

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY REPEALING CHAPTERS 15.00, 15.08, 15.10, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24, 15.32, 15.60, AND 15.65 OF TITLE 15 “BUILDING AND CONSTRUCTION” OF THE DALY CITY MUNICIPAL CODE AND ADOPTING NEW CHAPTERS 15.00, 15.08, 15.10, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24, 15.32, 15.60, AND 15.65, THEREBY ADOPTING THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING LOCAL AMENDMENTS, AND FINDING THE ORDINANCE EXEMPT FROM CEQA.

WHEREAS The California Building Standards Commission adopted the 2025 California Building Standards Codes, consisting of the California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, California Existing Building Code, California Green Building Standards Code, California Energy Code, and California Reference Standards Code; and

WHEREAS California Health & Safety Code §§17958, 17958.5, 17958.7, 18938, and 18941.5 authorize local jurisdictions to adopt the California Building Standards Codes with amendments reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS The City of Daly City finds that amendments to the 2025 California Building Standards Codes are reasonably necessary based on such local conditions, as documented in the City’s Finding of Facts Matrix (Attachment B), and that such amendments comply with the Nine-Point Criteria set forth in Health & Safety Code §18930(a); and

WHEREAS The City Council desires to repeal specified chapters of Title 15 of the Daly City Municipal Code and adopt new chapters incorporating the 2025 California Building Standards Codes with local amendments; and

WHEREAS The adoption of the California Building Standards Codes with local amendments is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3).

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

SECTION 1. Chapters 15.00, 15.08, 15.10, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24, 15.32, 15.60, and 15.65 of Title 15, “Building and Construction,” are hereby repealed in their entirety.

SECTION 2. New Chapters 15.00, 15.08, 15.10, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24, 15.32, 15.60, and 15.65 are hereby adopted, incorporating by reference the 2025 California Building Standards Code, Title 24 of the California Code of Regulations, Parts 1 through 12 inclusive, as published by the California Building Standards Commission, together with the City’s local amendments as set forth in Exhibits A through L, as though fully set forth herein.

SECTION 3. A copy of the 2025 California Building Standards Code, together with the Daly City local amendments and the Finding of Facts Matrix (Attachment B), shall be maintained for public inspection in the office of the City Clerk.

SECTION 4. CEQA. The City Council finds this Ordinance exempt from the California Environmental Quality Act pursuant to CEQA Guidelines §15061(b)(3).

SECTION 5. Effective Date. This Ordinance shall take effect on January 1, 2026, consistent with the effective date established by the California Building Standards Commission for the 2025 California Building Standards Codes.

SECTION 6. Publication. The City Clerk shall certify to the passage of this Ordinance and cause the same to be published according to law.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY REPEALING CHAPTERS 15.00, 15.08, 15.10, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24, 15.32, 15.60, AND 15.65 OF TITLE 15 “BUILDING AND CONSTRUCTION” OF THE DALY CITY MUNICIPAL CODE AND ADOPTING NEW CHAPTERS 15.00, 15.08, 15.10, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24, 15.32, 15.60, AND 15.65, THEREBY ADOPTING THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING LOCAL AMENDMENTS, AND FINDING THE ORDINANCE EXEMPT FROM CEQA.

ADOPTION AND APPROVAL

Introduced this: Xth day of MONTH 025.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council held on the XX day of MONTH, 2025, by the following vote:

AYES, Councilmembers: Council Member 1,
CM 2, CM 3, CM 4

NOES, Councilmembers: None

ABSENT, Councilmembers: None

CITY CLERK
CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR
MAYOR OF THE CITY OF DALY CITY

EXHIBIT A - CHAPTER 15.00 -GENERAL REGULATIONS

Sections:

15.00.010	Administrative Authority – Terms Explained
15.00.020	Fees
15.00.030	Time Limitation of Application, Permit Expiration, and Extensions
15.00.040	Procedure of Appeals
15.00.050	Cooperation of Other Officials and Officers
15.00.060	Emergency Access
15.00.070	Construction Drawing Format
15.00.080	Qualifications for Permit
15.00.090	Workmanship
15.00.100	Stormwater Best Management Practices (BMP)
15.00.110	Effects of Code in Past Actions and Obligations

15.00.010 Administrative Authority – Terms Explained

Terms Explained:

