapter 1, Division II, Table 105.5.22 amended - Permit Amounts for Hazardous Materials.

Table 105.5.22 is amended to add:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

Moderately toxic gas	20 cubic Feet
Irritants and Sensitizers	550 gallons (liquids) 5000 pounds (solids)
Other materials subject to HMBP requirements	55 gallons (liquids) 500 pounds (solids)

15.06.100 CFC Chapter 1, Division II, Section 105.5.59 Item 4 added- Radioactive Materials.

Section 105.5.59 Item 4 is added to read:

4. Radioactive Materials. To store or handle more than one micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 mill curie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

15.06.110 CFC Chapter 1, Division II, Section 112 deleted - Means of Appeals.

Section 112 is deleted.

15.06.120 CFC Chapter 1, Division II, 113.4 amended - Violation penalties

Section 113.4 is amended to read:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents, or directive of the fire code official, or of a permit, or certificate used under provisions of this code, shall be punished in accordance with the fines and penalties established by the Livermore Municipal Code and/or, as specified by California Government Code, Section 36900. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

15.06.130 CFC Chapter 1, Division II, Section 116 added - Unauthorized Discharges.

Section 116 is added to read:

Unauthorized Discharges. The Livermore-Pleasanton Fire Department may charge fees to recover the cost of response to incidents involving the discharge or the threatened discharge of a hazardous (or suspected hazardous) material.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.140 CFC Chapter 2 Definitions amended - Hazardous Materials

The definition of Hazardous Materials is amended as follows:

HAZARDOUS MATERIALS. Those chemicals or substances which are physical hazards or health hazards as defined and classified in this chapter and/or are compressed gases, whether the materials are in usable or waste condition.

15.06.150 CFC Chapter 2 Definitions amended - Health Hazard

The definition of Health Hazard is amended as follows:

HEALTH HAZARD. A classification of chemical for which there is statistically significant evidence that acute or chronic health effects are capable of occurring in exposed persons. The term "health hazard" includes chemicals that are moderately toxic, toxic, highly toxic, or corrosive.

15.06.160 CFC Chapter 2 Definitions added - Maximum Threshold Quantity

The definition of Maximum Threshold Quantity is added as follows:

Maximum Threshold Quantity. The following formula shall be used to calculate the maximum threshold quantity for toxic, highly toxic, and moderately toxic gases:

Max TQ (lbs.)= LC50 (ppm) x 2 lb.

For gas mixtures containing one or more toxic, highly toxic or moderately toxic components, the LC50 shall be calculated using CGA Standards P-20 and P-23.

15.06.170 CFC Chapter 2 Definitions added - Moderately Toxic Gas

The definition of Moderately Toxic Gas is added as follows:

Moderately Toxic Gas. A chemical or substance that has a medial lethal concentration (LC50) in air of more than 2,000 parts per million but not more than 5,000 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

15.06.180 CFC Section 603.10 added - Multiple Sources of Non-Utility Electricity

Section 603.10 is added to read:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

603.10 Multiple Sources of Non-Utility Electricity. When a facility has more than one source of non-utility-based electrical utility power, including emergency and standby power systems, a written shutdown plan shall be provided. A copy of the plan will be posted at or near the main electrical panel in a location approved by the Fire Department. A copy of the plan will be provided in a format acceptable to the Fire Department.

15.06.190 CFC Section 611 added - Immersion Heaters.

Section 611 is added to read:

611 Immersion Heaters. All electrical immersion heaters used in dip tanks, sinks, vats, and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

15.06.200 CFC Section 901.6.4 added - Prevention of False Alarms

901.6.4 is added to read:

901.6.4 Prevention of False Alarms.

1. It is unlawful for any property owner or licensed contractor to fail to notify the police/fire department dispatch center prior to any test, installation, repair, modification, addition, or maintenance of any fire alarm or fire extinguishing system which could result in the transmission of an unwanted alarm.
2. The fire department may charge fees that reasonably constitute the cost of response to unwanted alarms when it is determined that the report is malicious or resulting from the failure to maintain a fire protection alarm system.

15.06.210 CFC Section 903.2 amended - Automatic Sprinkler Systems

903.2 is deleted and replaced with the following:

903.2 Where required.

1. Automatic fire extinguishing systems shall be provided in all new buildings and structures, including any detached or attached structure added to a parcel of land already containing automatic extinguishing system protected buildings.

   Exception:

   a. Detached U Occupancies, other than trash enclosures, that do not exceed 400 square feet of floor area.
   b. Trash enclosures that have been exempted by the fire code official or that meet the following conditions:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

i. The enclosure, including the cover and door, are constructed of non-combustible materials.
ii. The enclosure does not exceed 180 square feet in size
iii. The enclosure is stand-alone structure, be a minimum of 20 feet from adjacent buildings and a minimum of 10 feet from property line(s).
iv. The enclosure is used exclusively for waste garbage contained within approved trash containers. No outdoor storage is permitted within the trash enclosure,

c. Photo Voltaic Arrays covering parking stalls only.

2. Existing commercial or industrial buildings not currently provided with automatic fire extinguishing systems shall be provided with an automatic fire extinguishing system as follows:

a) When modification to the building results in a 50% or greater increase of the total floor area of the building or brings the over total of floor area of the building to more than 8,000 square feet, the entire building shall be provided with an automatic fire extinguishing system.

Exception:

Additions providing accessory storage space not greater than 500 square feet in area to an existing non-fire sprinklered building or solely for the purpose of providing accessibility shall not result in a requirement that the building be provided with an automatic extinguishing system.

b) When a change in occupancy classification results in an increased fire hazard or-risk to business operations, or increased life safety hazard of the occupants, the new occupancy and all fire areas that the new occupancy exits through shall be provided with an automatic extinguishing system.

Exception:

Public assembly occupancies not exceeding an occupant load of 150, whether occupying an entire building or a portion of a building that located in single story buildings.

3. Existing residential buildings not currently provided with automatic fire extinguishing systems shall be provided with an automatic fire extinguishing system as follows:

a. When a modification or modifications to the building results in a 50% or greater increase of the total original approved floor area of the building.
b. In the garage when a new attached or detached garage is added, and the modification does not otherwise require the addition of an automatic fire protection system throughout the building.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.220 CFC Section 903.3.1.2.3 amended - NFPA 13R Sprinkler Systems.

Section 903.3.1.2.3 is amended to read:

903.3.1.2.3 Attics. Automatic fire sprinklers shall be provided in all attic areas.

15.06.230 CFC Section 903.3.1.3 amended - NFPA 13D Sprinkler Systems.

Section 903.3.1.3 is amended to read:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D *as amended in Chapter 80.*

In addition to the provisions of NFPA 13D, the automatic fire sprinkler system shall be designed, and sprinklers shall be installed in the following additional locations:

1. Attic shall be provided intermediate temperature-rated residential fire sprinklers for detection coverage and located at a spacing equivalent to 30 feet by 30 feet centers and maximum of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response, with a maximum coverage of 130 square feet per sprinkler.
3. Any bathroom located under a stairway, regardless of the bathroom's size.
4. Any closet located under a stairway regardless of the closet's size or surfacing materials.

15.06.240 CFC Section 3208.3.1 amended - Flue space protection.

Section 3208.3.1 is amended to read:

3208.3.1 Flue space protection. Flue spaces required by Table 3208.3 above the first tier of storage in single-, double- or multiple-row rack storage installation shall be equipped with approved protection devices. Such devices shall not be removed or modified. Such devices must be repaired or replaced if damaged.

15.06.250 CFC Section 5001.5.1.1 added - Hazardous Materials Management Plan (HMMP)

Section 5001.1.1 is added to read:

Hazardous Materials Management Plan (HMMP). The HMMP shall comply with California Health and Safety Code, Chapter 6.95, Sections 25500 through 25545, and California Code of Regulations, Title 19, Division 2, Chapter 4.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.260 CFC Section 5001.5.2.1 added - Hazardous Materials Inventory Statement (HMIS).

Section 5001.2.1 is added to read:

Hazardous Materials Inventory Statement (HMIS). The HMIS shall comply with California Health and Safety Code, Chapter 6.95, Sections 25500 through 25545, and California Code of Regulations, Title 19, Division 2, Chapter 4.

