COUNCILMEMBERS
Dr. Sherry Hu, Mayor
Kashef Qaadri, Vice Mayor
Jean Josey, Councilmember
Michael McCorriston, Councilmember
John Morada, Councilmember

Peter W. Snyder Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

DUBLIN
CALIFORNIA

Regular Meeting of the

DUBLIN CITY COUNCIL

Tuesday, November 4, 2025

Location: Peter W. Snyder Council Chamber
100 Civic Plaza
Dublin, CA 94568

REGULAR MEETNG 7:00 PM

Additional Meeting Procedures

This City Council meeting will be broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. This meeting will also be livestreamed at www.tv30.org and on the City's website at: https://dublin.ca.gov/ccmeetings

For the convenience of the City and as a courtesy to the public, members of the public who wish to offer comments electronically have the option of giving public comment via Zoom, subject to the following procedures:

- Fill out an online speaker slip available at www.dublin.ca.gov. The speaker slip will be made available at 10:00 a.m. on Tuesday, October 21, 2025. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the staff presentation ends, or until the public comment period on non-agenda items is closed.

- Once connected to the Zoom platform using the Zoom link information from the City Clerk, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform.

- When the agenda item upon which the individual would like to comment is addressed, the City Clerk will announce the speaker in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.

- Technical difficulties may occur that make the option unavailable, and, in such event, the meeting will continue despite the inability to provide the option.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND PROCLAMATIONS

3.1 Employee Introduction

New City of Dublin staff member, Karen Lopez, Senior Human Resources Analyst, will be introduced.

STAFF RECOMMENDATION:

Welcome the new City of Dublin staff member.

Staff Report

4. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

5. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

5.1 Approval of October 21, 2025 Regular City Council Meeting Minutes

The City Council will consider approving the minutes of the October 21, 2025 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the October 21, 2025 Regular City Council Meeting.

Staff Report

Attachment 1 - October 21, 2025 Regular City Council Meeting Minutes

5.2 Annual Fire Inspection Compliance - SB1205 Report for Fiscal Year 2024-2025

The City Council will receive a report outlining Alameda County Fire Department's compliance with the annual inspection requirements set forth in California Health and Safety Code Sections 13146.2 and 13146.3 for Fiscal Year 2024-25. This report serves to meet the reporting requirements set forth in Senate Bill 1205.

STAFF RECOMMENDATION:

Receive the report.

Staff Report

Attachment 1 - SB1205 Compliance Report for Fiscal Year 2024-25

5.3 Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422 – Contract Change Order Authorization

The City Council will consider increasing the contract change order authority of the City Manager by $240,000 for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422. This will enable a change to the contract with Goodfellow Bros. California, LLC to compensate the contractor for costs due to schedule delays associated with environmental resource agency restrictions and permitting, as well as for additional work requested by the City.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422.

Staff Report

Attachment 1 - Resolution Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422

Attachment 2 - CIP No. PK0422

5.4 Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services

The City Council will consider approving an agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services and approve the budget change.

Staff Report

Attachment 1 - Resolution Approving an Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services

Attachment 2 - Exhibit A to the Resolution - Consulting Services Agreement with Francisco & Associates, Inc. for Assessment District 218 Engineering Services

Attachment 3 - Request for Proposals - Landscape and Lighting Assessment District (LLAD) Proposition 218 Engineering Services

Attachment 4 - Proposal from Francisco & Associates, Inc.

Attachment 5 - Street Lighting Assessment Diagrams for 1983-1 and 1999-1 Attachment 6 - Budget Change Form

5.5 Acceptance of the Department of Alcoholic Beverage Control's ABC-OTS Grant Program

The City Council will consider accepting a $29,000 grant from the State of California Department of Alcoholic Beverage Control, through its Office of Traffic Safety Grant Program. The grant will support increased enforcement of illegal sales of alcohol to minors as well as provide education to the public and local businesses.

STAFF RECOMMENDATION:

Adopt the **Resolution** Accepting Grant Funds From the California Department of Alcoholic Beverage Control's Office of Traffic Safety (ABC-OTS) Grant Program

Staff Report

Attachment 1 - Resolution Accepting Grant Funds From the California Department of Alcoholic Beverage Control's Office of Traffic Safety (ABC -OTS) Grant Program

Attachment 2 - Exhibit A to the Resolution - ABC-OTS Grant Documents

6. PUBLIC HEARING

6.1 Accessory Dwelling Unit Ordinance Update (PLPA-004245-2025)

The City Council will consider City-initiated amendments to the Zoning Ordinance to implement changes in state accessory dwelling unit law. As proposed, Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.80 (Accessory Dwelling Unit Regulations) would be updated to ensure compliance with the recent legislation. The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, waive the reading and introduce an **Ordinance** Approving Amendments to Dublin Municipal Code Chapter 8.08 (Definitions) and Chapter 8.76 (Off-Street Parking and Loading Regulations), and Repealing and Replacing Chapter 8.80 (Accessory Dwelling Unit Regulations).

Staff Report
Attachment 1 - Ordinance Approving Amendments to Dublin Municipal Code Chapter 8.08 (Definitions) and Chapter 8.76 (Off-Street Parking and Loading Regulations), and Repealing and Replacing Chapter 8.80 (Accessory Dwelling Unit Regulations)
Attachment 2 - Redline Zoning Ordinance Amendments
Attachment 3 - Planning Commission Resolution No. 25-03 Recommending City Council Approval of Amendments to Dublin Municipal Code Chapter 8.08 and Chapter 8.76, and Repealing and Replacing Chapter 8.80
Item 6.1 PowerPoint Presentation

6.2 Updates to the City's Construction and Fire Codes in Accordance with Requirements of State Law

The 2025 Edition of the California Building Standards Code (CBSC) was approved by the California Building Standards Commission earlier this year and will go into effect on January 1, 2026. The City must adopt an Ordinance incorporating the updated provisions to ensure accuracy and alignment with state law. On October 21, 2025, the City Council introduced an Ordinance repealing and replacing the City's construction and fire codes and set a public hearing date for November 4, 2025, to consider adopting said Ordinance and a Resolution approving findings of necessity for amendments to the CBSC. The City Council is now being requested to adopt the resolution approving the findings regarding local amendments to the codes and to waive the second reading and adopt the Ordinance repealing the 2022 codes and adopting the 2025 codes with related local amendments.

STAFF RECOMMENDATION:

Conduct the Public Hearing and 1) adopt the **Resolution** Approving Findings Regarding the Need for Local Amendments to Provisions in the California Building Standards Code as Adopted by the State of California, in the California Building Code of Regulations, Title 24, to be Adopted by Reference in the Dublin Municipal Code; and 2) Waive the second reading and adopt the **Ordinance** Repealing and Replacing Chapters 5.08 (Fire Code), 7.28 (Building Regulation Administration Code), 7.32 (Building Code), 7.34 (Residential Code), 7.36 (Electrical Code), 7.40 (Plumbing Code), 7.44 (Mechanical Code), 7.45 (Swimming Pool and Spa Code), 7.46 (Existing Building Code), 7.48 (Building Maintenance Code) and 7.94 (Green Building Code).

Staff Report

Attachment 1 - Resolution Approving Findings Regarding the Need for Local Amendments to Provisions in the California Building Standards Code as Adopted by the State of California
Attachment 2 - Exhibit A to the Resolution - Findings for Local Amendments, as Set Forth in the 2025 California Building Standards and the International Swimming Pool and Spa Code, and the International Property Maintenance Code
Attachment 3 - Ordinance Repealing and Replacing Sections of the California Building Standards Code
Attachment 4 - Exhibit A to the Ordinance - DMC Chapter 5.08 Fire Code
Attachment 5 - Exhibit B to the Ordinance - DMC Chapter 7.28 Building Regulation Administration Code
Attachment 6 - Exhibit C to the Ordinance - DMC Chapter 7.32 Building Code
Attachment 7 - Exhibit D to the Ordinance - DMC Chapter 7.34 Residential Code
Attachment 8 - Exhibit E to the Ordinance - DMC Chapter 7.36 Electrical Code
Attachment 9 - Exhibit F to the Ordinance - DMC Chapter 7.40 Plumbing Code
Attachment 10 - Exhibit G to the Ordinance - DMC Chapter 7.44 Mechanical Code
Attachment 11 - Exhibit H to the Ordinance - DMC Chapter 7.45 Swimming Pool and Spa Code
Attachment 12 - Exhibit I to the Ordinance - DMC Chapter 7.46 Existing Building Code
Attachment 13 - Exhibit J to the Ordinance - DMC Chapter 7.48 Building Maintenance Code
Attachment 14 - Exhibit K to the Ordinance - DMC Chapter 7.94 Green Building Code
Item 6.2 PowerPoint Presentation

7. UNFINISHED BUSINESS - None

8. NEW BUSINESS

8.1 Dublin Senior Center Update

The Dublin Senior Center continues to serve as a vital resource for older adults in the community by offering recreational, educational, health, and social programming. This report provides an update on current operations, participation levels, and upcoming initiatives that support the City's commitment to enhancing the quality of life for seniors.

STAFF RECOMMENDATION:

Receive the report.

Staff Report
Item 8.1 PowerPoint Presentation

8.2 Resolution Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance with Government Code Sections 7522.56 and 21224

The City Council will consider adopting a resolution approving an exception to the 180-day waiting period required under Government Code Section 7522.56(f) for hiring retired annuitants. Approval of this exception will allow the City to rehire Gregory Shreeve, who is retiring from the City on November 4, 2025, on a temporary, part- time basis in the Community Development Department. Specifically, Gregory will provide specialized technical and programmatic support to facilitate knowledge transfer and ensure operational continuity within the Building Division. This exception is necessary to maintain operational continuity, preserve institutional knowledge, and ensure uninterrupted service delivery during the leadership transition within the Building Division.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance With Government Code Sections 7522.56 and 21224.
Staff Report
Attachment 1 - Resolution Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance With Government Code Sections 7522.56 and 21224
Attachment 2 - Exhibit A to the Resolution - Employment Agreement Between City of Dublin and Gregory Shreeve
Item 8.2 PowerPoint Presentation

8.3 Fiscal Year 2024 -25 4th Quarter Financial Review and Additional Special Designation of General Fund Reserves

The City Council will receive a financial report on the fourth quarter of Fiscal Year 2024-25 and consider amendments to the General Fund reserve designations.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing Additional Special Designations of General Fund Reserves for Fiscal Year 2024-25 and confirm additional General Fund reserve designations as of June 30, 2025.
Staff Report
Attachment 1 - Resolution Authorizing a Special Designation of General Fund Reserves for Fiscal Year 2024-25
Attachment 2 - Exhibit A to Resolution - General Fund Reserves
Attachment 3 - Fiscal Year 2024-25 General Fund Summary
Item 8.3 PowerPoint Presentation

9. CITY MANAGER AND CITY COUNCIL REPORTS

Brief information only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

10. ADJOURNMENT

This AGENDA is posted in accordance with Government Code Section 54954.2(a)
If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) (ADA), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72 hours in advance of the meeting. Upon receiving a request, the City will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Civic Center, 100 Civic Plaza, and will be posted on the City's website at www.dublin.ca.gov/ccmeetings.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe, secure, and sustainable environment, fosters new opportunities, and champions a culture of equity, diversity, and inclusion.