- A. Whenever the term “authority having jurisdiction,” “administrative authority,” or “code official” is used, it shall mean the Building Official or their authorized representative. For purposes of this section, “authorized representative” refers to personnel assigned to the Building Division and acting under the direction of the Building Official, unless otherwise specified.
- B. Where reference is made to governing authority, it shall mean the City Council.
- C. Where reference is made to private sewage disposal systems, public sewers, and/or the waste department, the term “administrative authority” shall include the North San Mateo County Sanitation District, the Bayshore Sanitation District, the San Mateo County Health Department, and any other public agencies responsible for sewage or sewage disposal.
- D. Where reference is made to storm sewers and the water main distribution, the term “administrative authority” shall include the City Engineer or their designated representative.
- E. Where reference is made to fire protection systems, fire sprinklers, fire alarms, fire department access, or any provision of the California Fire Code, the term “authority having jurisdiction” or “administrative authority” shall include the North County Fire Authority or their authorized representative.
- F. Whenever the term “Assistant to Code Official” is used, it shall mean the Code Enforcement Officer.
- G. Whenever the term “Chief Appointing Authority” is used, it shall mean the City Manager.

15.00.020 Fees

Plan review fees, permit fees, investigation fees, penalty and violation fees, and other charges required under this Title shall be as prescribed in the City’s Master Fee Schedule, as established and amended by ordinance of the City Council.

15.00.030 Time Limitation of Application, Permit Expiration, and Extensions

A. Time Limitation of Application – General.

Except as provided in subsection B, every application for a permit under this Title for any proposed work for which no permit has been issued within one hundred eighty (180) calendar days from the date of receipt of the application shall expire by limitation. The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) calendar days upon written request by the applicant demonstrating circumstances beyond the applicant’s control that have prevented action from being taken. No application under this subsection shall be extended more than twice, except that additional extensions may be granted upon written request showing substantial hardship or other extenuating circumstances, at the sole discretion of the Building Official. For purposes of renewal after expiration, the applicant shall resubmit plans in compliance with the applicable code in effect at the time of resubmittal and pay all applicable plan review fees. The Building

Official may grant an additional extension of up to three hundred sixty (360) calendar days when necessitated by an official California major disaster declaration issued by FEMA.

B. Time Limitation of Application – Code Enforcement Permits.

If a permit application is filed in order to bring an unpermitted structure, or other unlawful, substandard, or hazardous condition into compliance with applicable law, ordinance, rule, or regulation, and no permit has been issued within ninety (90) calendar days from the date of receipt of the application, the application shall expire by limitation. The Building Official may extend the time for action by the applicant for a period not exceeding ninety (90) calendar days upon written request demonstrating circumstances beyond the applicant’s control that have prevented action from being taken. No application under this subsection shall be extended more than once.

C. Permit Expiration – General.

Except as provided in subsections D and E, every permit issued under this Title shall expire by limitation and become null and void if the work authorized by the permit is not commenced within one (1) year from the date of issuance, or if the work authorized by the permit is suspended or abandoned at any time after commencement for a period of one (1) year. “Suspended or abandoned” shall mean the permittee has failed to make substantial progress toward completion of the work, as determined by the Building Official. Failure to schedule and pass a required interim or final inspection for a period of one (1) year from the date of issuance, or since the most recent inspection, may be deemed a failure to make substantial progress.

Required inspections include, but are not limited to: footing/foundation, concrete slab or under-floor, framing, lath or gypsum board, fire-resistant penetrations, energy efficiency, any required special inspections, final inspections, and any other inspections required by the Building Official. The Building Official may extend a permit upon written demonstration of justifiable delay or a good-faith effort toward code-compliant completion.

D. Permit Extensions – General.

Any permittee holding an unexpired permit may request in writing an extension of time when unable to commence or continue work within the time required by this section. The Building Official may grant one or more extensions of not more than one hundred eighty (180) calendar days each, provided a good-faith effort to complete the work is demonstrated and the delay is due to circumstances beyond the permittee’s control. No more than three extensions shall be granted under this subsection, except that additional extensions may be considered upon written request showing substantial hardship or extenuating circumstances, at the sole discretion of the Building Official. The Building Official may grant an additional extension of up to three hundred sixty (360) calendar days when necessitated by an official California major disaster declaration issued by FEMA.

E. Reactivation After Expiration.

If a permit has expired and the work has not been suspended or abandoned for more than one (1) year from the date of the last required inspection, the Building Official may approve reactivation, provided no changes have been or will be made to the original plans and specifications. If the work was suspended or abandoned for more than one (1) year from the last required inspection, reactivation shall not be approved unless the project is reviewed and brought into compliance with the code in effect at the time of reactivation. The Building Official may deny reactivation if the permittee has not made a good-faith effort to complete the work. A written report on the current status of construction, including a proposed completion timeframe, shall be required for consideration of renewal.