15.06.270 CFC Section 5001.5.3 added - Hazardous Materials Business Plan (HMBP) Reporting Thresholds.

Section 5001.5.3 is added as follows:

In addition to the reporting requirements of California Health and Safety Code, Chapter 6.95, Sections 25500 through 25545, and California Code of Regulations, Title 19, Division 2, Chapter 4, regulated facilities are required to report any amount of highly toxic, toxic, and moderately toxic gases, oxidizing materials Class 4, oxidizing materials Class 3, unstable (reactive) Class 4, unstable (reactive) Class 3, pyrophoric materials, water reactive Class 3.

15.06.280 CFC Section 5003.2.10 added - Biodiesel and methanol equipment

Section 5003.2.10 is added to read:

5003.2.10 Biodiesel and methanol equipment. Biodiesel and methanol manufacturing/processing equipment shall be listed or approved. Such equipment shall at a minimum adequately address electrical system, materials of construction, ventilation, seismic and process control and shut-down safety issues.

15.06.290 CFC Section 5003.5.2 added - Ventilation ducting.

Section 5003.5.2 is added to read:

5003.5.2 Ventilation ducting. Product conveying ducts for venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

15.06.300 CFC Section 5003.5.3 added - H Occupancies.

Section 5003.5.3 is added to read:

5003.5.3 H Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. The identification label must include the product/waste name

and flow direction indicator. Labels to be placed no less than once every 20 feet of piping and at changes of direction.

15.06.310 CFC Section 5003.14 added - Automatic Filling of Tanks.

Section 5003.14 is added to read:

5003.14 Automatic Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with approved overfill protection that sends an alarm signal to a location that is normally occupied during normal business hours and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested in a manner acceptable to the fire code official on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Exception: Emergency generator tanks

15.06.320 CFC Section 5005.5 added - Emergency Alarms, supervision and monitoring

Section 5005.5 is added as follows:

5005.5 Emergency alarms, supervision and monitoring. Emergency alarms, supervision and monitoring shall be provided in accordance with Sections 5004.9 and 5004.10.

15.06.330 CFC Section 5601.1.3 amended - Fireworks.

Section 5601.1.3 is amended as follows:

5601.1.3 Fireworks. The possession, manufacturing, storage, sale, handling, and use of fireworks are prohibited.

Exceptions:

1. Exception 1 is deleted.
2. Exception 2 is deleted.
3. No amendment
4. Exception 4 is deleted.
5. Snap caps and party poppers classified by the California Office of the State Fire Marshal (SFM) as pyrotechnic devices.

15.06.340 CFC Section 5704.2.7.5.8 amended - Exception.

Section 5704.2.7.5.8, Exception, is amended to read:

Exception: Outside aboveground tanks with a capacity of 100 gallons (378 L) or less.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.350 CFC Chapter 60 Title

Chapter 60's title is hereby amended to read:

CHAPTER 60
HIGHLY TOXIC AND TOXIC MATERIALS
AND MODERATELY TOXIC GASES INCLUDING THOSE USED AS
REFRIGERANTS

15.06.360 CFC Section 6004.1 amended - General

Section 6004.1 is hereby amended to read:

6004.1 General. Materials that are stored and used as a gas whether or not the material meets the definition of a compressed gas, and that meet the definition of a highly toxic, toxic or moderately toxic gas shall comply with Section 6004.

Performance based design alternatives may be used for refrigeration systems.

Moderately toxic gases with an LC50 less than or equal to 3,000 parts per million shall comply with the requirements for toxic gases in Sections 6004.2.2.1 through 6004.2.2.10.4.

Moderately toxic gases with an LC50 more than 3000 parts per million but not greater than 5000 parts per million and exceeding the maximum threshold quantity, as determined by Section 6004.1.6, shall comply with the requirements for toxic gases in Sections 6004.2.2.1 through 6004.2.2.7.

The minimum threshold quantity for highly toxic, toxic and moderately toxic gases, vapors and mists for indoor and exterior storage and use are set forth in Table 6004.1.

Table 6004.1
Minimum Threshold Quantities for Highly Toxic, Toxic and Moderately Toxic Gases

Highly Toxic	0
Toxic	10 cubic feet
Moderately Toxic	20 cubic feet

15.06.370 CFC Section 6004.1.2 amended - Gas Cabinets

Section 6004.1.2 is amended to read:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

6004.1.2 Gas cabinets. Gas cabinets containing highly toxic, toxic or moderately toxic gases shall comply with Section 5003.8.6 and the following requirements:

[balance to remain the same]

15.06.380 CFC Section 6004.1.3 amended - Exhausted Enclosures

Section 6004.1.3 is amended to read:

6004.1.3 Exhausted enclosures. Exhausted enclosures containing highly toxic, toxic or moderately toxic gases shall comply with Section 5003.8.5 and the following requirements:

[balance to remain the same]

15.06.390 CFC Sections 6004.1.4 added - Automatic shut-off valve

Section 6004.1.4 is added to read:

6004.1.4 Automatic shut-off valve. An automatic shut-off valve, which is of a fail-safe to close design, shall be provided to shut off the supply of highly toxic gases as close as possible to the supply container for any of the following:

1. Activation of a manual fire alarm system.
2. Activation of the gas detection system.
3. Failure of emergency power.
4. Failure of primary containment.
5. Seismic activity.
6. Failure of required ventilation.
7. Manual activation at an approved remote location.

15.06.400 CFC Section 6004.1.5 added - Annual Maintenance

Section 6004.1.5 is added to read:

6004.1.5 Annual Maintenance. All safety control systems at a facility shall be maintained in good working condition and tested not less frequently than annually. Maintenance and testing shall be performed by persons qualified to perform the maintenance and tests. Maintenance records and certifications shall be kept for a minimum of three years and shall be made available to any representative of the Livermore-Pleasanton Fire Department for inspection upon request.

15.06.410 CFC Section 6004.1.6 added - Maximum threshold quantity

Section 6004.1.6 is added to read:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

6004.1.6 Maximum threshold quantity. Toxic gases stored or used in quantities exceeding the maximum threshold quantity in a single vessel per control area or outdoor control area or H-Occupancy shall comply with the additional requirements for highly toxic gases of Section 6004 of this code.

Moderately toxic gases stored or used in quantities exceeding the maximum threshold quantity in a single vessel per control area or outdoor control area or H-Occupancy shall comply with the additional requirements for toxic gases of Section 6004 of this code.

15.06.420 CFC Section 6004.1.7 added - Reduced flow valve

Section 6004.1.7 is added to read:

6004.1.7 Reduced flow valve. All containers of materials other than lecture bottles containing highly toxic material and having a vapor pressure exceeding 29 psi shall be equipped with a reduced flow valve when available. If a reduced flow valve is not available, the container shall be used with a flow-limiting device. All flow limiting devices shall be part of the valve assembly and visible to the eye when possible; otherwise, they shall be installed as close as possible to the cylinder source.

> **Exception:** When the process use rate is approximately equal to the maximum flow rate of the cylinder/tank valve.

15.06.430 CFC Section 6004.1.8 added - Fire extinguishing systems

Section 6004.1.8 **Fire extinguishing systems** is added to read:

6004.1.8 Fire extinguishing systems. Buildings and covered exterior areas for storage and use areas of materials regulated by this Chapter shall be protected by an automatic fire sprinkler system in accordance with NFPA 13. The design of the sprinkler system for any room or area where highly toxic, toxic and moderately toxic gases are stored, handled or used shall be in accordance with Section 5004.5.

15.06.440 CFC Section 6004.1.9 added - Local gas shut off

Section 6004.1.9 **Local gas shut off** is added to read:

6004.1.9 Local gas shut off. Manual activation controls shall be provided at locations near the point of use and near the source, as approved by the fire code official. The fire code official may require additional controls at other places, including, but not limited to, the entry to the building, storage or use areas, and emergency control stations. Manual activated shut-off valves shall be of a fail-safe-to-close design.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.450 CFC Section 6004.1.10 added - Exhaust ventilation monitoring

Section 6004.1.10 **Exhaust ventilation monitoring** is added to read:

6004.1.10 Exhaust ventilation monitoring. For highly toxic gases, toxic and moderately toxic gases exceeding minimum threshold quantities, a continuous monitoring system shall be provided to assure that the required exhaust ventilation rate is maintained. The system shall monitor actual air flow in the exhaust system. The monitoring system shall initiate a local alarm. The alarm shall be both visual and audible and shall be designed to provide warning both inside and outside of the interior storage, use, or handling area.