Agenda Item 3.1

STAFF REPORT
CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Employee Introduction
Prepared by: Sarah Monnastes, Human Resources Director

EXECUTIVE SUMMARY:

New City of Dublin staff member, Karen Lopez, Senior Human Resources Analyst, will be introduced.

STAFF RECOMMENDATION:

Welcome the new City of Dublin staff member.

FINANCIAL IMPACT:

None.

DESCRIPTION:

New City of Dublin staff member, Karen Lopez, Senior Human Resources Analyst, will be introduced.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

Agenda Item 5.1

STAFF REPORT

CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Approval of October 21, 2025 Regular City Council Meeting Minutes
Prepared by: Vanessa Rosales, CMC, Deputy City Clerk

EXECUTIVE SUMMARY:

The City Council will consider approving the minutes of the October 21, 2025 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the October 21, 2025 Regular City Council Meeting.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council will consider approving the minutes of the October 21, 2025 Regular City Council Meeting.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) October 21, 2025 Regular City Council Meeting Minutes

MINUTES OF THE CITY COUNCIL OF THE CITY OF DUBLIN

Regular Meeting: October 21, 2025

The following are minutes of the actions taken by the City of Dublin City Council. A full video recording of the meeting with the agenda items indexed and time stamped is available on the City's website at: https://dublin.ca.gov/ccmeetings

REGULAR MEETING 7:00 PM

A Regular Meeting of the Dublin City Council was held on **Tuesday, October 21, 2025,** in the Peter W. Snyder Council Chamber. The meeting was called to order at 7:00 PM, by Mayor Hu.

1) CALL TO ORDER

Attendee Name	Status
Dr. Sherry Hu, Mayor	Present
Kashef Qaadri, Vice Mayor	Present
Jean Josey, Councilmember	Present
Michael McCorriston, Councilmember	Present
John Morada, Councilmember	Present

2) PLEDGE OF ALLEGIANCE

3) PRESENTATIONS AND PROCLAMATIONS

3.1) Presentation of the Diwali Proclamation

The City Council presented the Diwali Proclamation.

Ambu Trivedi provided public comment.

Shyam Mereddy provided public comment.

3.2) Presentation of the Hindu American Awareness and Appreciation Month Proclamation

The City Council presented the Hindu American Awareness and Appreciation Month Proclamation.

DRAFT

4) PUBLIC COMMENT

Bruce Fiedler provided public comment.

Mike Grant provided public comment.

Brent Songey provided public comment.

Shubha Kandukoori provided a public comment.

5) CONSENT CALENDAR

5.1) Approved the October 7, 2025, Regular City Council Meeting Minutes.

5.2) Adopted Resolution No. 86-25 titled, “Approving an Agreement for the Acquisition and Installation of Public Art by Developer for the Francis Ranch Development.”

5.3) Adopted Resolution No. 87-25 titled, “Accepting the Annual Street Resurfacing – 2024 Slurry Seal Project, CIP No. ST0117.”

5.4) Received the Quarterly Update of the City’s Two-Year 2024-2026 Strategic Plan.

5.5) Adopted Resolution No. 88-25 titled, “Amending the Listing of City Officials and the Procedures for the Processing of Payments Requiring a Signature.”

5.6) Received the report of payments issued from September 1, 2025 – September 30, 2025, totaling $6,063,145.18.

5.7) Waived the second reading and adopted Ordinance No. 06-25 titled, “Amending Sections 5.100.020 and 5.100.140 (Parks and Recreation Areas and Facilities) and Adding Chapter 6.73 (Micro-Mobility Devices) to the Dublin Municipal Code.”

5.9) Waived the second reading and adopted Ordinance No. 07-25 titled, “Amending Chapter 2.36 (Contracts and Purchasing) of the Dublin Municipal Code.”

5.11) Approved the Second Amendment to Legal Services Agreement with Redwood Public Law, LLP.

On a motion by Vice Mayor Qaadri, seconded by Councilmember Josey, and by unanimous vote, the City Council adopted the Consent Calendar, except for items 5.8 and 5.10.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVED BY:	Kashef Qaadri, Vice Mayor
SECOND:	Jean Josey, Councilmember
AYES:	Hu, Josey, McCorriston, Qaadri, Morada

5.8) Adopted Resolution No. 89-25 titled, "Consenting to the Dissolution of San Mateo County Cities Insurance Group Joint Powers Authority Pursuant to Section 5 of the San Mateo County Cities Insurance Group Joint Powers Agreement and Approving a Dissolution Agreement to Govern the Dissolution Process."

This item was pulled from the Consent Calendar by Councilmember Morada for clarifying questions.

5.10) Confirmed the Mayor's appointment of Salim Razawi to the alternate unscheduled vacancy on the Heritage and Cultural Arts Commission with a term ending December 2026, Namrata Berry to the alternate unscheduled vacancy on the Senior Center Advisory Committee with a term ending December 2026, Sumit Aneja to the unscheduled vacancy on the Parks and Community Services Commission with a term ending December 2028, and Margaret Simuro to the unscheduled vacancy on the Planning Commission with a term ending December 2026.

This item was pulled from the Consent Calendar by Councilmember McCorriston for clarifying questions.

On a motion by Councilmember Josey, seconded by Councilmember McCorriston, and by unanimous vote, the City Council adopted the remainder of the Consent Calendar.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVED BY:	Jean Josey, Councilmember
SECOND:	Michael McCorriston, Councilmember
AYES:	Hu, Josey, McCorriston, Qaadri, Morada

6) PUBLIC HEARING – None.

7) UNFINISHED BUSINESS – None.

8) NEW BUSINESS

8.1) Updates to the City's Construction and Fire Codes in Accordance with Requirements of State Law

The City Council received a presentation on an Ordinance repealing the 2022 California Building Standards Code and adopting the 2025 California Building Standards Code.

On a motion by Vice Mayor Qaadri, seconded by Councilmember Josey, and by unanimous vote, the City Council waived the reading, and introduced the Ordinance Repealing and Replacing Chapters 5.8 (Fire Code), 7.28 (Building Regulation Administration Code), 7.32 (Building Code), 7.34 (Residential Code), 7.36 (Electrical Code), 7.40 (Plumbing Code), 7.44 (Mechanical Code), 7.45 (Swimming Pool and Spa Code), 7.46 (Existing Building Code), 7.48 (Building Maintenance Code), and 7.94 (Green Building Code); and set the Public Hearing for November 4, 2025, to adopt said Ordinance and to adopt a Resolution Approving the Findings of Necessity for Amendments to the 2025 California Building Code Standards Code.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVED BY:	Kashef Qaadri, Vice Mayor
SECOND:	Jean Josey, Councilmember
AYES:	Hu, Josey, McCorriston, Qaadri, Morada

9) CITY MANAGER AND CITY COUNCIL REPORTS

The City Council and Staff provided brief information-only reports, including committee reports and reports related to meetings attended at City expense (AB1234).

10) ADJOURNMENT

Mayor Hu adjourned the meeting at 8:27 PM.

_____
Mayor

ATTEST:

_____
City Clerk

Agenda Item 5.2

DUBLIN
CALIFORNIA

STAFF REPORT
CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Annual Fire Inspection Compliance – SB1205 Report for Fiscal Year 2024-25
Prepared by: Bonnie Terra, Division Chief

EXECUTIVE SUMMARY:

The City Council will receive a report outlining Alameda County Fire Department's compliance with the annual inspection requirements set forth in California Health and Safety Code Sections 13146.2 and 13146.3 for Fiscal Year 2024-25. This report serves to meet the reporting requirements set forth in Senate Bill 1205.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

None.

DESCRIPTION:

California Health and Safety Code Sections 13146.2 and 13146.3 mandate that fire departments must annually inspect specific occupancies like schools, hotels, motels, apartment buildings, and residential care facilities for fire and panic safety compliance. Senate Bill 1205 amended the Code to require local fire departments to annually report to their governing boards on their compliance with the required inspections.

The Alameda County Fire Department's Compliance Report for Fiscal Year 2024-25 is included as Attachment 1 to this Staff Report and meets the reporting requirements set forth in Senate Bill 1205. In summary, Alameda County Fire personnel completed 43 inspections of educational Group E occupancies (all schools), representing a 100 percent compliance rate. A total of 404 inspections of existing residential Group R-1 (hotel) and R-2 (multi-family housing) occupancies were completed, representing a 99.2 percent compliance rate. The three outstanding inspections were completed in August 2025.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) SB1205 Compliance Report for Fiscal Year 2024-25