F. Expiration – Code Enforcement Demolition Permits and Code Enforcement Quick Permits.

A code enforcement demolition permit or code enforcement quick permit issued to address an unpermitted structure, or other unlawful, substandard, or hazardous condition, shall expire ninety (90) calendar days after the date of issuance. The Building Official may grant one or more extensions of not more than ninety (90) calendar days each, upon written request demonstrating a good-faith effort to complete the work and circumstances beyond the permittee’s control.

G. Expiration – Building Maintenance Permits.

A building maintenance permit shall expire one hundred eighty (180) calendar days after the date of issuance. The Building Official may grant one or more extensions of not more than one hundred eighty (180) calendar days each, upon written request demonstrating justifiable cause.

15.00.040 Procedure for Appeals and Hearings

Any person aggrieved by a decision or subject to a hearing under this Title shall have the right to appeal to the City Council of the City. The appeal shall be in writing and submitted to the City Clerk within ten (10) calendar days of the date of the decision or hearing outcome being appealed.

Upon receipt of a timely appeal, the City Council, at its next regular meeting, shall set a time for hearing the appeal. The hearing date shall be not less than fourteen (14) nor more than forty-five (45) calendar days from the date of that regular meeting. A copy of the notice of hearing shall be mailed to the appellant not less than ten (10) calendar days before the date of the hearing by the City Clerk.

The hearing may be continued at the request of the appellant, subject to approval by the City Council, for a period not to exceed sixty (60) calendar days from the date originally set. The decision of the City Council shall be final.

Notice of the City Council's decision shall be delivered to the appellant personally or sent by certified mail—return receipt requested. The effective date of the decision shall be the date of mailing of the notice or the date it is personally delivered to the appellant.

Failure to file an appeal in accordance with this section shall constitute a waiver of any right to an administrative hearing and adjudication of the matter being appealed.

15.00.050 Cooperation of Other Officials and Officers

The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

15.00.060 Emergency Access

When entry is refused or not obtained, the Building Official may pursue any inspection warrant or other remedy authorized by law (Code of Civil Procedure §§ 1822.50–1822.57). It is unlawful to violate a lawful order or warrant issued under this Title.

15.00.070 Construction Drawing Format

Construction drawings required under this Title shall be drawn upon a suitable material with a minimum sheet size of 11 inches by 17 inches (279 mm by 432 mm) or larger. All text on construction drawings shall be in a font size equivalent to at least 10-point type, with a printed character height of not less than 1/8 inch (3.2 mm) on the submitted plans, and shall be clearly readable. This section does not apply to supporting documents such as calculations, reports, or specifications. Electronic plans (PDF) are accepted; digital sheet sizes shall be equivalent to the minimums herein.

15.00.080 Qualifications for Permit

A. Licensed Contractor - A permit may be issued to a person holding a valid contractor's license in the appropriate classification issued by the Contractors State License Board and a valid Daly City business license.

B. Owner-Builder (Single-Family) - A bona fide owner of a single-family dwelling may obtain a permit as provided in Business and Professions Code §7044, and must either personally perform the work or hire licensed subcontractors where required by law. Eligibility is determined by the Building Official or authorized representative.

C. Property Management Firm or Corporation - A permit may be issued to a firm or corporation that (1) regularly employs qualified tradespersons to perform alteration or repair work on buildings it owns or operates, and (2) maintains workers' compensation insurance for those tradespersons. Work requiring licensure shall be performed by state-licensed contractors unless exempt by law.

D. Administrative Authority - Issuance of a permit or approval of plans does not prevent the Building Official or authorized representative from requiring corrections, issuing stop-work orders, or suspending/revoking any permit or approval issued in error or based on incorrect, inaccurate, or incomplete information.

E. State Law Reference - Nothing in this section creates an exemption from contractor licensure. Minor-work thresholds and related exemptions shall be applied per Business and Professions Code §7048.

15.00.090 Workmanship

All design, construction, and installation shall comply with the California Building Standards Code (Title 24) as adopted by this Title, referenced standards, approved plans, and manufacturers' installation instructions and listings. Where requirements conflict, the most restrictive shall govern.

15.00.100 Stormwater Best Management Practices

All work undertaken in conformance with this code shall adhere to best management practices, guidelines, or requirements adopted by the City for any activity, operation, or facility that may cause or contribute to stormwater pollution or contamination, illicit discharges, and/or the discharge of non-stormwater to the stormwater system. Every person undertaking such activity or operation under this code shall comply with such guidelines or requirements as may be identified by the Building Official or designee.