15.06.460 CFC Section 6004.1.11 added - Emergency response plan

Section 6004.1.11 **Emergency response plan** is added to read:

6004.1.11 Emergency response plan. If the preparation of an emergency response plan for the facility is not required by any other law, responsible persons shall prepare, or cause to be prepared, and filed with the fire code official, a written emergency response plan. If the preparation of an emergency response plan is required by other law, a responsible person shall file a copy of the plan with the fire code official.

15.06.470 CFC Section 6004.1.12 added - Emergency Response Liaisons

Section 6004.1.12 **Emergency Response Liaisons** is added to read:

6004.1.12 Emergency Response Liaisons. Responsible persons shall be designated and trained to be liaison personnel for the Livermore-Pleasanton Fire Department. There persons shall aid the Fire Department in preplanning emergency responses and understanding the materials and operations utilizing the gases.

15.06.480 CFC Section 6004.1.13 added - Emergency Drills

Section 6004.1.13 **Emergency Drills** is added to read:

6004.1.13 Emergency Drills. Emergency drills of the on-site emergency response personnel and liaisons shall be conducted on a regular basis but not less than every six months. Records of drills conducted shall be maintained for three years.

15.06.490 CFC Section 6004.1.14 added - Cylinder leak testing

Section 6004.1.14 **Cylinder leak testing** is added to read:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

6004.1.14 Cylinder leak testing. Cylinders shall be tested for leaks immediately upon delivery and again immediately prior to departure. Testing shall be approved by the fire code official in accordance with appropriate nationally recognized industry standards and practices, if any. Appropriate remedial action shall be immediately undertaken when leaks are detected.

15.06.500 CFC Section 6004.1.15 added - Inert gas purge system

Section 6004.1.15 is added to read:

6004.1.15 Inert gas purge system. Gas systems shall be provided with dedicated inert gas purge systems. A dedicated inert gas purge system may be used to purge more than one gas, provided the gases are compatible. Purge gas systems inside buildings shall be located in an approved gas cabinet unless the system operates by vacuum demand.

Exception: Refrigeration systems.

15.06.510 CFC Section 6004.1.16 added - Seismic shutoff valve

Section 6004.1.16 is added to read:

6004.1.16 Seismic shutoff valve. An automatic seismic shut-off valve, which is of a fail-safe to close design, shall be provided to shutoff the supply of highly toxic, toxic and moderately toxic gases with an LC50 less than 3,000 parts per million upon a seismic event within 5 seconds of a horizontal sinusoidal oscillation having a peak acceleration of 0.3G (1.47m/sec^2) and a period of 0.4 seconds.

15.06.520 CFC Section 6004.1.17 added - Fittings and connections.

Section 6004.1.17 is added to read:

6004.1.17 Fittings and connections. Fittings and connections shall be located in a gas cabinet, exhausted enclosure, gas room or exhausted valve manifold box.

Exception: Welded connections.

15.06.530 CFC Section 6004.2 amended - Indoor storage and use.

Section 6004.2 is amended to read:

The indoor storage or use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.4.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.540 CFC Section 6004.2.1 amended - Applicability

Section 6004.2.1 is amended to read:

6004.2.1 Applicability. The applicability of regulations governing the indoor storage and use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1.1 through 6004.2.1.5.

15.06.550 CFC Section 6004.2.1.1 amended - Quantities not exceeding the maximum allowable quantity per control area.

Section 6004.2.1.1 is amended to read:

6004.2.1.1 Quantities not exceeding the maximum allowable quantity per control area. The indoor storage or use of highly toxic and toxic compressed gases in amounts not exceeding the maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, 6004.2.1.4 and 6004.2.1.5.

15.06.560 CFC Section 6004.2.1.4 added - Quantities not exceeding minimum threshold quantity per control area.

Section 6004.2.1.4 is added to read:

6004.2.1.4 Quantities not exceeding minimum threshold quantity per control area. The indoor storage or use of highly toxic, toxic and moderately toxic gases in amounts not exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, and 6004.1 and Chapter 50.

15.06.570 CFC Section 6004.2.1.5 added - Quantities exceeding minimum threshold quantity per control area.

Section 6004.2.1.5 is added to read:

6004.2.1.5 Quantities exceeding the minimum threshold quantity per control area. The indoor storage or use of highly toxic, toxic and moderately toxic gases in amounts exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1, 6004.2 and Chapter 50.

15.06.580 CFC Section 6004.2.2 amended - General indoor requirements.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

Section 6004.2.2 is amended to read:

6004.2.2 General indoor requirements. The general requirements applicable to the indoor storage and use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.2.1 through 6004.2.2.10.3.

Moderately toxic gases shall not be considered as toxic gases for maximum allowable quantities determinations under Table 5003.1.1(2).

15.06.590 CFC Section 6004.2.2.5 amended - Piping and controls -stationary tanks, Item 1

Section 6004.2.2.5 Piping and controls - stationary tanks, Item 1 is amended by deleting the exception

CFC Section 6004.2.2.5 Piping and controls -stationary tanks

1. Pressure relief devices shall be vented to a treatment system designed in accordance with Section 6004.2.2.7

   Delete exception.

15.06.600 CFC Section 6004.2.2.7 amended - Treatment systems.

Section 6004.2.2.7 is amended to delete exception 2:

6004.2.2.7 Treatment systems - Delete Exception 2.

15.06.610 CFC Section 6004.2.2.10.1 amended - Alarms.

Section 6004.2.2.10.1 is amended to delete the exception:

6004.2.2.10.1 Alarms. Delete Exception.

15.06.620 CFC Section 6004.3 amended - Outdoor storage and use.

Section 6004.3 is amended to read:

6004.3 Outdoor storage and use. The outdoor storage or use of highly toxic, toxic and moderately toxic gases shall be in accordance with Sections 6004.3.1 through 6004.3.4. The minimum threshold quantity for highly toxic, toxic and moderately toxic gases for outdoor storage and use are set forth in Table 6004.1.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.630 CFC Section 6004.3.1 amended - Applicability

Section 6004.3.1 is amended to read:

6004.3.1 Applicability. The applicability of regulations governing the outdoor storage and use of highly toxic, toxic, and moderately toxic gases shall be as set forth in Sections 6004.3.1.1 through 6004.3.1.5.

15.06.640 CFC Section 6004.3.1.1 amended - Quantities not exceeding the maximum allowable quantity per control area.

Section 6004.3.1.1 is amended to read:

6004.3.1.1 Quantities not exceeding the maximum allowable quantity per control area. The outdoor storage or use of highly toxic and toxic gases in amounts exceeding the threshold quantity per control area set forth in Table 5003.1.1(4) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.3.1.4 and 6004.3.1.5.

15.06.650 CFC Section 6004.3.1.4 added Quantities not exceeding the minimum threshold quantity per control area.

Section 6004.3.1.4 is added to read:

6004.3.1.4 Quantities not exceeding the minimum threshold quantity per control area. The outdoor storage or use of highly toxic, toxic and moderately toxic gases in amounts not exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1 and Chapter 50.

15.06.660 CFC Section 6004.3.1.5 added - Quantities exceeding the minimum threshold quantity per control area.

Section 6004.3.1.5 is added to read:

6004.3.1.5 Quantities exceeding the minimum threshold quantity per control area. The outdoor storage or use of highly toxic, toxic and moderately toxic gases in amounts exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1, 6004.3 and Chapter 50.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.06.670 CFC Section 6004.3.2 amended - General outdoor requirements.

Section 6004.3.2 is amended to read:

6004.3.2 General outdoor requirements. The general requirements applicable to the outdoor storage and use of highly toxic, toxic and moderately toxic gases shall be in accordance with Sections 6004.3.2.1 through 6004.3.2.4.

Moderately toxic gases with an LC50 equal to or less than 3000 parts per million shall comply with the requirements for toxic gases in Sections 5001, 5003, 6001, 6004.1 and 6004.3.

Moderately toxic gases with an LC50 more than 3000 parts per million but not greater than 5000 parts per million and exceeding the maximum threshold quantity, as determined by 6004.1.6, shall comply with the requirements for toxic gases in Sections 5001, 5003, 6001, 6004.1 and 6004.3.2.1 through 6004.3.2.4.

Moderately toxic gases shall not be considered as toxic gases for maximum allowable quantities determinations under Table 5003.1.1(2).

15.06.680 CFC Section 6004.3.3 amended - Outdoor storage weather protection for portable tanks and cylinders.

Section 6004.3.3 is amended to read:

6004.3.3 Outdoor storage weather protection for portable tanks and cylinders. Weather protection in accordance with Section 5004.13 shall be provided for portable tanks and cylinders located outdoors and not within gas cabinets or exhausted enclosures. The storage area shall be equipped with an approved automatic sprinkler system in accordance with Section 5004.5.