Dublin SB1205 FY24-25

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
6665/6670		Amador	Plaza	Stratford School	E	3/10/2025
6837		Amador Valley	Boulevard	Nurture Kids Montessori	E	12/20/2024
7197		Amador Valley	Boulevard	Little Stars Montessori	E	6/30/2025
7250		Amador Valley	Boulevard	Magic Beings	E	10/29/2024
7557		Amador Valley	Boulevard	Lutheran Infant Care Center	E	6/13/2025
7601		Amador Valley	Boulevard	Emerald Valley	R	2/4/2025
7606		Amador Valley	Boulevard		R	9/18/2024
11925		Amador Valley	Court	Kindercare Learning Centers	E	3/24/2025
7571-7585		Amador Valley	Boulevard		R	9/10/2024
7421		Amarillo	Road	John Knox Co-op Preschool	E	11/19/2024
7421		Amarillo	Road	Building Kidz West	E	10/16/2024
7500		Amarillo	Road	Enlight Academy	E	11/15/2024
3300		Antone	Way	John Green Elementary	E	9/27/2024
5501		Apex	Drive		R	9/3/2024
5521		Apex	Drive		R	7/26/2024
5575		Apex	Drive		R	3/15/2025
5605		Apex	Drive		R	3/15/2025
5650		Apex	Drive		R	12/2/2024
3106		Aran	Way		R	9/25/2024
3122		Aran	Way		R	9/25/2024
3150		Aran	Way		R	9/25/2024
3168		Aran	Way		R	9/25/2024
5380		Arnold	Road		R	10/25/2024
3643		Aviano	Way		R	9/28/2024
3665		Aviano	Way		R	6/27/2025
3677		Aviano	Way		R	9/28/2024
3729		Aviano	Way		R	9/28/2024
5510		Barrell	Avenue		R	8/23/2024
5553		Barrell	Avenue		R	8/23/2024
5563		Barrell	Avenue		R	11/30/2024
5573		Barrell	Avenue		R	12/6/2024
5583		Barrell	Avenue		R	11/30/2024
5593		Barrell	Avenue		R	8/23/2024
4151		Blackrock	Road		R	9/6/2024
4199		Blackrock	Road		R	9/6/2024
3640		Branding Iron	Place		R	9/28/2024
3662		Branding Iron	Place		R	9/24/2024
3745		Branding Iron	Place		R	12/11/2024
3774		Branding Iron	Place		R	12/11/2024
3802		Branding Iron	Place		R	12/11/2024
3819		Branding Iron	Place		R	3/26/2025
3647-3657		Branding Iron	Place		R	12/11/2024
3663-3677		Branding Iron	Place		R	12/11/2024
3682-3698		Branding Iron	Place		R	12/11/2024
3685-3699		Branding Iron	Place		R	12/11/2024

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
3713-3727		Branding Iron	Place		R	12/11/2024
3728-3744		Branding Iron	Place		R	12/11/2024
3761-3773		Branding Iron	Place		R	9/21/2024
3801-3813		Branding Iron	Place		R	3/26/2025
5100		Brannigan	Street	Springfield Montessori	E	4/30/2025
6950-6962		Calistoga	Lane		R	12/11/2024
6961-6967		Calistoga	Lane		R	12/11/2024
6968-6980		Calistoga	Lane		R	12/11/2024
6981-6987		Calistoga	Lane		R	12/11/2024
6988-7002		Calistoga	Lane		R	12/11/2024
7008-7014		Calistoga	Lane		R	12/10/2024
7026-7038		Calistoga	Lane		R	12/10/2024
7052-7058		Calistoga	Lane		R	12/10/2024
7053-7093		Calistoga	Lane		R	12/20/2024
7082-7102		Calistoga	Lane		R	12/10/2024
7103-7117		Calistoga	Lane		R	12/20/2024
7110-7122		Calistoga	Lane		R	12/10/2024
7121-7135		Calistoga	Lane		R	12/11/2024
7130-7138		Calistoga	Lane		R	12/10/2024
7165-7153		Calistoga	Lane		R	12/11/2024
3800		Camino	Loop		R	9/21/2024
3819		Camino	Loop		R	9/21/2024
3820		Camino	Loop		R	9/21/2024
3859		Camino	Loop		R	9/21/2024
3879		Camino	Loop		R	9/21/2024
3886		Camino	Loop		R	9/21/2024
5421		Campbell	Lane		R	6/28/2025
5550		Campbell	Lane		R	7/26/2024
5600		Campbell	Lane		R	7/26/2024
5250		Campus	Drive		R	12/6/2024
5312		Campus	Drive		R	3/15/2025
5956		Cannon	Road		R	12/14/2024
2100	E.	Cantara	Drive	Amador Elementary	E	12/16/2024
3450		Capoterra	Way		R	9/27/2024
3506		Capoterra	Way		R	9/28/2024
3550		Capoterra	Way		R	9/28/2024
3574		Capoterra	Way		R	9/28/2024
2216		Carbondale	Way		R	9/6/2024
2236		Carbondale	Way		R	9/28/2024
2256		Carbondale	Way		R	9/28/2024
2282		Carbondale	Way		R	9/21/2024
2318		Carbondale	Way		R	9/21/2024
2378		Carbondale	Way		R	12/10/2024
5669		Carnaby	Way		R	12/4/2024
5689		Carnaby	Way		R	5/30/2025

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
4000		Cashel	Road		R	9/21/2024
4012		Cashel	Road		R	9/24/2024
4026		Cashel	Road		R	9/25/2024
2010		Central	Parkway		R	9/21/2024
2050		Central	Parkway		R	9/21/2024
2076		Central	Parkway		R	9/21/2024
2178		Central	Parkway		R	9/21/2024
2200		Central	Parkway		R	9/21/2024
2201		Central	Parkway		R	6/28/2025
2221		Central	Parkway		R	9/24/2024
2267		Central	Parkway		R	9/27/2024
2301		Central	Parkway		R	9/27/2024
2321		Central	Parkway		R	12/10/2024
2399		Central	Parkway		R	12/10/2024
2400		Central	Parkway	Cottonwood Creek K-8	E	3/27/2025
3201		Central	Parkway		R	12/20/2024
3237		Central	Parkway		R	12/20/2024
3273		Central	Parkway		R	12/20/2024
3303		Central	Parkway		R	12/20/2024
3335		Central	Parkway		R	9/21/2024
3369		Central	Parkway		R	12/20/2024
3551		Central	Parkway		R	3/16/2025
3607		Central	Parkway		R	3/16/2025
3639		Central	Parkway		R	9/28/2024
3701		Central	Parkway		R	3/26/2025
3713		Central	Parkway		R	3/16/2025
3731		Central	Parkway		R	3/16/2025
3749		Central	Parkway		R	3/16/2025
5400		Central	Parkway		R	6/10/2025
5560		Central	Parkway		R	5/25/2025
5580		Central	Parkway		R	6/10/2025
5610		Central	Parkway		R	8/30/2024
5630		Central	Parkway		R	8/30/2024
5680		Central	Parkway		R	12/6/2024
5700		Central	Parkway		R	12/27/2024
6202		Charlie	Street		R	5/19/2025
3951		Clare	Street		R	12/10/2024
3967		Clare	Street		R	9/25/2024
3987		Clare	Street		R	9/25/2024
4023		Clare	Street		R	12/10/2024
4053		Clare	Street		R	12/10/2024
4301		Clarinbridge	Circle		R	12/10/2024
7003-7023		Coombsville	Loop		R	12/20/2024
7027-7045		Coombsville	Loop		R	12/20/2024
7051-7065		Coombsville	Loop		R	12/20/2024

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
6500		Cottonwood	Circle		R	4/25/2025
8435		Davona	Drive	Murray Elementary	E	12/16/2024
5450		Demarcus	Boulevard		R	6/17/2025
5501		Demarcus	Boulevard		R	12/19/2024
3979		Dobbins	Loop		R	3/26/2025
4019		Dobbins	Loop		R	3/26/2025
4051		Dobbins	Loop		R	12/20/2024
7495		Donohue	Drive		R	9/17/2024
6233		Dougherty	Road		R	9/19/2024
6044		Dougherty	Road	Genius Kids Club Dublin	E	5/21/2025
6290		Dove	Avenue		R	5/26/2025
6310		Dove	Avenue		R	5/26/2025
6330		Dove	Avenue		R	5/19/2025
6360		Dove	Avenue		R	6/9/2025
6382		Dove	Avenue		R	5/27/2025
3475		Dublin	Boulevard		R	12/10/2024
4500		Dublin	Boulevard	Extended Stay America	R	1/28/2025
5451		Dublin	Boulevard		R	3/15/2025
5471		Dublin	Boulevard		R	3/15/2025
5501		Dublin	Boulevard		R	12/14/2024
5525		Dublin	Boulevard		R	2/28/2025
5555		Dublin	Boulevard		R	12/6/2024
5562		Dublin	Boulevard		R	12/2/2024
5575		Dublin	Boulevard		R	2/27/2025
5615		Dublin	Boulevard		R	2/28/2025
5850		Dublin	Boulevard		R	2/28/2025
5900		Dublin	Boulevard		R	2/28/2025
6275		Dublin	Boulevard	La Quinta Inn & Suites	R	6/24/2025
6351		Dublin	Boulevard	Building Kidz	E	6/26/2025
6599		Dublin	Boulevard		R	3/5/2025
6601		Dublin	Boulevard		R	2/12/2025
7035		Dublin	Boulevard	Bright Horizons at Dublin	E	5/23/2025
9801		Dublin	Boulevard	School of Imagination	E	5/27/2025
11760		Dublin	Boulevard	Genius Kids	E	5/22/2025
3245-3465		Dublin	Boulevard		R	9/7/2024
3350-3398		Dublin	Boulevard		R	6/18/2025
3420-3438		Dublin	Boulevard		R	3/16/2025
3450-3498		Dublin	Boulevard		R	6/16/2025
5582-5590		Dublin	Boulevard		R	8/29/2024
5902		Easton	Road		R	7/26/2024
5922		Easton	Road		R	10/25/2024
5500		El Dorado	Lane		R	11/30/2024
5509		El Dorado	Lane		R	5/26/2025
5516		El Dorado	Lane		R	11/30/2024
5521		El Dorado	Lane		R	6/9/2025

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
5556		El Dorado	Lane		R	2/24/2025
5557		El Dorado	Lane		R	5/30/2025
5578		El Dorado	Lane		R	2/24/2025
5618		El Dorado	Lane		R	2/24/2025
5650		El Dorado	Lane		R	6/9/2025
5672		El Dorado	Lane		R	6/9/2025
5683		El Dorado	Lane		R	11/30/2024
5719		El Dorado	Lane		R	8/23/2024
5720		El Dorado	Lane		R	11/30/2024
5721		El Dorado	Lane		R	9/3/2024
5780		El Dorado	Lane		R	7/26/2024
5781		El Dorado	Lane		R	8/23/2024
3400-3418		Element	Way		R	6/18/2025
3422-3440		Element	Way		R	6/18/2025
3901-3917		Eminence	Street		R	6/16/2025
3902-3958		Eminence	Street		R	6/7/2025
3921-3937		Eminence	Street		R	6/16/2025
3941-3957		Eminence	Street		R	6/7/2025
3961-3977		Eminence	Street		R	6/7/2025
3962-3996		Eminence	Street		R	6/18/2025
3981-3997		Eminence	Street		R	6/18/2025
5200	S.	Espirit	Loop		R	8/15/2024
5201	S.	Espirit	Loop		R	8/15/2024
5300	N.	Espirit	Loop		R	7/26/2024
5301-5351	N.	Espirit	Loop		R	8/15/2024
5500		Esprit	Way		R	12/4/2024
5503		Esprit	Way		R	12/2/2024
7904		Fall Creek	Road		R	4/25/2025
3115		Finnian	Way		R	3/19/2025
4348		Fitzwilliam	Street		R	6/18/2025
4152		Forest Springs	Road		R	6/28/2025
4180		Forest Springs	Road		R	6/28/2025
6902-6918		Geyserville	Street		R	6/27/2025
6928-6954		Geyserville	Street		R	3/26/2025
6960-6984		Geyserville	Street		R	3/26/2025
3250		Giovanni	Way		R	6/18/2025
3276		Giovanni	Way		R	9/21/2024
3300		Giovanni	Way		R	3/26/2025
3330		Giovanni	Way		R	3/26/2025
3356		Giovanni	Way		R	3/26/2025
3378		Giovanni	Way		R	3/26/2025
5605		Glass	Road		R	5/25/2025
6775		Golden Gate	Drive		R	4/25/2025
4163		Goodyears	Road		R	6/28/2025
4181		Goodyears	Road		R	6/28/2025