The use of bare copper for exterior building materials is prohibited where the discharge of wastewater to storm drains may be generated from the installation, cleaning, treating, or washing of such materials. This prohibition applies to components subject to review under a building permit, including but not limited to roofing materials, gutters, downspouts, window flashing, exterior siding, and copper granule-containing asphalt shingles. Projects subject to C.3 review will be evaluated for copper compliance as part of the stormwater review process.

For the purposes of this section:

Bare copper means uncoated, unsealed copper or copper alloy products with exposed surfaces that are subject to direct contact with stormwater. This includes any copper product where protective coatings, sealants, or treatments have been removed or compromised, including at field cuts, penetrations, or other modifications. Any bare copper created during installation, including at field cuts or penetrations, shall be sealed or treated to prevent stormwater contact. The City Engineer may issue implementation guidance to ensure consistent application with applicable NPDES permits.

Note: This amendment is adopted to address local stormwater quality concerns in coordination with the San Mateo Countywide Water Pollution Prevention Program requirements and NPDES municipal stormwater permit obligations.

15.00.110 Effects of Code in Past Actions and Obligations

The adoption of title 15 of the Daly City Municipal Code does not affect any civil lawsuits instituted or filed, or prosecutions for ordinance violations committed on or prior to the effective date of the said Code, and does not affect the validity of any bonds or cash deposits posted, filed, or deposited pursuant to the requirement of any ordinance.

EXHIBIT B - CHAPTER 15.08 - BUILDING CODE

Sections:

- 15.08.010 California Building Code – Adoption – Where Filed
- 15.08.020 Reserved
- 15.08.030 Chapter 2 Definitions – Amended
- 15.08.040 Section 406.3.4 Additional Residential Gypsum Board Requirements – Amended
- 15.08.050 Section 501.2 Address Identification – Amended
- 15.08.060 Section 903 Automatic Sprinkler System – Amended
- 15.08.070 Reserved
- 15.08.080 Table 1505.1 Minimum Roof Covering Classifications for Types of Construction, Amended
- 15.08.090 Section 1705.3 Concrete Construction Exception 1 – Amended
- 15.08.100 Chapter 23, Sections 2306 and 2308 – Amended
- 15.08.110 Section 2113.9.2.1 Spark Arrestors for Reroofing Projects – Amended

15.08.010 Building Code – Adoption – Where Filed

The City adopts the California Building Code, 2025 Edition, as adopted by the California Building Standards Commission and applicable state agencies, together with the amendments set forth in this chapter. The code shall apply only to projects within the jurisdiction of the City and enforceable by the Building Official. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the California Building Code, 2025 Edition, as amended, shall be controlling within the City. This adoption is effective January 1, 2026, the effective date of the 2025 California Building Standards Code; applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

15.08.020 Reserved

15.08.030 Chapter 2 Definitions – Amended

Chapter 2 of the California Building Code, 2025 Edition, is amended by adding the following definitions:
DECK, ATTACHED. An exterior floor system supported on at least one side by the exterior wall of the adjoining structure and supported on the opposing side by posts, piers, or other support methods.
SLEEPING ROOM. A minimum of seventy square feet and shall be not less than seven feet in any direction. A study, sewing room, sitting room, office, den, or similar room shall be considered a room designed for sleeping purposes if it contains a closet, alcove, indentation, or wing wall which creates an area greater than twelve inches in depth.

15.08.040 Section 406.3.4 Additional Residential Gypsum Board Requirements – Amended

Section 406.3 of the California Building Code, 2025 Edition, is amended by adding section 406.3.4 to read as follows:
406.3.4 Private garage separation requirements for alterations
 When existing unconditioned space is converted to conditioned space for non-sprinklered R-3 occupancies of Type V construction, the private garage shall comply with section 406.3.

15.08.050 Section 502.1 – Amended

Section 502.1 of the California Building Code, 2025 Edition, is amended by adding the following sentence:
 For projects that add habitable space, address identification shall be illuminated, either internally or externally, and contrast with the background.

15.08.060 Section 903 Automatic Sprinkler System – Amended

Section 903 of the California Building Code, 2025 Edition, is amended to read as follows:
 Automatic fire sprinkler system requirements shall be as provided in Daly City Municipal Code §15.00.010(E) and Chapter 15.32 (Fire Code). Administration, plan review, permitting, and inspections are under the authority of the North County Fire Authority.

15.08.070 Reserved

15.08.080 Table 1505.1 Minimum Roof Covering Classifications for Types of Construction – Amended

Table 1505.1 of the California Building Code, 2025 Edition, is amended to read as follows:

Table 1505.1 Minimum Roof Covering Classification for Types of Construction^{a, b}

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

- a. Unless otherwise required in accordance with Chapter 7A
- b. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure shall be a fire-resistant roof covering that is at least Class B.