Delete Exceptions.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT D

Chapter 15.08
ELECTRICAL CODE

Sections:

15.08.010 Title for citation.
15.08.020 Documents adopted by reference.
15.08.030 Amendments to the National Electrical Code.
15.08.040 Connection to energy source - Conditions.
15.08.050 Article 210.12 amended – Arc-Fault Circuit-Interrupter Protection

15.08.010 Title for citation.

This chapter shall be known as the "electrical code," may be cited as such and will be referred to in this chapter as "this code."

15.08.020 Documents adopted by reference.

The National Electrical Code, 2023 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the National Fire Protection Association is hereby adopted.

15.08.030 Amendments to the National Electrical Code.

The National Electrical Code adopted by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Electrical Code, Title 24 of the California Code of Regulations.

15.08.040 Connection to energy source - Conditions.

A. It is unlawful for any person, firm or corporation to make connection from a source of electrical energy or to supply electrical service to any electrical wiring or equipment, for the installation of which a permit is required, unless authorized by the building official.
B. When the electrical wiring and equipment is found to be in conformity with the provisions of this code, the building official shall indicate such approval by signing and dating the permit card and, if the building or premises containing the electrical installation has been approved by the building official for occupancy, the building official shall notify the serving electrical utility of such approval and shall authorize the connection of the installation to the source of supply.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

C. When a building has not been approved for occupancy, the building official may authorize temporary connection of approved electrical installation, or portions thereof, to a source of energy for purposes of testing equipment, providing light to facilitate completion of such building, or similar purposes, provided the owner has filed a statement with the building official certifying that the building will not be occupied for purposes other than doing work necessary to complete the building.

15.08.050 Article 210.12 amended – Arc-Fault Circuit-Interrupter Protection

Article 210.12 is amended to read:

Arc-fault circuit-interrupter (AFCI) protection shall be installed in accordance with 210.12(B) through (E) by any of the means described in 210.12 (A)(1) through (A)(6). The AFCI shall be listed and installed in a readily accessible location. The requirements of Article 210.12 shall apply to panelboard changeouts.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT E

Chapter 15.10
MECHANICAL CODE

Sections:

15.10.010 Title for citation.
15.10.020 Document adopted by reference.
15.10.030 Amendments to Uniform Mechanical Code
15.02.040 CMC Chapter 1, Division II Scope And Administration Section 104.4.6 deleted - Retention of Plans.
15.02.050 CMC Chapter 1, Division II Scope And Administration Section 104.5 amended - Fees.
15.02.060 CMG Chapter 1, Division II Administration Section 106.3 amended - Penalties.
15.02.070 CMC Chapter 1, Division II Scope And Administration Section 107.0 deleted - Board of Appeals.

15.10.010 Title for citation.

This chapter shall be known as the "mechanical code," may be cited as such and will be referred to in this chapter as "this code."

15.10.020 Document adopted by reference.

The Uniform Mechanical Code, 2024 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the International Association of Plumbing and Mechanical Officials together with Chapter 1 Division II, Administration is hereby adopted.

15.02.030 Amendments to Uniform Mechanical Code.

The Uniform Mechanical Code (UMC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Mechanical Code (CMC).

15.02.040 CMC Chapter 1, Division II Scope And Administration Section 104.4.6 deleted - Retention of Plans.

Section 104.4.6 Retention of Plans is hereby deleted.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT E

15.02.050 CMC Chapter 1, Division II Scope And Administration Section 104.5 amended - Fees.

Section 104.5 Fees is amended to read:

Fees are to be set by resolution of the Livermore City Council.

15.02.060 CMC Chapter 1, Division II Scope And Administration Section 106.3 amended - Penalties.

Section 106.3 Penalties is amended to read:

Any person, firm, or corporation violating a provision of this code shall be subject to penalties prescribed in the Livermore Municipal Code Chapters 1.16 and 1.20.

15.02.070 CMC Chapter 1, Division II Scope And Administration Section 107.0 deleted - Board of Appeals.

Section 108.0 Board of Appeals is hereby deleted.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT F

Chapter 15.12
PLUMBING CODE

Sections:

15.12.010 Title for citation.
15.12.020 Document adopted by reference.
15.12.030 Amendments to Uniform Plumbing Code.
15.12.040 CPC Chapter 1, Division II Scope And Administration Section 104.4.6 deleted - Retention of Plans
15.12.050 CPC Chapter 1, Division II Scope And Administration Section 104.5
15.12.060 amended - Fees. CPC Chapter 1, Division II Scope And Administration Section 106.3 amended - Penalties.
15.12.070 CPC Chapter 1, Division II Scope And Administration Section 107.0 deleted -Board of Appeals.
15.12.080 CPC Chapter 1, Division II Scope And Administration Section 108 added - Disconnection.
15.12.090 CPC Section 609.3 amended - Under Concrete Slab

15.12.010 Title for citation.

This chapter shall be known as the "plumbing code," may be cited as such and will be referred to in this chapter as "this code."

15.12.020 Document adopted by reference.

The Uniform Plumbing Code, 2024 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted,-except as hereinafter amended in this chapter.

15.12.030 Amendments to Uniform Plumbing Code.

The Uniform Plumbing Code (UPC) adopted herein by reference is hereby amended by the following additional deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Plumbing Code, (CPC) Title 24 of the California Code of Regulations.

15.12.040 CPC Chapter 1, Division II Scope And Administration Section 104.4.6 deleted - Retention of Plans.

Section 104.4.6 Retention of Plans is hereby deleted.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.12.050 CPC Chapter 1, Division II Scope And Administration Section 104.5 amended - Fees.

Section 104.5 Fees is amended to read:

Fees are to be set by resolution of the Livermore City Council.

15.12.060 CPC Chapter 1, Division II Scope And Administration Section 106.3 amended - Penalties.

Section 106.3 Penalties is amended to read:

Any person, firm, or corporation violating a provision of this code shall be subject to penalties prescribed in the Livermore Municipal Code Chapters 1.16 and 1.20.

15.12.070 CPC Chapter 1, Division II Scope And Administration Section 107.0 deleted - Board of Appeals.

Section 107.0 Board of Appeals is hereby deleted.

15.12.080 CPC Chapter 1, Division II Scope And Administration Section 108 added - Disconnection.

Section 108 Disconnection is added to read:

The building official is authorized to order discontinuance of utility service to any buildings or structure which has been declared by the building official to be unsafe to occupy. No person, firm or corporation shall reconnect or supply service to such building without first having received express authorization from the building official.

15.12.090 CPC Section 609.3 amended - Under Concrete Slab.

Section 609.3 is amended to read:

Water distribution systems shall not be installed under a concrete floor slab within a building.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT G

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Chapter 15.14
RESIDENTIAL CODE

Sections:

15.14.010 Title for citation.
15.14.020 Document adopted by reference.
15.14.030 Amendments to International Residential Code.
15.14.040 CRC Chapter 1, Division II amended - Title block.
15.14.050 CRC Chapter 1, Division II, Section 101.1 amended - Title
15.14.060 CRC Chapter 1, Division II, Section R102 amended - Applicability
15.14.070 CRC Chapter 1, Division II, Section 103 amended -Code Compliance Agency
15.14.080 CRC Chapter 1, Division II, Section R105 amended - Permits.
15.14.090 CRC Chapter 1, Division II, Section R107 deleted - Temporary Structures and Uses
15.14.100 CRC Chapter 1, Division II, Section R108 amended - Fees
15.14.110 CRC Chapter 1, Division II, Section R110 amended - Certificate of Occupancy
15.14.120 CRC Chapter 1, Division II, Section R112 deleted – Means of Appeals
15.14.130 CRC Chapter 1, Division II, Section R113 amended - Violations
15.14.140 CRC Chapter 1, Division II, Section R114 amended – Stop Work Order
15.14.150 CRC Table R301.2 amended - Climatic and Geographic Design Criteria
15.14.160 CRC Section R403.1.3 amended - Footing and stem wall reinforcing in Seismic Design Categories D_0, D_1, D_2.
15.14.170 CRC Section R902.1 amended - Roofing Assemblies.

15.14.010 Title for citation.

This chapter shall be known as the "Residential Code," may be cited as such and will be referred to in this chapter as "this code."