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
5401		Gracen	Way		R	12/6/2024
5402		Gracen	Way		R	12/6/2024
5421		Gracen	Way		R	9/23/2024
5461		Gracen	Way		R	12/4/2024
5481		Gracen	Way		R	12/4/2024
5491		Gracen	Way		R	12/4/2024
5511		Gracen	Way		R	12/4/2024
5521		Gracen	Way		R	12/4/2024
4075		Grafton	Street	Aloft Dublin-Pleasanton	R	6/11/2025
4078		Grafton	Street	Tulip Afterschool-Dublin	E	5/20/2025
5700		Greige	Circle		R	12/4/2024
5711		Greige	Circle		R	8/21/2024
5731		Greige	Circle		R	8/21/2024
3902-3912		Guerneville	Way		R	3/15/2025
3920-3932		Guerneville	Way		R	3/19/2025
3921-3927		Guerneville	Way		R	3/19/2025
3931-3937		Guerneville	Way		R	12/20/2024
3938-3948		Guerneville	Way		R	9/21/2024
4950		Hacienda	Drive	Hyatt Place	R	5/19/2025
5050		Hacienda	Drive		R	12/6/2024
5095		Haven	Place		R	12/10/2024
5301		Hibernia	Drive	Dougherty Elementary	E	9/23/2024
5502		Holly Bay	Avenue		R	6/9/2025
5553		Holly Bay	Avenue		R	5/26/2025
5565		Holly Bay	Avenue		R	5/25/2025
5579		Holly Bay	Avenue		R	6/9/2025
5591		Holly Bay	Avenue		R	9/3/2024
7500		Inspiration	Drive	Valley Christian Center	E	6/30/2025
5200		Iron Horse	Parkway		R	12/19/2024
5265		Iron Horse	Parkway		R	8/15/2024
5300		Iron Horse	Parkway		R	6/13/2025
5300		Iron Horse	Parkway		R	6/13/2025
5710		Iron Horse	Parkway		R	11/30/2024
5750		Iron Horse	Parkway		R	12/14/2024
5767		Iron Horse	Parkway		R	6/13/2025
5286 #D		Ironhorse	Parkway	Genius Kids Dublin Station	E	5/22/2025
4161		Keegan	Street		R	6/18/2025
4161		Keegan	Street		R	6/18/2025
5728		Kemper	Place		R	9/3/2024
5730		Kemper	Place		R	9/3/2024
4050		Kinsale	Street		R	9/7/2024
4051		Kinsale	Street		R	12/10/2024
4075		Kinsale	Street		R	3/19/2025
4076		Kinsale	Street		R	3/19/2025
3601		Kohnen	Way	Fallon Middle School	E	12/19/2024

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
8105	N.	Lake	Drive		R	6/26/2025
5650		Lexington	Avenue		R	12/4/2024
5652		Lexington	Avenue		R	8/30/2024
3062		Maguire	Way		R	3/19/2025
3102		Maguire	Way		R	3/19/2025
3156		Maguire	Way		R	3/19/2025
6580	S.	Mariposa	Lane		R	11/12/2024
6671	S.	Mariposa	Lane		R	9/8/2024
6690	S.	Mariposa	Lane		R	9/8/2024
6730	S.	Mariposa	Lane		R	9/17/2024
6751	S.	Mariposa	Lane		R	9/17/2024
6761	S.	Mariposa	Lane		R	8/13/2025*
6772	S.	Mariposa	Lane		R	11/12/2024
6800	S.	Mariposa	Lane		R	12/7/2024
6801	S.	Mariposa	Lane		R	12/16/2024
6810	S.	Mariposa	Lane		R	12/16/2024
6820	S.	Mariposa	Lane		R	9/18/2024
6821	S.	Mariposa	Lane		R	12/7/2024
6830	S.	Mariposa	Lane		R	4/21/2025
6840	S.	Mariposa	Lane		R	4/21/2025
6850	S.	Mariposa	Lane		R	2/12/2025
6851	S.	Mariposa	Lane		R	2/12/2025
6861	S.	Mariposa	Lane		R	11/12/2024
6870	S.	Mariposa	Lane		R	8/13/2025*
6871		Mariposa	Circle		R	4/21/2025
6880		Mariposa	Circle		R	4/25/2025
6890		Mariposa	Circle		R	6/10/2025
6900		Mariposa	Circle		R	9/18/2024
6910		Mariposa	Circle		R	8/13/2025*
6911		Mariposa	Circle		R	4/21/2025
6920		Mariposa	Circle		R	11/12/2024
6921		Mariposa	Circle		R	9/18/2024
6930		Mariposa	Circle		R	9/17/2024
6931		Mariposa	Circle		R	2/12/2025
6936		Mariposa	Circle		R	12/16/2024
6940		Mariposa	Circle		R	3/5/2025
6950		Mariposa	Circle		R	3/5/2025
6960		Mariposa	Circle		R	2/12/2025
6970	N.	Mariposa	Lane		R	6/10/2025
6551-6557	S.	Mariposa	Court		R	4/21/2025
6559-6567	S.	Mariposa	Court		R	3/5/2025
6570-6578	S.	Mariposa	Court		R	12/7/2024
6600-6610	S.	Mariposa	Lane		R	12/16/2024
6632-6642	S.	Mariposa	Lane		R	12/7/2024
6651-6659	S.	Mariposa	Lane		R	12/16/2024

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
6951-6959	N.	Mariposa	Lane		R	12/7/2024
6961-6969	N.	Mariposa	Lane		R	3/5/2025
5551-5575		Martinelli	Way		R	8/29/2024
4150		Meadow Vista	Road		R	3/19/2025
4172		Meadow Vista	Road		R	3/19/2025
5415		Melissa	Lane		R	5/26/2025
5478		Melissa	Lane		R	5/30/2025
5601		Melodia	Circle		R	7/26/2024
5651		Melodia	Circle		R	7/26/2024
5675		Melodia	Circle		R	12/4/2024
5613-29		Melodia	Circle		R	8/29/2024
5631-39		Melodia	Circle		R	8/29/2024
3907-3945		Meridian	Street		R	6/7/2025
3955-3999		Meridian	Street		R	6/18/2025
4152-4172		Midlands	Court		R	3/19/2025
4178-4198		Midlands	Court		R	3/19/2025
4210-4222		Midlands	Court		R	3/19/2025
4226-4238		Midlands	Court		R	3/19/2025
4250-4262		Midlands	Court		R	2/26/2025
4251-4261		Midlands	Court		R	3/26/2025
4270-4280		Midlands	Court		R	2/26/2025
5773		Midnight	Place		R	5/30/2025
5780		Midnight	Place		R	11/25/2024
5810		Midnight	Place		R	11/25/2024
5821		Midnight	Place		R	8/21/2024
5830		Midnight	Place		R	11/25/2024
5851		Midnight	Place		R	8/21/2024
5860		Midnight	Place		R	11/25/2024
4500		Mirano	Court		R	3/19/2025
4501		Mirano	Court		R	3/3/2025
4516		Mirano	Court		R	3/4/2025
6350		Monterey	Way		R	6/10/2025
6351		Monterey	Way		R	4/25/2025
7890		Oxbow	Court	Tots University	E	1/30/2025
3150		Palermo	Way	Kolb Elementary School	E	3/19/2025
3456		Palermo	Way		R	3/3/2025
4068		Panorama	Drive		R	6/28/2025
4106		Panorama	Drive		R	6/28/2025
7300-7331		Parkwood	Circle		R	3/5/2025
6800		Penn	Drive	Wells Middle School	E	4/21/2025
4683		Perugia	Street		R	9/21/2024
4731		Perugia	Street		R	9/7/2024
4817		Perugia	Street		R	6/7/2025
3970		Pino Grande	Road		R	6/18/2025
3990		Pino Grande	Road		R	6/18/2025

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
4000		Pino Grande	Road		R	6/18/2025
2500		Postano	Parkway	Safari Kid	E	6/11/2025
6680		Regional	Street	Holiday Inn Dublin	R	6/3/2025
7156		Regional	Street	Shooting Stars Preschool	E	6/6/2025
3662		Rimini	Lane		R	9/24/2024
3721		Rimini	Lane		R	6/7/2025
4593		Rimini	Lane		R	3/26/2025
4603		Rimini	Lane		R	6/7/2025
4613		Rimini	Lane		R	6/7/2025
4623		Rimini	Lane		R	6/7/2025
4642		Rimini	Lane		R	6/7/2025
4657		Rimini	Court		R	6/27/2025
4661		Rimini	Lane		R	6/7/2025
6400		Rosebay	Court		R	5/19/2025
6436		Rosebay	Court		R	5/19/2025
6472		Rosebay	Court		R	5/27/2025
6860		S. Mariposa	Lane	Kidango	E	6/18/2025
5400		Saffron	Way		R	5/26/2025
5520		Saffron	Way		R	5/26/2025
7100		San Ramon	Road		R	11/12/2024
7260		San Ramon	Road	Beyond Montessori	E	6/10/2025
5600		Scarlett	Drive	Quarry Lane Preschool	E	6/23/2025
3900-3912		Scottfield	Street		R	2/26/2025
3916-3926		Scottfield	Street		R	2/26/2025
3928-3938		Scottfield	Street		R	2/26/2025
3950-3962		Scottfield	Street		R	2/26/2025
3966-3978		Scottfield	Street		R	3/26/2025
3986-3998		Scottfield	Street		R	3/26/2025
4002-4016		Scottfield	Street		R	3/26/2025
4020-4032		Scottfield	Street		R	3/26/2025
4036-4050		Scottfield	Street		R	3/26/2025
11557		Shannon	Avenue	St. Raymond School	E	6/10/2025
6680		Sierra	Lane	New Learning Grove Acad.	E	6/26/2025
6805 #A		Sierra	Court	Sierra Day Program	E	6/10/2025
5486		Silver	Way		R	6/10/2025
5498		Silver	Way		R	5/27/2025
5512		Silver	Way		R	6/10/2025
11900		Silvergate	Drive	Learn and Play Montessori	E	1/6/2025
7500		St. Patrick	Way		R	6/28/2025
7550		St. Patrick	Way		R	12/7/2024
6900-6910		Stags Leap	Lane		R	9/21/2024
6912-6920		Stags Leap	Lane		R	9/6/2024
6926-6934		Stags Leap	Lane		R	9/6/2024
6978-6998		Stags Leap	Lane		R	9/28/2024
7006-7022		Stags Leap	Lane		R	9/28/2024