15.08.090 Section 1705.3 Concrete Construction Exception 1 – Amended

Section 1705.3 Concrete construction of the California Building Code, 2025 Edition is amended to read as follows:
 Exception 1: Isolated spread concrete footings for buildings three stories or less above grade plane, fully supported on earth or rock, where the structural design of the footing is based on f'c not more than 2,500 psi (17.2 MPa), regardless of the compressive strength specified in the approved construction documents or used in the footing construction.

15.08.100 Chapter 23, Sections 2306 and 2308 – Amended

In the California Building Code, 2025 Edition, Sections 2306 and 2308 are amended to read as follows:

In Tables 2306.3(3) and 2308.6.3(1), the following materials and methods are not approved and are deleted: (1) expanded metal or woven wire lath and Portland cement plaster, (2) gypsum lath, plain or perforated, (3) gypsum sheathing, and (4) gypsum board, gypsum veneer base, or water-resistant gypsum backing board.

15.08.110 Section 2113.9.2.1 Spark Arrestors for Reroofing Projects – Amended

Section 2113.9 of the California Building Code, 2025 Edition, is amended to add subsection 2113.9.2.1 to read as follows:

2113.9.2.1 Spark Arrestors for Reroofing Projects – At the time of any reroofing project, where a masonry chimney is present, the chimney shall be equipped with an approved spark arrestor meeting the requirements of Section 2113.9.2.

EXHIBIT C - CHAPTER 15.10 - RESIDENTIAL CODE

Sections:

15.10.010	California Residential Code – Adoption – Where Filed
15.10.020	Reserved
15.10.030	Section R202 Definitions – Amended
15.10.040	Section R302.6.1, R302.6.1.1 and R302.6.1.2 Fire Protection Retrofits – Amended
15.10.050	Section R302.1 Exterior Walls – Amended
15.10.060	Section R309 and R317.5 - Automatic Fire-Sprinkler System Requirements – Amended
15.10.070	Reserved
15.10.080	Section R319 Site Address – Amended
15.10.090	Section R328 Energy Storage Systems – Amended
15.10.100	Section R602.10 Wall Bracing – Amended
15.10.110	Section R902.1 All Roof Coverings – Amended

15.10.010 California Residential Code – Adoption – Where Filed

The City adopts the California Residential Code, 2025 Edition, as adopted by the California Building Standards Commission and applicable to the City, together with the amendments set forth in this chapter. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the California Residential Code, 2025 Edition, as amended, shall be controlling within the City. This adoption is effective January 1, 2026, the effective date of the 2025 California Building Standards Code; applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

15.10.020 Reserved

15.10.030 Section R202 Definitions – Amended

Section R202 of the California Residential Code, 2025 Edition, is amended by adding the following definitions:

DECK, ATTACHED. An exterior floor system supported on at least one side by the exterior wall of the adjoining structure and on the opposite side by posts, piers, or other supports.

SLEEPING ROOM. A room with a minimum floor area of 70 square feet and not less than 7 feet in any direction. A study, sewing room, sitting room, office, den, or similar room shall be considered a sleeping room if it contains a closet, alcove, indentation, or wing wall creating an area greater than 12 inches in depth.

15.10.040 Section R302.6.1 Fire Protection Retrofits – Amended

Section R302.6 of the California Residential Code, 2025 Edition, is amended by adding subsection R302.6.1 to read as follows:

R302.6.1 Dwelling alterations-separation Requirements. When existing unconditioned space is converted to conditioned space in non-sprinklered buildings, the private garage shall comply with R302.6.

15.10.050 Section R302.1 Exterior Walls – Amended

Section R302.1 of the California Residential Code, 2025 Edition, is amended by adding the following:

For the purposes of this section, attached decks not exempt from permitting under Section R105.2 shall be considered projections. Exterior wall construction, projections, openings, and penetrations of dwellings and accessory buildings shall

comply with Table R302.1(1), or with Table R302.1(2) where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section R313. Where multiple detached dwellings are located on a single lot, each dwelling shall comply independently with the applicable table. *Exceptions and tables of this section remain unchanged.*

15.10.060 Section R309 and R317.5 - Automatic Fire-Sprinkler System Requirements – Amended

Sections R309 (Automatic Sprinklers) and R317.5 (Fire Sprinklers – Location on Property), including all subsections, of the California Residential Code, 2025 Edition, are deleted in their entirety. All automatic fire sprinkler requirements referenced in these sections or elsewhere in the Residential Code shall be governed by Daly City Municipal Code Chapter 15.32 and the California Fire Code, 2025 Edition. Plan review, permitting, and inspections shall be under the authority of the North County Fire Authority.