15.14.020 Documents adopted by reference.

The International Residential Code, 2025 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the International Code Council is hereby adopted together with Chapter 1 Division II, Administration.

15.14.030 Amendments to International Residential Code.

The International Residential Code adopted herein by reference is hereby amended by the following additional deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Residential Code (CRC), Title 24 of the California Code of Regulations.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT G

15.14.040 CRC Chapter 1, Division II amended -Title block.

CRC Chapter 1, Division **II,** Title block shall be amended to read:

CHAPTER 1, DIVISION II

LIVERMORE RESIDENTIAL CODE ADMINISTRATIVE PROVISIONS

15.14.050 CRC Chapter 1, Division II, Section 101.1 amended - Title.

CRC Chapter 1, Division II, Section 101.1 is amended to read:

R101.1 Title. These provisions shall be known as the "Residential Code for One-and Two- family Dwellings of the "City of Livermore" and shall be cited as such and will be referred to hereinafter as "this code."

15.14.060 CRC Chapter 1, Division II, Section R102 amended - Applicability

R102.6 Existing Structures is amended to read:

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Livermore Property Maintenance Code or the Livermore Fire Code, or as deemed necessary by the building official for the general safety and welfare of the occupants and the public.

15.14.070 CRC Chapter 1, Division II, Section 103 amended – Code Compliance Agency.

CBC Chapter 1, Division II, Section 103 is amended to read:

SECTION 103

CODE COMPLIANCE AGENCY

R103.1 Creation of agency is amended to read:

The Building and Safety Division is hereby created and the official in charge thereof shall be known as the building official. The function of the Building and Safety Division shall be the implementation, administration and enforcement of the provisions of this code.

R103.2 Appointment is amended to read:

The building official shall be appointed by the city manager.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

R103.3 Deputies is amended to read:

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

15.14.080 CRC Chapter 1, Division II, Section R105 amended - Permits.

R105.2 Work exempt from permits is amended to read:

Delete all reference to Electrical, Gas, Mechanical, and Plumbing repairs, appliances and fixtures. These items are addressed in the Livermore Electrical, Mechanical and Plumbing Codes.

Delete:

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective, and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement of valves, pipes or fixtures.

R105.2.1 Emergency repairs is deleted.

R105.2.2 Repairs is deleted.

15.14.090 CRC Chapter 1, Division II, Section R107 deleted - Temporary Structures And Uses

R107 Temporary Structures And Uses is deleted.

15.14.100 CRC Chapter 1, Division II, Section R108 amended - Fees

R108 Fees is amended to read:

Fees are to be set by resolution of the Livermore City Council.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.14.110 CRC Chapter 1, Division II, Section R110 amended- Certificate of Occupancy

R110.1 Use and change of occupancy is amended to read:

Newly constructed one or two family dwellings shall not be used or occupied until the building official has issued a certificate of occupancy therefore provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

15.14.120 CRC Chapter 1, Division II, Section R112 deleted – Means of Appeals

R112 Board of Appeals is deleted.

15.14.130 CRC Chapter 1, Division II, Section R113 amended – Violations

R113.2 Notice of violation is deleted.

R113.2 Prosecution of violation is deleted.

R113.4 Violation penalties is amended to read:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code shall be subject to penalties prescribed in the Livermore Municipal Code Chapters 1.16 and 1.20.

15.14.140 CRC Chapter 1, Division II, Section R114 amended – Stop Work Order

R114.4 Failure to Comply is amended to read:

Any person who shall continue work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties prescribed in the Livermore Municipal Code Chapters 1.16 and 1.20.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.14.150 CRC Table R301.2 amended- Climatic and Geographic Design Criteria

Table R301.2 is amended to read:

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[f]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX;	MEAN ANNUAL TEMP[j]
	Speed[d] (mph)	Topographic effects		Weathering[a]	Frost line depth"	Termite					
0	85	No	D_0, D1, D2, E	Negligible	12 inches	Very Heavy	32°	no	See FIRM	2%	58.7

15.14.160 CRC Section R403.1.3 amended – Footing and stem wall reinforcing in Seismic Design Categories D_0, D_1, D_2.

Section R403.1.3 is amended to read:

R403.1.3 Seismic Reinforcing. Concrete footings located in Seismic Design Categories D0, 01 and 02, as established in Table R301.2, shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D0, D1 and D2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D0, D1 and D2 masonry stem walls without solid grout and vertical reinforcing are not permitted.

15.14.0170 CRC Section R902.1 amended – Roof Assemblies.

Section R902.1 is amended to read:

Roof coverings. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in Livermore. Roofing shall be tested and listed in accordance with UL790 or ASTM E 108. Where required, the roof assembly shall be listed and identified as to class by an approved testing agency.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT H

Chapter 15.26
GREEN BUILDING STANDARDS CODE

Sections:

15.26.010	Title for citation.
15.26.020	Document adopted by reference.
15.26.030	Amendments to California Green Building Standards Code.
15.26.040	GBSC Section 202 amended - Definitions
15.26.050	GBSC Section 304.1.2 added - Alternate methods.
15.26.060	GBSC Section 4.106.1 amended - General.
15.26.070	GSBC Section 4.106.4 amended - Electric vehicle (EV) charging for new construction.
15.26.080	GBSC section 4.106.4.1 amended- New one- and two-family dwellings and townhouses with attached private garages
15.26.090	GBSC section 4.106.4.2 amended-New multifamily dwellings, hotels and motels and new residential parking facilities
15.26.100	GBSC section 4.106.4.2.2 deleted – Multifamily dwellings
15.26.110	GBSC section 4.106.4.2.2.1 amended - Electric vehicle charging stations (EVCS)
15.26.120	GBSC section 4.106.4.2.2.1.2 deleted - Accessible electric vehicle charging station Spaces
15.26.130	GBSC section 4.106.4.2.5 deleted - Electric vehicle ready space signage
15.26.140	GBSC section 4.106.4.2.6 deleted – Hotels and motels
15.26.150	GBSC section 4.106.4.4 amended - Bicycle parking
15.26.160	GBSC Section 4.106.5 added - All-electric buildings
15.26.170	GBSC Section 4.106.5.1 added - New construction
15.26.180	GBSC Section 4.106.5.2 added - Requirements for combustion equipment.
15.26.190	GSBC Section 5.106.5.3 amended - Electric vehicle (EV) charging.
15.26.200	GSBC Section 5.106.5.3.1 amended - EV capable spaces.
15.26.210	GSBC Section 5.106.5.3.2 amended - Electric vehicle charging stations (EVCS)
15.26.220	GSBC Section 5.106.5.3.3 amended - Use of automatic load management systems (ALMS).
15.26.230	GSBC Section 5.106.5.3.4 amended - Accessible electrical vehicle charging stations (EVCS)
15.26.240	GSBC Section 5.106.13 added - All-electric buildings.
15.26.250	GSBC Section 5.106.13.1. added - New construction.
15.26.260	GSBC Section 5.106.13.2. added - Requirements for combustion equipment.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.26.010 Title for citation.

This chapter shall be known as the "Green Building Standards Code," may be cited as such and will be referred to in this chapter as "this code."

15.26.020 Documents adopted by reference.

The Green Building Standards Code, 2025 Edition, as set forth in the California Building Standards Code (GBSC), Title 24 of the California Code of Regulations, published by the State of California is hereby adopted.

15.26.030 Amendments to the California Green Building Standards Code.

The Green Building Standards Code adopted herein by reference is hereby amended by the following additions, deletions, and amendments thereto as set forth in this chapter.

15.26.040 GBSC Section 202 amended - Definitions.

Section 202 is amended to add, amend, or delete the following definitions:

Section 202 is amended to add the following definitions:

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.

ALL-ELECTRIC BUILDING. A building that contains no combustion equipment or plumbing for combustion equipment serving space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

COMBUSTION EQUIPMENT. Any equipment or appliance used for space heating, water heating, cooking, clothes drying and/or lighting that uses fuel gas.

COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT. An equipment used in a food establishment for heat-processing food or utensils and that produces grease vapors, steam, fumes, smoke, or odors that are required to be removed through a local exhaust ventilation system, as defined in the California Mechanical Code.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

ELECTRIC HEATING APPLIANCE. A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

FUEL GAS. A gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

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.