Street Number	Prefix	Street Name	Street Type	Occupant	Occupancy	Inspection Date
7050-7070		Stags Leap	Lane		R	9/28/2024
7086-7098		Stags Leap	Lane		R	9/28/2024
7315-7323		Starward	Drive		R	9/18/2024
5601		Sterling	Street		R	12/2/2024
5701		Sterling	Street		R	12/4/2024
5500		Stout	Street		R	2/24/2025
5501		Stout	Street		R	2/24/2025
5520		Stout	Street		R	7/26/2024
5521		Stout	Street		R	7/26/2024
5540		Stout	Street		R	9/3/2024
3903-3959		Summit	Road		R	6/16/2025
3963-3995		Summit	Road		R	6/7/2025
3960		Summit	Road	Learn and Play Montessori	E	10/2/2024
4201		Sunset View	Drive		R	6/7/2025
4239		Sunset View	Drive		R	3/19/2025
7243		Tamarack	Drive	Frederiksen Elementary	E	9/10/2024
4680		Tassajara	Road	JEI Learning Center Dublin	E	6/24/2025
4800		Tassajara	Road		R	6/28/2025
6363		Tassajara	Road	Quarry Lane School	E	6/23/2025
3050-3062		Threecastles	Way		R	3/19/2025
3051-3061		Threecastles	Way		R	3/19/2025
3919		Twain Harte	Road		R	6/18/2025
3953		Twain Harte	Road		R	6/18/2025
3977		Twain Harte	Road		R	6/18/2025
3451-3475		Vertex	Way		R	3/16/2025
3481-3499		Vertex	Way		R	6/7/2025
8151		Village	Parkway	Dublin HS/Valley HS	E	6/17/2025
7997		Vomac	Road	Dublin Elementary	E	9/10/2024
4107-4115		Wallis Ranch	Road		R	12/20/2024
4119-4127		Wallis Ranch	Road		R	12/20/2024
4131-4139		Wallis Ranch	Road		R	12/20/2024
4155-4163		Wallis Ranch	Road		R	12/20/2024
4167-4175		Wallis Ranch	Road		R	12/20/2024
4179-4187		Wallis Ranch	Road		R	12/20/2024
4191-4199		Wallis Ranch	Road		R	12/10/2024
3950-3958		Windsor	Way		R	12/10/2024
3962-3970		Windsor	Way		R	9/27/2024
3980-3988		Windsor	Way		R	12/10/2024
3992-4000		Windsor	Way		R	9/6/2024
4010-4018		Windsor	Way		R	12/11/2024
4020-4030		Windsor	Way		R	12/11/2024
4108-4116		Windsor	Way		R	12/11/2024
6901		York	Drive	York Alternative Education Center	E	2/12/2025
3371-3395		Zenith	Avenue		R	6/16/2025
3403-3453		Zenith	Avenue		R	6/16/2025

Agenda Item 5.3

STAFF REPORT

CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422 – Contract Change Order Authorization
Prepared by: Andrew Russell, Public Works Director

EXECUTIVE SUMMARY:

The City Council will consider increasing the contract change order authority of the City Manager by $240,000 for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422. This will enable a change to the contract with Goodfellow Bros. California, LLC to compensate the contractor for costs due schedule delays associated with environmental resource agency restrictions and permitting, as well as for additional work requested by the City.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422.

FINANCIAL IMPACT:

The total additional cost associated with schedule delays and additional work is estimated at $240,000. Sufficient funds are available within the Iron Horse Nature Park and Open Space Project (CIP No. PK0422) to cover these expenses.

DESCRIPTION:

On October 17, 2023, the City Council awarded a construction contract of $3,324,491 to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422, and authorized the City Manager to approve change orders up to a contingency amount of $335,000 (Resolution No. 108-23). On November 19, 2024, the City Council authorized the City Manager to approve change orders up to an additional contingency amount of $400,000, which brought the total change order authorization to $735,000 and a total potential construction contract amount to $4,059,491 (Resolution 133-24).

The Iron Horse Nature Park and Open Space Phase 1 Project is under construction and approximately 90% complete. The contractor has completed grading activities and contaminated soil removal, bridge and culvert construction, pathway paving, and enhancements to Stagecoach Park. Remaining activities include wetland restoration, final planting and landscaping, installation of remaining park furniture, fencing at Amador Valley Boulevard, and punch list corrections and final project closeout.

Work in and around the regulated streams and wetlands is restricted by the permits from three resource agencies: the Regional Water Quality Control Board, the U.S. Army Corps of Engineers, and the California Department of Fish and Wildlife. Although pre-application engagement was conducted and permit applications were submitted to the agencies in April 2023, the final permit to construct was not issued to the City until September 2024. Because activities within the regulated areas are limited to the dry season, the project schedule was updated and work within the jurisdictional areas was delayed until mid-April 2025. In November 2024, the City Council approved a $400,000 increase in contract change order authority, which addressed additional contractor overhead cost associated with the construction delay and increased project costs due to increased material costs, storage costs, and construction of a new haul road necessary to avoid the streams and wetlands.

To date, three project change orders totaling $703,312 have been approved, as follows:

- Change Order 1 - $136,057 for additional costs for deleterious soil testing protocols, asbestos mitigation during railroad trestle bridge removal, and initial time-related overhead due to regulatory agency delay of work from April 29, 2024, to May 31, 2024.
- Change Order 2 - $373,719 for additional costs related to working beyond 2024 due to unanticipated resource agency permit restrictions and material storage costs; increased costs for the arch bridge culvert due to decreased soil bearing pressure; and Stagecoach Park improvements (privacy fence, irrigation, grading, air relief valve, and drainage at trees).
- Change Order 3 - $193,536 for additional negotiated costs for time-related overhead due to regulatory agency delay of work from June 1, 2024, to August 16, 2024.

The impact of the regulatory agency permit delay is greater than initially anticipated. In addition to delayed schedule, the means and methods required of the contractor created inefficiencies that resulted in extra work and increased costs, as follows:

- A single haul route in and out of the project work area to avoid the streams and wetlands, instead of circular access as was originally planned, resulted in increased contractor time and costs.
- The inability to excavate spoils and immediately place them into the path prism (former railroad areas) and inability to store spoils onsite for future work created costs associated with additional off-haul of materials approximately six months later.
- Additional hydroseed application was required in and around the wetland areas.

- The pushing of the project schedule moved contractor wages from 2024 to 2025 rates and extended the contractor's overhead costs.

Additionally, project costs also increased due to the following Staff-requested additional work items:

- Installation of additional two-rail wooden fences along Amador Valley Boulevard and a pathway entrance to Stagecoach Park.
- Installation of traffic detector loops at Amador Valley Boulevard.
- Painting of the exposed timber elements at railroad amenity shade structure.

To compensate the contractor for work described above, Staff requests that the City Council authorize an additional $240,000 of change order authority to the City Manager. This will bring the total authorized change order authority to $975,000 and will increase the total potential construction cost to $4,299,491. There are sufficient funds available in the project budget to accommodate the increased change order authorization.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted, and a copy of this report was sent to Goodfellow Bros. California, LLC.

ATTACHMENTS:

1) Resolution Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422
2) CIP No. PK0422

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AUTHORIZING THE CITY MANAGER TO APPROVE CONTRACT CHANGE ORDERS WITH GOODFELLOW BROS. CALIFORNIA, LLC FOR THE IRON HORSE NATURE PARK AND OPEN SPACE PHASE 1 PROJECT, CIP NO. PK0422

WHEREAS, on October 17, 2023, the City Council adopted Resolution No. 108-23, Approving the Plans and Specifications, Waiving a Minor Bid Irregularity, and Awarding a Contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422; and

WHEREAS, through Resolution No. 108-23 the City Council authorized the City Manager or designee to approve contract change orders based on appropriated funds designated for the Project, up to the contingency amount of $335,000; and

WHEREAS, on November 19, 2024, the City Council adopted Resolution No. 133-24, Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422, increasing the project contingency by $400,000 to compensate the contractor for delays associated with various resource agency permits, and which increased the total change order authority to $735,000; and

WHEREAS, the impact of the regulatory agency permit delay is greater than previously estimated, which resulted in additional work and increased construction costs; and

WHEREAS, there are also City-requested work items that resulted in additional work and increase construction costs; and

WHEREAS, sufficient budget is available in the Iron Horse Nature Park and Open Space Project, CIP No. PK0422, to increase the project contingency by $240,000, thereby facilitating payment for the delay and additional work costs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby authorize the City Manager, or designee, to approve contract change orders with Goodfellow Bros. California, LLC up to the revised contingency amount of $975,000 and increase the construction contract total to $4,299,491.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 4th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Attachment 2

Iron Horse Nature Park and Open Space

Overview

Project Number PK0422

Description

This project provides for the planning, design, and construction of 12.13 acres of a nature park and open space adjacent to the Iron Horse Regional Trail, from the Dublin/San Ramon city limit to the confluence of Alamo and South San Ramon Creeks, that may be developed in partnership with Zone 7 Water Agency. The park size could increase to over 20 acres of usable parkland when combined with adjacent Zone 7 Water Agency property. The park will be designed in accordance with the Iron Horse Nature Park and Open Space Master Plan, which was approved by the City Council on October 1, 2013. The City has already acquired 12.13 acres and the balance of the parkland would be accessible through an easement and operational agreement with Zone 7 Water Agency. The City will continue to pursue the acquisition of the Alameda County portion of the Iron Horse Regional Trail corridor to add to the City's portion of the parkland. The Phase I improvements will provide a trail connection to Stagecoach Park, the installation of a shade structure over a picnic area, as well as replacement benches and picnic tables.