15.10.070 Reserved

15.10.080 Section R319 Address Identification – Amended

Section R319 of the California Residential Code, 2025 Edition, is amended by adding the following:
For projects adding habitable space, address identification shall be illuminated, either internally or externally, and shall contrast with the background.

15.10.090 Section R328 Energy Storage Systems – Amended

Section R328 of the California Residential Code, 2025 Edition, is amended by adding section R328.3.2 to read as follows:
R328.3.2 Disconnection Means. A disconnecting means shall be provided for all ungrounded conductors to and from an ESS. The disconnecting means shall be located in a readily accessible location on the exterior of the building. Location and installation shall also comply with CEC Article 706 and any applicable serving-utility standards.

15.10.100 Section 602.10 Wall Bracing – Amended

Section R602.10 of the California Residential Code, 2025 Edition, is amended by adding the following:
The following wall bracing methods are prohibited: GB (gypsum wall board), LIB (let-in bracing), DBW (diagonal wood board), SFB (structural fiberboard sheathing), PBS (particleboard sheathing), PCP (Portland cement plaster), and HPS (hardboard panel siding). Materials used for shear walls shall comply with Daly City Municipal Code §15.08.100.

15.10.110 Section R902.1.4 All Roof Coverings – Amended

Section R902.1 of the California Residential Code, 2025 Edition, is amended by adding subsection R902.1.4 to read as follows:
R902.1.4 All Roof Coverings. All roof coverings shall be a minimum Class B, tested in accordance with ASTM E108 or UL 790. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of an existing structure, shall be fire-retardant and at least Class B.

15.10.120 Section R1003.9.2.1 Spark Arrestors for Reroofing Projects – Amended

Section R1003.9 of the California Residential Code, 2025 Edition, is amended by adding subsection R1003.9.2.1 to read as follows:
R1003.9.2.1 Spark Arrestors for Reroofing Projects. At the time of any residential reroofing project where a masonry chimney is present, the chimney shall be equipped with an approved spark arrestor meeting the requirements of Section R1003.9.2.

EXHIBIT D -CHAPTER 15.12 - CALIFORNIA REFERENCE STANDARDS CODE

Sections:

15.12.010 California Reference Standards Code – Adoption by reference - Where Filed

15.12.010 California Reference Standards Code – Adoption by reference– Where Filed

There is adopted by the City that certain code known as the California Reference Standards Code, 2025 Edition, published by the International Code Council, except as hereinafter amended. One copy is on file and available for public inspection in the Building Division. From and after the effective date of the ordinance codified in this chapter, and effective January 1, 2026 consistent with the 2025 California Building Standards Code, the provisions of the California Reference Standards Code, 2025

Edition, as amended, shall be controlling within the City. Applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

EXHIBIT E - CHAPTER 15.14 - PROPERTY MAINTENANCE CODE

Sections:

- 15.14.010 International Property Maintenance Code– Adoption – Where Filed
- 15.14.020 Section [A] 102.3 Application of Other Codes – Amended
- 15.14.030 Section [A] 107.3 Failure to Obey Order – Amended
- 15.14.040 Section 110.5.1 Cost Recovery for Authorized Emergency Abatement of Immediate Life, Health, and Safety Hazards – Added
- 15.14.050 Section 110.6 Hearing, Amended
- 15.14.060 Section 106 Means of Appeal, Amended

15.14.010 International Property Maintenance Code– Adoption – Where Filed

The City adopts the International Property Maintenance Code, 2024 Edition, together with the amendments set forth in this chapter, for the purpose of prescribing regulations for the health and safety of its inhabitants. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the International Property Maintenance Code, 2024 Edition, as amended, shall be controlling within the City. The International Property Maintenance Code is adopted as a local property-maintenance ordinance for existing structures and premises. It is not a building standard within HSC §18909 and shall not authorize work contrary to the California Building Standards Code (Title 24) or State Housing Law regulations (Title 25). Where conflicts occur, Title 24/Title 25 govern.

15.14.020 Section [A] 102.3 Application of Other Codes – Amended

Section [A] 102.3 of the International Property Maintenance Code, 2024 Edition, is amended to read as follows: Repairs, additions, alterations, and changes of occupancy shall comply with the California Building Standards Code (Title 24), including the California Existing Building Code, 2025 Edition, as adopted by this Title. Permits, plan review, and inspections for such work shall be administered pursuant to the California Building Standards Code as adopted by the City.