LEVEL 2 EV CAPABLE. A parking space provided with electrical infrastructure that meets the following requirements:

i. Conduit that links a listed electrical panel with sufficient capacity to a junction box or receptacle located within three (3) feet of the parking space.

ii. The conduit shall be designed to accommodate at least 8.3 kVa (208/240 volt, 40-ampere) per parking space. Conduit shall have a minimum nominal trade size of 1 inch inside diameter and may be sized for multiple circuits as allowed by the California Electrical Code. Conduit shall be installed at a minimum in spaces that will be inaccessible after construction, either trenched underground or where penetrations to walls, floors, or other partitions would otherwise be required for future installation of branch circuits, and such additional elements deemed necessary by the Building Official. Construction documents shall indicate future completion of conduit from the panel to the parking space, via the installed inaccessible conduit.

iii. The electrical panel shall reserve a space for a 40-ampere overcurrent protective device space(s) for EV charging, labeled in the panel directory as "EV CAPABLE."

iv. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

v. The parking space shall contain signage with at least a 12" font adjacent to the parking space indicating the space is EV Capable.

LEVEL 1 EV READY. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.

ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.

iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

LEVEL 2 EV READY. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 8.3 kVa (208/240 volt, 40-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.

LOW POWER LEVEL 2 EV READY. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 4.1 kVA (208/240 Volt, 20-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

Section 202 is amended to amend the following definitions:

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.

ELECTRIC VEHICLE CHARGING STATION (EVCS). A parking space that includes installation of electric vehicle supply equipment (EVSE) at an EV Ready space. An EVCS space may be used to satisfy EV Ready space requirements. EVSE shall be installed in accordance with the California Electrical Code, Article 625.

Section 202 is amended to delete the following definitions:

ELECTRIC VEHICLE (EV) READY SPACE. [HCD]

ELECTRIC VEHICLE (EV) CAPABLE SPACE.

LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). [HCD]

LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE. [HCD]

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

15.26.050 GBSC Section 304.1.2 added - Alternate methods.

Section 304.1.2 is added to read:

Alternate Methods. As an alternative to achieving compliance with the Green Building Standards Code requirements, a project may instead achieve compliance through; (i) the United States Green Building Council's Leadership in Energy and Environmental Design **(LEED),** (ii) Build It Green's Green Point Rating System; or (iii) another recognized and approved third party green building standards and rating system. Equivalency to the Green Building Standards Code shall be evaluated, detailed and certified by the design professional.

15.26.060 GBSC Section 4.106.1 amended - General.

Section 4.106.1 is amended to read:

General: Preservation and use of the available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section, and the provisions of the Stormwater Management and Control Program (Municipal Code chapter 13.45).

15.26.070 GSBC Section 4.106.4 amended - Electric vehicle (EV) charging for new construction.

Section 4.106.4 is amended to read:

New construction shall comply with Section 4.106.4.1 or 4.106.4.2 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. Signage for EVCS and EV Ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

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 that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may increase construction cost by an average of $4,500 per parking space for market rate housing or $400 per parking space for affordable housing. EV infrastructure shall be provided up to the level that would not exceed this cost for utility service.

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

3. Multifamily residential R-2 building projects that have approved entitlements before the code effective date.

15.26.080 GBSC section 4.106.4.1 amended- New one- and two-family dwellings and townhouses with attached private garages

Section 4.106.4.1 is amended to read:

One parking space provided per unit shall be a Level 2 EV Ready space. If a second parking space is provided, it shall be provided with a Level 2 EV Ready space.

Exception: Accessory Dwelling Units with new parking facilities shall provide one Level 2 EV Capable space.

Delete Exception and **sub-section 4.106.4.1.1 Identification**

15.26.090 GBSC section 4.106.4.2 amended- New multifamily dwellings, hotels and motels and new residential parking facilities

Section 4.106.4.2 is amended to read:

Fifteen percent (15%) of dwelling units with parking spaces shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Eighty-five percent (85%) of dwelling units with parking spaces shall be provided with a Low Power Level 2 EV Ready space. One DCFC may be substituted for up to five (5) EVCS to meet the requirements of 4.106.4.2.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EV Ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. EVCS shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B.

15.26.100 GBSC section 4.106.4.2.2 deleted - Multifamily dwellings

Section 4.106.4.2.2 is deleted.

15.26.110 GBSC section 4.106.4.2.2.1 amended - Electric Vehicle Charging Stations (EVCS)

Section 4.106.2.2.1 is amended to read:

Electric vehicle charging stations required by Section 4.106.4.2 shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

15.26.120 GBSC section 4.106.4.2.2.1.2 deleted - Accessible electric vehicle charging station Spaces

Section 4.106.4.2.2.1.2 is deleted.

15.26.130 GBSC section 4.106.4.2.5 deleted - Electric Vehicle Ready Space Signage

Section 4.106.4.2.5 is deleted.

15.26.140 GBSC section 4.106.4.2.6 deleted – Hotels and motels

Section 4.106.4.2.6 is deleted.

15.26.150 GBSC section 4.106.4.4 amended - Bicycle parking

Section 4.106.4.4 is amended to read:

Bicycle parking shall comply with Livermore Development Code (LDC) section LDC 4.04.030.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT H

15.26.160 GBSC Section 4.106.5 added - All-electric buildings.

Section 4.106.5 is added to read:

New construction buildings shall comply with Section 4.106.5.1 or 4.106.5.2 so that they do not use *combustion equipment* or are ready to accommodate installation of *electric heating appliances.*

15.26.170 GBSC Section 4.106.5.1 added - New construction.

Section 4.106.5.1 is added to read:

New construction: All newly constructed buildings shall be *all-electric buildings.*

Building additions, alterations, repairs, and tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of new construction shall be made by the local enforcing agency.

Exceptions:

1. Multifamily residential building projects that have approved entitlements before the effective date of this ordinance may install fuel gas for water heating systems serving multiple dwelling units. The applicant shall comply with Section 4.106.5.2.

2. Accessory Dwelling Units (ADUs) that are constructed on a lot with an existing residence that utilizes fuel gas.

3. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. The applicant shall comply with Section 4.106.5.2.

4. Non-combustion fuel cells that convert natural gas, biogas, or hydrogen to electricity on-site.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

Inactive *Fuel Gas Infrastructure* may be extended to spaces that are anticipated to qualify for the exceptions contained in this chapter. The inactive *Fuel Gas Infrastructure* shall not be activated, have a meter installed, or otherwise used unless the exemptions specified in this chapter have been confirmed as part of the issuance of a building permit. If the *Fuel Gas Infrastructure* is no longer serving one of the exceptions contained in this chapter, it shall either be capped, otherwise terminated, or removed by the entity previously entitled to the exemption, in a manner pursuant to all applicable Codes.

The local enforcing agency shall have the authority to approve alternative materials, design and methods of construction or equipment per California Building Code Section 104.

15.26.180 GBSC Section 4.106.5.2 added - Requirements for combustion equipment.

Section 4.106.5.2 is added to read:

Where *combustion equipment* is allowed per Exceptions under 4.106.5.1, the construction drawings shall indicate electrical infrastructure and physical space accommodating the future installation of an *electrical heating appliance* in the following ways, as certified by a registered design professional or licensed electrical contractor:

1. Branch circuit wiring, electrically isolated and designed to serve all electrical heating appliances in accordance with manufacturer requirements and the California Electrical Code, 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. Appropriately sized conduit may be installed in lieu of conductors; and

2. Labeling of both ends of the unused conductors or conduit shall be with "For Future Electrical Appliance"; and

3. Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (i.e. "Reserved for Future Electric Range"), and positioned on the opposite end of the panel supply conductor connection; and

4. Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical heating appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code; and

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

5. Physical space for future electrical heating appliances, including equipment footprint, and if needed a pathway reserved for routing of ductwork to heat pump evaporator(s), shall be depicted on the construction drawings. The footprint necessary for future electrical heating appliances may overlap with non-structural partitions and with the location of currently designed combustion equipment.

15.26.190 GSBC Section 5.106.5.3 amended - Electric vehicle (EV) charging.

Section 5.106.5.3 is amended to read:

Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code.* Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3.* For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

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 Section 5.106.5.3, may increase construction cost by an average of $400 per parking space for non-profit organizations serving low-income, vulnerable, and/or underserved communities or $4,500 per parking space for all others. EV infrastructure shall be provided up to the level that would not exceed this cost for utility service.

2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

15.26.200 GSBC Section 5.106.5.3.1 amended - EV capable spaces.

Section 5.106.5.3.1 is amended to read:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

5.106.5.3.1 Nonresidential Occupancy Class B Offices, including mixed-class buildings that include Occupancy Class B Office space - Shared Parking Space.