In addition to Public Facilities Fee, possible funding sources are additional statewide grants or federal grants for projects that provide non-motorized infrastructure and enhancements that promote new or alternate access to parks, waterways, outdoor recreational pursuits, and forested or other natural environments to encourage health-related active transportation and opportunities for residents and trail users to reconnect with nature, such as Active Transportation Program grants or Proposition 68.

Capital Cost

Historical	FY2025 Budget	Total Budget (all years)	Project Total (to date)
$5.4M	**$1.5M**	**$6.77M**	**$12.2M**

Detailed Breakdown

Category	Historical	FY2025	FY2026	FY2027	FY2028	FY2029	Future	Total
9400 - Improvements	$2,446,027	$1,248,800	$2,235,941	$2,778,654	$0	$0	$0	**$8,709,422**
9200 - Contract Services	$2,381,226	$196,505	$0	$0	$0	$0	$0	**$2,577,731**
9500 - Miscellaneous	$365,500	$0	$255,000	$0	$0	$0	$0	**$620,500**
9100 - Salaries & Benefits	$210,247	$52,000	$0	$0	$0	$0	$0	**$262,247**
Total	**$5,403,000**	**$1,497,305**	**$2,490,941**	**$2,778,654**	**$0**	**$0**	**$0**	**$12,169,900**

Funding Sources

Historical	FY2025 Budget	Total Budget (all years)	Project Total (to date)
$5.4M	**$1.5M**	**$6.77M**	**$12.2M**

Detailed Breakdown

Category	Historical	FY2025	FY2026	FY2027	FY2028	FY2029	Future	Total
4100 - Public Facility Fees	$3,056,000	$1,463,505	$2,490,941	$0	$0	$0	$0	**$7,010,446**
9998 - Unidentified	$0	$0	$0	$2,778,654	$0	$0	$0	**$2,778,654**
2403 - State Park Grant	$2,294,000	$0	$0	$0	$0	$0	$0	**$2,294,000**
1001 - General Fund	$53,000	$33,800	$0	$0	$0	$0	$0	**$86,800**
Total	**$5,403,000**	**$1,497,305**	**$2,490,941**	**$2,778,654**	**$0**	**$0**	**$0**	**$12,169,900**

Operational Costs

FY2025 Budget	Total Budget (all years)	Project Total
$0	**$1.22M**	**$1.22M**

Project Timeline

- **07/1/2025**
  Planning and design for Phase 1 began in Fiscal Year 2021-22 and construction was awarded and work began in spring 2024. Phase 1 construction is anticipated to be completed in late 2025.

DUBLIN
CALIFORNIA

STAFF REPORT
CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services
Prepared by: Brad Olson, Management Analyst II

EXECUTIVE SUMMARY:

The City Council will consider approving an agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services and approve the budget change.

FINANCIAL IMPACT:

The proposed agreement will not impact the General Fund. All costs associated with the services provided by Francisco & Associates, Inc. will be funded through the operating budgets of the applicable Landscape and Lighting Assessment Districts. Staff anticipates expenditures of up to $175,000 for the Proposition 218 Engineering Services and recommends a budget adjustment to increase the Street Light District 1983-1 budget by this amount.

DESCRIPTION:

Background
The Landscape and Lighting Act of 1972 provides the legal framework for cities to create special assessment districts to fund public improvements like landscaping and street lighting. These districts allow local governments to levy special assessments to pay for the installation, operation, and maintenance of such improvements.

In 1996, California voters approved the “Right to Vote on Taxes Act” (Proposition 218). Among other things, Proposition 218 created new procedural and substantive requirements surrounding agencies’ ability to impose new or increased taxes, as well as property-related

fees and assessments. Specific to landscaping and lighting districts, Proposition 218 requires approval by a majority of property owners participating in a mail-out ballot process in order to enact new or increased assessments.

Dublin's Landscaping and Lighting Assessment Districts
The City of Dublin has five Landscaping and Lighting Assessment Districts (LLADs) formed under the Landscaping and Lighting Act of 1972:

- Street Lighting Maintenance District 1983-1
- Landscaping and Lighting District 1983-2
- Landscaping and Lighting District 1986-1
- Landscaping and Lighting District 1997-1
- Street Lighting Maintenance District 1999-1

The budget for public street lighting operations, maintenance, and replacement efforts is funded by assessments levied in the LLADs. On an annual basis, the City Council receives Engineer's Reports on the LLADs, reviews budgeted and actual revenues, expenditures, and fund balances, and approves the assessments for the following fiscal year.

On May 20, 2025, the City Council approved the LLAD budgets for Fiscal Year 2025-26. During the meeting, Staff discussed the structural deficit existing in District 1983-1, the only LLAD in the City that does not have a built-in annual escalator in its assessment. The City Council then directed Staff to initiate the process to increase the assessment for District 1983-1.

This Staff Report provides more information on the costs and structure of Dublin's public street lighting Districts and presents Staff's recommendation to engage a consultant with expertise in special assessment districts to assist the City through this process.

Public Street Lighting
Despite the word "Lighting" in each District name, there are only two LLADs in the City specific to public street lighting: Districts 1983-1 and 1999-1. District 1983-1 was created to replace the County of Alameda Lighting Service Area shortly after the City of Dublin incorporated in 1983. It funds public street lighting in most of the City and encompasses approximately 12,000 parcels. Assessments levied in the District were based upon estimated annual operating, maintenance, and replacement costs, with no provision to increase the levy beyond a maximum cap, which was reached in 2007.

District 1999-1 encompasses approximately 7,000 parcels and funds public street lighting in portions of the City including Dublin Ranch, Fallon Village, Tassajara Hills, and the Clifton Park development in western Dublin. District 1999-1 does have an annual escalator that has allowed it to keep pace with costs. Diagrams showing the boundaries of LLAD 1983-1 and LLAD 1999-1 are included in Attachment 5.

Operating, maintenance, and replacement costs for public street lighting increase over time due to inflation and other economic factors. Recently, the rising cost of electricity has

significantly contributed to the funding needs within the City's two public street lighting LLADs. For example, electricity costs in District 1983-1 have increased from about $190,000 in Fiscal Year 2022-23 to over $300,000 in Fiscal Year 2024-25. Similarly, electricity costs in District 1999-1 have increased from about $180,000 in Fiscal Year 2022-23 to over $275,000 in Fiscal Year 2024-25. Electricity costs are expected to continue to increase in future years, though at a lower percentage than in the last few fiscal years.

From 2007 to today, the annual assessment levied in District 1983-1 has been $19.34 per residential unit and $106.37 per acre for commercial uses. For Fiscal Year 2025-26, LLAD 1983-1 estimated revenues are $327,670 and expenses are $439,545, resulting in the use of $111,875 in District reserves. Since there is no authorized annual escalator for assessments, the District will continue drawing from the District's reserve fund balance in future years to cover costs, including the costs associated with Proposition 218 Engineering Services. The District is projected to run out of reserves in Fiscal Year 2027-28. Absent any voter-approved increase to the assessments, the General Fund will need to cover the increasing annual difference between revenue and expenses (estimated at approximately $150,000 in year one).

Agreement with Francisco & Associates, Inc.
Per City Council direction, Staff issued an open and competitive request for proposals (RFP) in August 2025 (Attachment 3) for consultants with expertise in Proposition 218 Engineering Services to help the City address the structural deficit in District 1983-1.

The City received three proposals in response to the RFP, from Francisco and Associates, Inc. (Attachment 4), Harris and Associates, and NBS. A breakdown of the costs provided in each proposal is included in Table 1. Each firm defined the project in two primary phases (Engineer's Report Preparation and Proposition 218 Proceedings) and provided costs for each. Each submission also noted "other expenses".

Table 1 – Cost Breakdown Comparison

Agency	Engineer's Report	Prop 218 Proceedings	Other	Total
Francisco & Associates	$45,890	$23,900-$48,900*	$50,210-80,210	$120,000-175,000
Harris & Associates	$30,000	$35,000	No range provided (3rd-Party Billed)	Unknown
NBS	$34,500	$39,500	$27,000 - Unknown	$101,000 - Unknown

*Francisco and Associates' Prop 218 Proceedings costs include $25,000 in optional public outreach.

After reviewing the proposals, Staff determined Francisco & Associates is the most qualified based upon responsiveness to the RFP, experience of the firm and individual firm employees, and satisfaction of prior clients. Francisco & Associates has an extensive client list and has provided similar services to the California Municipal Finance Authority, to the cities of Emeryville, Livermore, Oakland, and Oakley, and to unincorporated Alameda County. Francisco & Associates also recently completed a Proposition 218 project for the Town of

Danville.

The scope of services (included in Attachment 2) provides a summary of the work Francisco & Associates will complete in the Proposition 218 process. It is Staff's expectation that the consultant will evaluate all solutions to this issue – these may include redrawing the boundary of the District (essentially creating a new District), and/or potentially consolidating Districts 1983-1 and 1999-1. Generally, the project scope includes, but is not limited to the following:

1. Establish the boundaries of the assessment district, budget and revenue needed to provide the improvements and services.
2. Meet with the City Council to determine the best option for the City.
3. Perform a comprehensive benefit analysis.
4. Prepare the required Engineer's Report.
5. Mail notices and ballots to property owners.
6. Hold a public hearing, tabulate returned ballots, and determine the results (the measure passes if less than 50 percent of the weighted ballots are submitted in opposition.).

The proposed agreement with Francisco & Associates, Inc. includes performance measures. The agreement also addresses the steps to take should the consultant not meet the following performance requirements:

1. Complete the Engineer's report and proceedings tasks in compliance with applicable federal, state, and local laws, regulations, and standards.
2. Ninety percent of the time, be available for an online or teleconference meeting within three business days of a meeting request from the Public Works Department.
3. Maintain records of performance and make those records available to the Public Works Department upon request.