15.14.030 Section 107.3 Failure to Obey Order – Amended

Section [A] 107.3 of the International Property Maintenance Code, 2024 Edition, is retitled “Failure to Obey Order” and amended to read as follows:

Any person who fails to comply with a notice of violation or order, after service in accordance with Section 107 and the expiration or final determination of any appeal under Section 111, commits a violation of this Code. Enforcement may proceed through the remedies provided in the Daly City Municipal Code, including administrative citations, civil action, or criminal enforcement as authorized by law. Each day of noncompliance constitutes a separate violation.

15.14.040 Section 110.5 Cost Recovery for Emergency Abatement – Amended

Section 110.5 of the International Property Maintenance Code, 2024 Edition, is amended by adding subsection 110.5.1 to read: 110.5.1 Cost Recovery. The City may recover all reasonable costs incurred for emergency abatement of immediate life, health, or safety hazards under this chapter. Costs shall be billed to the property owner. Unpaid amounts may be collected as a personal obligation and/or by lien or special assessment pursuant to Government Code §§ 38773, 38773.1, and 38773.5, after notice and hearing and City Council confirmation. The City Manager or designee is authorized to implement this section.

15.14.050 Section 110.6 Hearing, Amended

Section 110.6 of the International Property Maintenance Code, 2024 Edition is deleted and substituted by Daly City Municipal Code section 15.00.050.

15.14.060 Section 106 Means of Appeal, Amended

Section 106 of the International Property Maintenance Code, 2024 Edition is deleted and substituted by Daly City Municipal Code section 15.00.050.

EXHIBIT F - CHAPTER 15.16 -MECHANICAL CODE

Sections:

15.16.010 California Mechanical Code – Adoption – Where Filed

15.16.010 California Mechanical Code – Adoption – Where Filed

The City adopts the California Mechanical Code, 2025 Edition, as published by the International Association of Plumbing and Mechanical Officials, together with the amendments set forth in this chapter. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the California Mechanical Code, 2025 Edition, as amended, shall be controlling within the City. This adoption is effective January 1, 2026, the effective date of the 2025 California Building Standards Code; applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

EXHIBIT G - CHAPTER 15.20 - CALIFORNIA PLUMBING CODE

Sections:

15.20.010 California Plumbing Code – Adoption – Where Filed
15.20.160 Section 602.5 Unlawful Connections – Added
15.20.200 Section 612.0 Residential Fire Sprinkler Systems – Amended
15.20.210 Section 703.1.1 Sizing of Building Drain and Building Sewer Pipe – Added
15.20.230 Section 103.1.1 Administrative Authority Relating to Building Sewer, Added
15.20.240 Section 1208.7.5 Gas Meter Location – Amended

15.20.010 California Plumbing Code – Adoption – Where Filed

The City adopts the California Plumbing Code, 2025 Edition, as published by the International Association of Plumbing and Mechanical Officials, together with the amendments set forth in this chapter. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the California Plumbing Code, 2025 Edition, as amended, shall be controlling within the City. This adoption is effective January 1, 2026, the effective date of the 2025 California Building Standards Code; applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

15.20.160 Section 602.5 Unlawful Connections – Amended

Section 602.0 of the California Plumbing Code, 2025 Edition, is amended by adding subsection 602.5 to read as follows:
602.5 Other Unlawful Connections. Potable water supply piping shall not be installed or designed to create dead ends incapable of being circulated, except for domestic fire sprinkler systems connected directly to the domestic service piping. An approved backflow prevention device shall be installed at the point of connection between the domestic and sprinkler piping.

15.20.200 Section 612.0 Residential Fire Sprinkler Systems – Amended

Section 612.0 of the California Plumbing Code, 2025 Edition, is deleted in its entirety and is replaced with Daly City Municipal Code Section 15.32 and the 2025 California Fire Code. Fire Sprinkler System requirements, plan review, and inspection shall be determined by the North County Fire Authority.

15.20.210 Section 703.1.1 Sizing of Building Drain and Building Sewer Pipe – Amended

Section 703 of the California Plumbing Code, 2025 Edition, is amended by adding Section 703.1.1 to read as follows:
703.1.1 Size of building drain and building sewer pipe. The main building drain and building sewer waste line shall be a minimum of 4 inches (102 mm) in diameter.

15.20.230 Section 103.1.1 Administrative Authority for Building Sewer Design – Amended

Section 103.1.1 is added to the California Plumbing Code, 2025 Edition, to read as follows:
103.1.1 Administrative authority for building sewer design. The administrative authority for the review, approval, and inspection of building sewer systems located outside the building envelope shall be as specified in Section 15.00.010(C) of the Daly City Municipal Code. Such authority includes the enforcement of requirements related to design standards, pipe materials, sizes, alignments, connection points, and applicable fees, as established by each agency through its adopted rules, ordinances, or standard specifications.