Twenty percent (20%) of parking spaces shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Thirty percent (30%) of parking spaces provided shall be Level 2 EV Capable.

Delete table 5.106.5.3.1

15.26.210 GSBC Section 5.106.5.3.2 amended - Electric vehicle charging stations (EVCS)

Section 5.106.5.3.2 is amended to read:

5.106.5.3.2 Hotel and Motel Occupancies - Shared Parking Facilities.

New Construction. Five percent (5%) of parking spaces provided shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Twenty-five percent (25%) of parking spaces provided shall be Low Power Level 2 EV Ready space. Ten percent (10%) of parking spaces provided shall be Level 2 EV Capable.

15.26.220 GSBC Section 5.106.5.3.3 amended - Use of automatic load management systems (ALMS).

Section 5.106.5.3.3 is amended to read:

5.106.5.3.3 All Other Nonresidential Occupancies - Shared Parking Facilities.

New Construction. Ten percent (10%) of parking spaces provided shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Ten percent (10%) of parking spaces provided shall be Level 2 EV Capable.

15.26.230 GSBC Section 5.106.5.3.4 amended - Accessible electrical vehicle charging stations (EVCS).

Section 5.106.5.3.4 is amended to read:

5.106.5.3.4 Direct current fast charging stations. One DCFC may be substituted for up to five (5) EVCS to meet the requirements of 5.106.5.3.1, 5.106.5.3.2, and

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

5.106.5.3.3. Where ALMS serve DCFC stations, the power demand from the DCFC shall be prioritized above Level 1 and Level 2 spaces.

15.26.240 GSBC Section 5.106.13 added - All-Electric Buildings.

Section 5.106.13 is added to read:

5.106.13 All-electric buildings. New construction buildings shall comply with Section 5.106.13.1 or 5.106.13.2 so that they do not use *combustion equipment* or are ready to facilitate future electrification.

15.26.250 GSBC Section 5.106.13.1. added - New construction.

Section 5.106.13.1 is added to read:

New construction: All newly constructed buildings shall be all-electric buildings.

Building additions, alterations, repairs, and tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of new construction shall be made by the local enforcing agency.

Exceptions:

1. Nonresidential buildings containing kitchens located in a place of public accommodation, as defined in the California Building Code Chapter 2, may apply to the local enforcing agency for a modification to install *commercial food heat-processing equipment* served by *fuel* gas. The local enforcing agency may grant the modification if they find:
    a. A business-related need to cook with *combustion equipment;* and
    b. The need cannot be achieved equivalently with an *electric heating appliance;* and
    c. The applicant has installed energy efficient equipment based on Energy Star or California Energy Wise qualifications, as available.
    d. The applicant shall comply with Section 5.106.13.2.

2. Laboratories, as defined in the California Building Code Chapter 2, may apply to the local enforcing agency for a modification to install *combustion equipment* served by *fuel* gas. The local enforcing agency may grant the modification if they find:
    e. A business, research, or educational-related need to use *combustion equipment;* and
    f. The need cannot be achieved equivalently with an *electric heating appliance;* and
    g. The applicant has installed energy efficient equipment based on Energy Star or California Energy Wise qualifications, as available.
    h. The applicant shall comply with Section 5.106.13.2.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

3. Hotels and motels with eighty or more guestrooms may utilize *fuel gas* in on-site commercial clothes drying equipment. The applicant shall comply with Section 5.106.13.2.

4. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. The applicant shall comply with Section 5.106.13.2.

5. Non-combustion fuel cells that convert natural gas, biogas, or hydrogen to electricity on-site.

Inactive *Fuel Gas Infrastructure* may be extended to spaces that are anticipated to qualify for the exceptions contained in this chapter. The inactive *Fuel Gas Infrastructure* shall not be activated, have a meter installed, or otherwise used unless the exemptions specified in this chapter have been confirmed as part of the issuance of a building permit. If the *Fuel Gas Infrastructure* is no longer serving one of the exceptions contained in this chapter, it shall either be capped, otherwise terminated, or removed by the entity previously entitled to the exemption, in a manner pursuant to all applicable Codes.

The local enforcing agency shall have the authority to approve alternative materials, design and methods of construction or equipment per California Building Code Section 104.

15.26.260 GSBC Section 5.106.13.2. added - Requirements for combustion equipment.

Section 5.106.13.2 is added to read:

Where *combustion equipment* is allowed per exceptions under Section 5.106.13.1, the construction drawings shall indicate electrical infrastructure and physical space accommodating the future installation of an *electrical heating appliance* in the following ways, as certified by a registered design professional or licensed electrical contractor:

1. Branch circuit wiring, electrically isolated and designed to serve all electrical heating appliances in accordance with manufacturer requirements and the California Electrical Code, 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. Appropriately sized conduit may be installed in lieu of conductors; and

2. Labeling of both ends of the unused conductors or conduit shall be with "For Future Electrical Appliance"; and

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

3. Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (i.e "Reserved for Future Electric Range"), and positioned on the opposite end of the panel supply conductor connection; and

4. Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical heating appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code; and

5. Physical space for future electrical heating appliances, including equipment footprint, and if needed a pathway reserved for routing of ductwork to heat pump evaporator(s), shall be depicted on the construction drawings. The footprint necessary for future electrical heating appliances may overlap with non-structural partitions and with the location of currently designed combustion equipment.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT I

Chapter 15.92
SWIMMING POOL AND SPA CODE

Sections:

15.55.010	Title for Citation
15.92.020	Documents adopted by reference.
15.92.030	Amendments to International Swimming Pool and Spa Code
15.92.040	ISPSC Chapter 1 amended - Scope and Administration
15.92.050	ISPSC Chapter 3 amended - General Compliance
15.92.060	ISPSC Chapter 4 amended - Public Swimming Pools
15.92.070	ISPSC Chapter 5 amended - Public Spas and Public Exercise Spas
15.92.080	ISPSC Chapter 6 amended - Aquatic Recreation Facilities
15.92.090	ISPSC Chapter 7 amended - Onground Storable Residential Swimming Pools
15.92.100	ISPSC Chapter 8 amended - Permanent Inground Residential Swimming Pools

15.92.010Title for citation

These regulations shall be known as the "Livermore Swimming Pool and Spa Code," hereinafter referred to as "this code."

15.92.020 Documents adopted by reference.

The Swimming Pool and Spa Code, 2024 Edition published by the International Code Council is hereby adopted. Where this chapter is inconsistent with state law then in that instance the provisions of the state law shall prevail.

15.92.030 Amendments to International Swimming Pool and Spa Code.

The International Swimming Pool and Spa Code (ISPSC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter.

15.92.040 ISPSC Chapter 1 amended - Scope and Administration

Chapter 1 is deleted in its entirety and replaced by chapter 1, Division II - Livermore Building Code Administrative Provisions as amended by the Livermore Building Code.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT I

15.92.050 ISPSC Chapter 3 amended – General Compliance

Chapter 3 is amended as follows:

Section 302.1 is amended to read:

302.1 Electrical. Electrical requirements for aquatic facilities shall be in accordance with the California Electrical Code.

> **Exception:** Internal wiring for portable residential spas and portable residential exercise spas.

Section 302.2 is amended to read:

302.2 Water Service and drainage. Piping and fittings used for water service, makeup and drainage piping for pools and spas shall comply with the California Plumbing Code. Fittings shall be approved for installation with the piping installed.

Section 302.5 is amended to read:

302.5 Backflow protection. Water supplies for pools and spas shall be protected against backflow in accordance with the California Plumbing Code.

Section 302.6 is amended to read:

302.6 Wastewater discharge. Where wastewater from pools or spas, such as backwash water from filters and water from deck drains discharge to a building drainage system, the connection shall be through an airgap in accordance with the California Plumbing Code.

Section 303 is amended to read:

303.1 Energy. All pool and spa energy consumption shall meet the requirements in the current California Energy Efficiency Standards.

Section 304.2 is amended to read:

304.2 Determination of impacts based on location. Pools and spas located in flood hazard areas indicated within the City of Livermore shall comply with 304.2.1 or 304.2.2.

Section 305.1 is amended to read:

305.1 General. The provisions of this section and the California Building Code shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT I

Section 305.2.1 is amended to read:

305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 60 inches (1524 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet measured horizontally from the outside of the required barrier.

2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.