Staff recommends that the City Council approve the agreement with Francisco & Associates with a not-to-exceed compensation limit of $175,000, and an agreement term through June 30, 2027. Staff is recommending an extended contract term in case there are delays to the project start or if additional outreach efforts are required.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Approving an Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services
2) Exhibit A to the Resolution – Consulting Services Agreement with Francisco & Associates, Inc. for Assessment District 218 Engineering Services
3) Request for Proposals – Landscape and Lighting Assessment District (LLAD) Proposition 218 Engineering Services
4) Proposal from Francisco & Associates, Inc.
5) Street Lighting Assessment Diagrams for 1983-1 and 1999-1
6) Budget Change Form

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING AN AGREEMENT WITH FRANCISCO & ASSOCIATES, INC. FOR LANDSCAPE AND LIGHTING ASSESSEMENT DISTRICT PROPOSITION 218 ENGINEERING SERVICES

WHEREAS, since 1983, a portion of the City of Dublin's maintenance budget has been funded through assessments levied through Landscaping and Lighting Assessment Districts (LLADs); and

WHEREAS, Assessments are levied annually within LLADs pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"); and

WHEREAS, the passage of Proposition 218 in 1996 created new procedures and requirements for all LLADs in the state, the most significant being that any new LLADs, or changes to existing LLADs, require approval by a majority of the property owners participating in a mail out ballot process; and

WHEREAS, to ensure the City of Dublin meets the procedural requirements of Proposition 218, Staff solicited for consultant services by issuing a Request for Proposals (RFP) for Landscaping and Lighting Assessment District (LLAD) Proposition 218 Engineering Services in August 2025 and received three proposals; and

WHEREAS, Staff reviewed and evaluated the proposals in accordance with the RFP rating criteria and determined that Francisco & Associates, Inc. best met the City desired scope of services, based on quality, completeness of the submission, and the firm's experience with engagements of similar scope and complexity; and

WHEREAS, the City desires to enter into an agreement with Francisco & Associates, Inc. for a not to exceed amount of one-hundred seventy-five thousand dollars ($175,000) and an agreement term through June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve the Agreement with Francisco & Associates, Inc., attached hereto as **Exhibit A.**

BE IT FURTHER RESOLVED that the City Manager, or designee, is authorized to execute the Agreement, attached hereto as **Exhibit A,** and make any necessary, non-substantive changes to carry out the intent of this Resolution.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 4th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF DUBLIN AND
FRANCISCO & ASSOCIATES, INC.
FOR
ASSESSMENT DISTRICT 218 ENGINEERING SERVICES**

THIS AGREEMENT for consulting services is made by and between the City of Dublin ("City") and Francisco & Associates, Inc. ("Consultant") (together sometimes referred to as the "Parties") as of November 4, 2025 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 Term of Services. The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2027, and Consultant shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8. Notwithstanding the foregoing this Agreement may be extended on a month to month basis for up to 6 months upon the written consent of the Consultant and the City Manager, provided that: a) sufficient funds have been appropriated for such purchase, b) the price charged by the Consultant for the provision of the serves described in Exhibit A does not increase. None of the foregoing shall affect the City's right to terminate the Agreement as provided for in Section 8.

1.2 Standard of Performance. Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.

1.3 Assignment of Personnel. Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 Time. Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the

standard of performance provided in Subsection 1.2 above and to satisfy Consultant's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed $175,000, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict regarding the amount of compensation between this Agreement and Consultant's proposal, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the Parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. No individual performing work under this Agreement shall bill more than 2,000 hours in a fiscal year unless approved, in writing, by the City Manager or his/her designee. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- A copy of the applicable time entries or time sheets shall be submitted showing the following:
    - Daily logs of total hours worked by each individual performing work under this Agreement

- Hours must be logged in increments of tenths of an hour or quarter hour
- If this Agreement covers multiple projects, all hours must also be logged by project assignment
- A brief description of the work, and each reimbursable expense

- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;

- The Consultant's signature;

- Consultant shall give separate notice to the City when the total number of hours worked by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours within a 12-month period under this Agreement and any other agreement between Consultant and City. Such notice shall include an estimate of the time necessary to complete work described in Exhibit A and the estimate of time necessary to complete work under any other agreement between Consultant and City, if applicable.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 **Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within 60 days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 **Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the compensation schedule attached hereto as Exhibit A.

2.6 **Reimbursable Expenses.** Reimbursable expenses are specified in Exhibit A. Expenses not listed in Exhibit A are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.7 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before fully executing this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives,

employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence to City that such insurance is in effect. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

4.1 Workers' Compensation.

4.1.1 General Requirements. Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $1,000,000 per accident. In the alternative, Consultant may rely on a self-insurance program to meet these requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the California Labor Code shall be solely in the discretion of the Contract Administrator.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Consultant, its employees, agents, and subcontractors.

4.1.2 Submittal Requirements. To comply with Subsection 4.1, Consultant shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section; and

b. Waiver of Subrogation Endorsement as required by the section.

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General Requirements. Consultant, at its own cost and expense, shall maintain commercial general liability insurance for the term of

this Agreement in an amount not less than $1,000,000 and automobile liability insurance for the term of this Agreement in an amount not less than $1,000,000 per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including without limitation, blanket contractual liability and the use of owned and non-owned automobiles.

4.2.2 Minimum Scope of Coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 Additional Requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the Consultant; or automobiles owned, leased, hired, or borrowed by the Consultant.

c. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation.

d. For any claims related to this Agreement or the work hereunder, the Consultant's insurance coverage shall be

primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

4.2.4 Submittal Requirements. To comply with Subsection 4.2, Consultant shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section;

b. Additional Insured Endorsement as required by the section;

c. Waiver of Subrogation Endorsement as required by the section; and

d. Primary Insurance Endorsement as required by the section.

4.3 Professional Liability Insurance.

4.3.1 General Requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than $2,000,000 covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed $150,000 per claim.

4.3.2 Claims-Made Limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least 3 years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant shall

purchase an extended period coverage for a minimum of 3 years after completion of work under this Agreement.

d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.3.3 Submittal Requirements. To comply with Subsection 4.3, Consultant shall submit the Certificate of Liability Insurance in the amounts specified in the section.

4.4 All Policies Requirements.

4.4.1 Acceptability of Insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of Coverage. Prior to beginning any work under this Agreement, Consultant shall furnish City with complete copies of all Certificates of Liability Insurance delivered to Consultant by the insurer, including complete copies of all endorsements attached to the policies. All copies of Certificates of Liability Insurance and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Consultant beginning work, it shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies at any time.

4.4.3 Deductibles and Self-Insured Retentions. Consultant shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

4.4.4 Wasting Policies. No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 Endorsement Requirements. Each insurance policy required by Section 4 shall be endorsed to state that coverage shall not be

canceled by either party, except after 30 days' prior written notice has been provided to the City.

4.4.6 Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.5 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

Consultant shall, to the extent permitted by law, including without limitation California Civil Code 2782 and 2782.8, indemnify, hold harmless and assume the defense of, in any actions at law or in equity, the City, its employees, agents, volunteers, and elective and appointive boards, from all claims, losses, and damages, including property damage, personal injury, death, and liability of every kind, nature and description, arising out of, pertaining to or related to the negligence, recklessness or willful misconduct of Consultant or any person directly or indirectly employed by, or acting as agent for, Consultant, during and after completion of Consultant's work under this Agreement.

With respect to those claims arising from a professional error or omission, Consultant shall defend, indemnify and hold harmless the City (including its elected officials, officers, employees, and volunteers) from all claims, losses, and damages arising from the professionally negligent acts, errors or omissions of Consultant, however, the cost to defend charged to Consultant shall not exceed Consultant's proportionate percentage fault.

Consultant's obligation under this section does not extend to that portion of a claim caused in whole or in part by the sole negligence or willful misconduct of the City.

Consultant shall also indemnify, defend and hold harmless the City from all suits or claims for infringement of any patent rights, copyrights, trade secrets, trade names, trademarks, service marks, or any other proprietary rights of any person or persons because of the City or any of its officers, employees, volunteers, or agents use of articles, products things, or services supplied in the performance of Consultant's services under this Agreement, however, the cost to defend charged to Consultant shall not exceed Consultant's proportionate percentage fault.

Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, elected officials, employees, agents and volunteers from and against any and all liability, loss, damage, claims, expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with Consultant's performance of the services called for or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of City.

Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of Consultant to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

The Consultant's obligation to defend and indemnify shall not be excused because of the Consultant's inability to evaluate Liability or because the Consultant evaluates Liability and determines that the Consultant is not liable to the claimant. The Consultant must respond within 30 days to the tender of any claim for defense and indemnity by the City. If the Consultant fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Consultant under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until disposition has been made of the claim or suit for damages, or until the Consultant accepts or rejects the tender of defense, whichever occurs first.

Section 6. STATUS OF CONSULTANT.

6.1 Independent Contractor. At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. This Agreement shall not be construed as an agreement for employment. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subsection 1.3;

however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Consultant further acknowledges that Consultant performs Services outside the usual course of the City's business; and is customarily engaged in an independently established trade, occupation, or business of the same nature as the Consultant performs for the City and has the option to perform such work for other entities. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 Consultant Not an Agent. Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 Governing Law. The laws of the State of California shall govern this Agreement.

7.2 Compliance with Applicable Laws. Consultant and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Consultant's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 Other Governmental Regulations. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 Licenses and Permits. Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that

are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 Nondiscrimination and Equal Opportunity. Consultant shall not discriminate, on the basis of a person's race, sex, gender, religion (including religious dress and grooming practices), national origin, ancestry, physical or mental disability, medical condition (including cancer and genetic characteristics), marital status, age, sexual orientation, color, creed, pregnancy, genetic information, gender identity or expression, political affiliation or belief, military/veteran status, or any other classification protected by applicable local, state, or federal laws (each a "Protected Characteristic"), against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 Termination. City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 Extension. City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide

Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.

8.4 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but are not limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both Parties.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Subsection 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds $10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of

Alameda or in the United States District Court for the Northern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Section 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous 12 months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of California Government Code Section 1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of California Government Code

Section 1090 *et seq.,* and, if applicable, will be disqualified from holding public office in the State of California.

At City's sole discretion, Consultant may be required to file with the City a Form 700 to identify and document Consultant's economic interests, as defined and regulated by the California Fair Political Practices Commission. If Consultant is required to file a Form 700, Consultant is hereby advised to contact the Dublin City Clerk for the Form 700 and directions on how to prepare it.

10.8 Solicitation. Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 Contract Administration. This Agreement shall be administered by the City Manager ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 Notices. Any written notice to Consultant shall be sent to:
Ed Espinoza, Principal
Francisco & Associates, Inc.
231 Market Place, Suite 543
San Ramon, 94583

Any written notice to City shall be sent to:

City of Dublin
Attn: City Engineer
100 Civic Plaza
Dublin, CA 94568

10.11 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A Scope of Services & Compensation Schedule/Reimbursable Expenses

10.12 Counterparts and Electronic Signatures. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts delivered and/or signatures executed by City-approved electronic or digital means shall have the same force and effect as the use of a manual

signature. Both Parties desire this Agreement to be electronically signed in accordance with applicable federal and California law. Either Party may revoke its agreement to use electronic signatures at any time by giving notice to the other Party.