15.20.240 Section 1208.6.1 Gas Meter Location – Amended

Section 1208.6.1 of the California Plumbing Code, 2025 Edition, is amended to read as follows:

1208.6.1 Location. Gas meters shall be located in ventilated spaces on the exterior of the building, readily accessible for examination, reading, replacement, or necessary maintenance, and shall be obscured from public view. Any screening or enclosure shall maintain required working space and clearances, and shall comply with the serving utility's placement standards. Screening shall not impede access, ventilation, or safety.

EXHIBIT H - CHAPTER 15.22 - CALIFORNIA GREEN BUILDING STANDARDS CODE

Sections:

15.22.010 California Green Building Standards Code – Adoption – Where Filed

15.22.010 California Green Building Standards Code – Adoption – Where Filed

The City adopts the California Green Building Standards Code, 2025 Edition, as published by the International Code Council, together with the amendments set forth in this chapter. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the California Green Building Standards Code, 2025 Edition, as amended, shall be controlling within the City. This adoption is effective January 1, 2026, the effective date of the 2025 California Building Standards Code; applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

EXHIBIT I - CHAPTER 15.24 - ELECTRICAL CODE

Sections:

15.24.010 California Electrical Code – Adoption – Where Filed

15.24.020 Article 230.70(A) (1) Location of Disconnecting Means – Amended

15.24.010 California Electrical Code – Adoption – Where Filed

The City adopts the California Electrical Code, 2025 Edition, as published by the National Fire Protection Association, together with the amendments set forth in this chapter. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the California Electrical Code, 2025 Edition, as amended, shall be controlling within the City. This adoption is effective January 1, 2026, the effective date of the 2025 California Building Standards Code; applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

15.24.020 Article 230-70(A) (1). Location of Disconnecting Means – Amended

Article 230.70(A)(1) of the California Electrical Code, 2025 Edition, is amended to read as follows:

230.70(A)(1) Location. The main service disconnecting means and associated utility meter(s) shall be located in spaces that are readily accessible for examination, reading, replacement, or necessary maintenance. Electrical meters and disconnecting means shall generally be installed on the exterior of the building and shall be obscured from public view by means such as landscaping, fencing, paint, or other approved enclosures. Any screening or enclosure shall maintain required working space and clearances, and shall comply with the serving utility's placement standards and CEC 110.26. Screening shall not impede access, ventilation, or safety.

Electrical meters and disconnecting means may be installed in interior locations if all of the following conditions are met:

1. The interior location is approved by Pacific Gas and Electric (PG&E) or the serving utility provider and complies with their service placement standards.
 2. Proper signage is installed at the building's exterior entry point nearest to the electrical meter's interior location. The signage shall be visible, durable, and clearly indicate the location of the electrical meter and disconnecting means.
 3. The installation complies with all applicable safety requirements, the California Electrical Code, and the California Building Code.
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EXHIBIT J - CHAPTER 15.60 -ENERGY CODE

Sections:

15.60.010 California Energy Code – Adoption – Where Filed

15.60.010 California Energy Code – Adoption – Where Filed

The City adopts the California Energy Code, 2025 Edition, as published by the International Code Council, together with the amendments set forth in this chapter. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the California Energy Code, 2025 Edition, as amended, shall be controlling within the City. This adoption is effective January 1, 2026, the effective date of the 2025 California Building Standards Code; applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

EXHIBIT K - CHAPTER 15.65 - CALIFORNIA EXISTING BUILDING CODE

Sections:

15.65.010 California Existing Building Code – Adoption – Where Filed

15.65.010 California Existing Building Code – Adoption – Where Filed

The City adopts those portions of the California Existing Building Code, 2025 Edition, published by the International Code Council, that are identified in the Matrix Adoption Table at the beginning of each chapter under HCD 1 and HCD 2, together with the amendments set forth in this chapter. One copy is on file and available for public inspection in the Building Division. From the effective date of the ordinance codified in this chapter, the provisions of the California Existing Building Code, 2025 Edition, as adopted by the State of California for HCD 1 and HCD 2 occupancies, as amended, shall be controlling within the City. This adoption is effective January 1, 2026, the effective date of the 2025 California Building Standards Code; applications deemed complete before that date may proceed under the code in effect on the deemed-complete date.

EXHIBIT L - CHAPTER 15.32 - CALIFORNIA FIRE CODE

Sections:

15.32.010 PLACE HOLDER

15.32.010 PLACE HOLDER