4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

Section 305.3.3 is amended to read:

305.3.3 Latch release. For doors and gates in barriers, the door and gate latch release mechanisms shall be in accordance with the following:

Pools and spas at single-family homes shall comply with the California Building Code Section 3109. Public Pools and spas as defined in the California Building Code Section 31B shall comply with the California Building Code Section 3119B.

Section 305.4 is amended to read:

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as a part of a barrier and where doors or gates provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.

2. In dwelling units <u>not</u> required to be Accessible units as required by California Building Code - Chapter 11A, the operable parts of the alarm deactivation

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

switches shall be located at not less than 54 inches (1372 mm) above the finished floor.

3. In dwellings that are required to be Accessible units as required by California Building Code - Chapter 11A, the operable parts shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.

5. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spa.

6. An approved means of protection, such as a self -closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by items 1 or 2.

Section 305.5 numbers 1 and 2 are amended to read:

305.5 Onground residential pool structure as a barrier

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 60 inches (1219mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of section 305.2, and the pool manufacturer allows the wall to serve as the barrier.

2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 60 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirement of Section 305.2.

305.8 is amended to read:

305.8 Means of egress. Outdoor public pools provided with barriers shall have means of egress as required by Chapter 10 of the California Building Code.

Section 306.1 is amended to read:

306.1 General. The structural design and installation of decks around pools and spas shall be in accordance with the California Building Code or the California Residential Code, as applicable.

Section 306.9.1 is amended to read:

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

306.9.1 Hose bibbs. Hose bibbs shall be provided for rinsing down the entire deck and shall be installed in accordance with the California Plumbing Code and shall be located not greater than 150 feet (45,720 mm) apart. Water-powered devices, such as water-powered lifts, shall have a dedicated hose bibb water source.

> **Exception:** Residential pools and spas shall not be required to have hose bibbs located at 150-foot (45,720 mm) intervals, nor have a dedicated hose bibb for water-powered devices.

Section 307.1.1 is amended to read:

307.1.1 Glazing in hazardous locations. Hazardous locations shall be as defined in the California Building Code or the California Residential Code, as applicable. Where glazing is determined to be in a hazardous location, the requirements for the glazing shall be in accordance with those codes, as applicable.

Section 307.1.4 is amended to read:

307.1.4 Roofs or canopies. Roofs or canopies over pools and spas shall be in accordance with the California Building Code or California Residential Code as applicable and shall be constructed so as to prevent water runoff into the pool or spa.

Section 307.1.5 is amended to read:

307.1.5 Accessibility. An accessible route to and into public pools and spas shall be provided in accordance with the California Building Code.

Section 307.2.2 is amended to read:

307.2.2 Materials and structural design. Pools and spas shall conform to one or more of the standards indicated in Table 307.2.2. The structural design of pools and spas shall be in accordance with the California Building Code.

15.92.060 ISPSC Chapter 4 amended - Public Swimming Pool.

Chapter 4 is amended as follows:

Chapter 4 is deleted in its entirety and is amended to read as shown in Chapter 31B of the California Building Code.

15.92.070 ISPSC Chapter 5 amended - Public Spas and Public Exercise Spas.

Chapter 5 is amended as follows:

Chapter 5 is deleted in its entirety and is amended to read as shown in Chapter 31B of the California Building Code.

15.92.080 ISPSC Chapter 6 amended - Aquatic Recreation Facilities.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT I

Chapter 6 is amended as follows:

Chapter 6 is deleted in its entirety and is amended to read as shown in Chapter 31B of the California Building Code.

15.92.090 ISPSC Chapter 7 amended - Onground Storable Residential Swimming Pools.

Chapter 7 is amended as follows:

Section 703.1 is amended to read:

703.1 General. Decks provided by the pool manufacturer shall be installed in accordance with the manufacturer's instructions. Decks fabricated on-site shall be in accordance with the California Residential Code.

15.92.100 ISPSC Chapter 8 amended - Permanent Inground Residential Swimming Pools.

Chapter 8 is amended as follows:

Section 802.1 is amended to read:

802.1 Materials of components and accessories. The materials of components and accessories used for permanent inground residential swimming pools shall be suitable for the environment in which they are installed. The materials shall be capable of fulfilling the design, installation and the intended use requirements in the California Residential Code.

Section 802.2 is amended to read:

802.2 Structural Design. The structural design and materials shall be in accordance with the C*alifornia Residential Code*.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT J

Chapter 15.94
Wildland-Urban Interface Code

Section

15.94.010 CWUIC Chapter 1, Division II, amended - Title
15.94.020 Amendments to the International Fire Code
15.94.030 CWUIC Chapter 1, Division II, amended - Creation of agency

15.94.010 CWUIC Chapter 1, Division II, amended – Title

Section 101.1 is amended to read:

Title. These regulations shall be known as the California Wildland-Urban Interface Code of the City of Livermore, hereinafter referred to as “this code.”

15.94.020 Amendments to the International Fire Code

The 2024 International Wildland-Urban Interface Code (IWUIC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Wildland-Urban Interface Code.

15.94.030 CWUIC Chapter 1, Division II, amended - Creation of agency

Section 103.1 is amended to read:

103.1 Creation of agency. The Livermore-Pleasanton Fire Department is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

EXHIBIT K

Notable Amendments

The proposed changes to the California Building Standards Code are justified by unique local climatic, topographical, geological, and environmental conditions, as detailed in the ordinance. Notable examples of these amendments include:

Building Code:

- Roof covering shall be fire retardant minimum Class B or higher for all buildings regardless of type of construction.
- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete. Some exceptions apply.

Plumbing Code:

- Water distribution systems shall not be installed under a concrete floor slab within a building.

Fire Code:

- Storage of flammable and combustible liquids and flammable gases at Group R occupancies are limited as follows:

  12.1. Outside storage of flammable liquids (including gasoline) is limited to 30 gallons.

  12.2. Outside storage of combustible liquids (including diesel and kerosene) is limited to 55 gallons.

- NFPA 13D sprinkler systems: Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3, Group R-4, Condition 1, and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

- In addition to the provisions of NFPA 13D, sprinklers shall be installed in the following additional locations:
  - Attic shall be provided with intermediate temperature-rated residential fire sprinklers for detection coverage and located at a spacing equivalent to 30 feet by 30 feet centers and maximum of 15 feet from outside walls.
  - Fire sprinklers shall be provided in garages.
  - Fire sprinklers shall be intermediate rated, quick response, with a maximum coverage of 130 square feet per sprinkler.
  - Any bathroom located under a stairway, regardless of the bathroom's size.
  - Any closet located under a stairway regardless of the closet's size or surfacing materials.

Docusign Envelope ID: A9330EA0-8816-4416-8FEF-699EADD9AE15

Green Code:

- Residential Buildings: Eighty-five percent (85%) of dwelling units with parking spaces shall be provided with a Low Power Level 2 Electric Vehicle (EV) ready space. Fifteen percent (15%) of dwelling units with parking spaces shall be Level 2 EV ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Up to five (5) Level 2 EV charging spots may be substituted for one fast EV charger to meet the requirements of 4.106.4.2.

- Nonresidential Occupancy: Class B Offices, including mixed-class buildings that include Occupancy Class B Office space - Shared Parking Space: Twenty percent (20%) of parking spaces shall be Level 2 EV Ready. Thirty percent (30%) of parking spaces provided shall be Level 2 EV Capable. “EV capable” refers to providing the necessary infrastructure, such as installed conduits and reserved panel capacity to support the future installation of EV chargers, making the process easier and more cost-effective.

- Hotel and Motel Occupancies: Shared Parking Facilities: Five percent (5%) of parking spaces provided shall be Level 2 EV Ready. Twenty-five percent (25%) of parking spaces provided shall be Low Power Level 2 EV Ready. Ten percent (10%) of parking spaces provided shall be Level 2 EV Capable.

- All Other Nonresidential Occupancies: Shared Parking Facilities: Ten percent (10%) of parking spaces provided shall be Level 2 EV Ready. Ten percent (10%) of parking spaces provided shall be Level 2 EV Capable.

- All newly constructed buildings shall be *all-electric buildings.* Building additions, alterations, repairs, and tenant improvements shall not be considered new construction. Exceptions include:

    1. Accessory Dwelling Units (ADUs) that are constructed on a lot with an existing residence that utilizes fuel gas.
    2. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, then the local enforcing agency may grant a modification. The applicant shall comply with Section 4.106.5.2.
    3. Non-combustion fuel cells that convert natural gas, biogas, or hydrogen to electricity on-site.