10.13 Certification per Iran Contracting Act of 2010. In the event that this contract is for
one million dollars ($1,000,000.00) or more, by Consultant's signature below Consultant certifies that Consultant, and any parent entities, subsidiaries, successors or subunits of Consultant are not identified on a list created pursuant to subdivision (b) of Section 2203 of the California Public Contract Code as a person engaging in investment activities in Iran as described in subdivision (a) of Section 2202.5, or as a person described in subdivision (b) of Section 2202.5 of the California Public Contract Code, as applicable.

SIGNATURES ON FOLLOWING PAGE

The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY OF DUBLIN

Colleen Tribby, City Manager

Attest:

Marsha Moore, City Clerk

Approved as to Form:

City Attorney

FRANCISCO & ASSOCIATES, INC.

Signed by:
Ed Espinoza
BCA3404B2934424...

Ed Espinoza, Principal

Consultant's DIR Registration Number (if applicable)

EXHIBIT A

SCOPE OF SERVICES
COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES

SCOPE OF SERVICES

Consultant shall assist the City with all aspects of the Proposition 218 process, in compliance with the requirements of Proposition 218 and the Landscaping and Lighting Act of 1972 (the "Act"), to facilitate the formation of a new Landscaping and Lighting Assessment District (LLAD) to fund the ongoing maintenance and operation of streetlighting improvements.

These aspects include:

- Engineer's Report
- Proposition 218 Proceedings

Each is described in further detail below.

Proposition 218 Engineer's Report

Consultant shall assist the City in the preparation of the required Engineer's Report, in compliance with the requirements of Proposition 218 and the Landscaping and Lighting Act of 1972 (the "Act"), to facilitate the formation of a new Landscaping and Lighting Assessment District (LLAD) to fund the ongoing maintenance and operation of streetlighting improvements.

1. **Develop Budget for new LLAD:** Assist City staff in developing a comprehensive budget for the new LLAD, including, but not limited to, costs associated with maintenance, energy consumption, administration, and reserve fund collection.

2. **Preparation of the Engineer's Report by a Professional Engineer:** Prepare the Engineer's Report in accordance with the requirements of the Act and Proposition 218, including the quantification of general benefits and the substantiation of special benefits received by each parcel within the proposed LLAD. Special benefits shall be apportioned to each benefiting parcel based on the proportionate special benefit received and used to determine the maximum assessment rates. An assessment diagram delineating the boundaries of the LLAD and identifying each parcel shall also be prepared and included in the Engineer's Report. The final Engineer's Report shall be signed and sealed by a registered professional engineer licensed in the State of California.

3. **City Council Approval and Public Hearing:** Assist City staff in the preparation of City Council documents required to approve the Engineer's Report and

conduct proceedings in accordance with the Act and Proposition 218. This includes, but is not limited to, drafting staff reports, resolutions, power point presentations, and public notices. Consultant staff shall attend up to three City Council meetings, including the required Proposition 218 public hearing, to support staff and respond to questions from the City Council and members of the public.

Proposition 218 Proceedings
Consultant shall further assist the City with all aspects of the Proposition 218 proceedings. Services will include dissemination of information to stakeholders; preparation of a mailing database using the most current parcel information (including property owner names and mailing addresses); production and mailing of required notices and ballots; response to property owner inquiries; preparation and mailing of replacement notices and ballots upon request; and tabulation of returned ballots.

1. **Project Team Meetings:** Attend virtual meetings with the project team to discuss schedules, action items, public outreach strategy, and information that will be provided to stakeholders.

2. **Assist with Public Outreach and Dissemination of Information to Stakeholders:** Collaborate with City staff to develop a strategic plan for stakeholder engagement and public outreach related to the proposed new LLAD. Assist in the preparation of informational materials to be distributed to affected property owners through mailers, social media platforms, and content for the City's website. Consultant shall support City staff in responding to inquiries from City Council, property owners, and community members regarding the proposed LLAD. Upon request, Consultant staff shall attend community meetings to address questions and concerns raised by stakeholders.

3. **Preparation of Mailing Database:** Coordinate with Alameda County to obtain the most current property data for parcels located within City limits, including property owner names and mailing addresses. Using this data, prepare a comprehensive mailing database for the distribution of notices and ballots in accordance with Proposition 218 requirements.

4. **Preparation of Notices and Ballots:** Collaborate with project team to prepare draft of the required notice and ballot in accordance with Proposition 218. Review draft notice and ballot with the project team and incorporate revisions as necessary to finalize for delivery to the mail house.

5. **Production of Notices, Ballots, Outgoing Envelopes, and Return Envelopes:** Coordinate with the mail house to mail merge and print between 12,000 and 20,000 notices, ballots, outgoing and incoming envelopes. The final count will be determined by the selected strategy for the proposed LLAD. The outgoing envelopes will be printed on No. 10 windowed envelopes with the return

address, stamp and a statement that the envelopes contain an official ballot inside. The return envelopes will be printed on colored No. 9 envelopes with the return address printed on them along with a prepaid postage stamp. The notice will be printed as a color brochure and will include information regarding the proposed assessment as required by Proposition 218. The ballot will be printed on colored card stock.

6. **Mailing of Notices and Ballots:** Coordinate with the mail house to fold, stuff, and apply postage to outgoing and return envelopes and deliver notices and ballots to the post office to ensure delivery by the legal deadline. The notices and ballots will be mailed no less than 45 days prior to the scheduled public hearing.

7. **Property Owner Inquiries and Replacement Notices and Ballots:** Consultant's phone number will be printed on the notice for property owners to call if they have any questions related to the proposed assessment and/or Proposition 218 procedures. If requested by property owner(s), Consultant will provide replacement notices and ballots in the event they are lost, misplaced, or if a property owner wishes to change their vote. These ballots will be printed on a different colored card stock than the original ballots to ensure ballots are not counted twice.

8. **Tabulation of Ballots:** After the close of the scheduled public hearing, open, sort, and tabulate all returned ballots and prepare a summary table of the ballot tabulation results. The table shall include but is not limited to; the number and total assessment amount corresponding to the returned ballots in favor of the proposed assessment, the number and total assessment amount corresponding to the ballots opposed to the proposed assessment, the number and total assessment amount corresponding to the ballots deemed invalid, and the number and total assessment amount corresponding to the ballots not returned. If a majority of ballots returned, weighted by proposed assessment, are not opposed to the proposed assessment, the City Council may approve the proposed LLAD and Engineer's Report.

Performance Measures

1. Engineer's Report:
   a. Complete report and proceedings tasks in compliance with applicable federal, state, and local laws, regulations, and standards.
   b. Ninety percent (90%) of the time, be available for an online or teleconference meeting within three business days of a meeting request from the Public Works Department.
   c. Maintain records of performance and make those records available to the Public Works Department upon request.

2. Other Duties:
   a. Consultant shall perform other related work within the scope of services, as mutually agreed upon between the Consultant and the Public Works Director, or designee.
   b. Fees for such services shall be based upon the Compensation Schedule and will be negotiated and mutually agreed upon by the Consultant and the Public Works Director, or designee.

If the Consultant is unable to meet the timelines or requirements set forth, the City will provide written comments outlining the deficient deliverables and will, in good faith, meet and discuss with the Consultant regarding their performance to understand the circumstances and collaboratively identify a resolution. If performance issues persist, and the City can reasonably demonstrate that such issues are due to the Consultant's actions or omissions, the City may, (i) temporarily withhold payment for the specific deliverables in question until they are satisfactorily completed and accepted, or (ii) request that the Consultant re-perform the services at no additional cost. Repeated and material failure to meet agreed-upon performance measures, after reasonable opportunity to cure and upon substantiated fault of the Consultant, may constitute grounds for termination for cause.

COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES

Proposition 218 Services	
Engineer's Report	$45,890 (Lump Sum)
Outreach and Ballot Preparations	$23,900-$48,900*
Notices and Ballots	$50,210-80,210*
Final Cost	$120,000-$175,000*

**Final costs will depend on the actual cost of materials and postage at the time of production and mailing, the amount of marketing and outreach, and the final number of notices and ballots produced, mailed, and tabulated. Costs currently estimated to be $4.00 per notice and ballot. Marketing and outreach billed at hourly rates provided below.*

Additional Analysis and As-needed Services	T & M (Hourly Rates Below)

Francisco & Associates Current Billing Rate for Francisco & Associates, Inc.	
Principal Engineer/Project Manager	$240.00/hour
Associate Engineer	$175.00/hour

Senior Project Analyst	$160.00/hour
Project Analyst	$145.00/hour
Clerical	$95.00/hour

Reimbursables would be billed at cost plus 15%. Reimbursable costs include County Assessor data and maps, mileage, etc. Estimated not to exceed $1,000. Mileage would be billed at current IRS standard mileage rates.

REQUEST FOR PROPOSALS

Landscaping and Lighting Assessment District (LLAD) Proposition 218 Engineering Services

City of Dublin

Proposals must be received by: Friday, August 15 at 4:00pm

Brad Olson, Management Analyst II
100 Civic Plaza
City of Dublin, CA 94568
brad.olson@dublin.ca.gov

Proposals will be evaluated on the following: a) responsiveness to the Request for Proposal questions, b) experience of the firm, c) experience and qualifications of the assigned individuals and d) Satisfaction of previous clients.

Request for Proposal
For
Landscaping and Lighting Assessment District (LLAD) Proposition 218 Engineering Services

Overview

The City of Dublin (City) is requesting proposals from qualified engineering firms to assist in the preparation of a Landscaping and Lighting Assessment District (LLAD) Engineers Report and assist the City with all aspects of the Proposition 218 proceedings.

Project Description:

Consultant shall assist the City in the preparation of the required Engineer's Report, in compliance with the requirements of Proposition 218 and the Landscaping and Lighting Act of 1972 (the "Act"), to facilitate the formation of a new Landscaping and Lighting Assessment District (LLAD) to fund the ongoing maintenance and operation of streetlighting improvements. Specific tasks included below.

Consultant shall further assist the City with all aspects of the Proposition 218 proceedings. Services will include dissemination of information to stakeholders; preparation of a mailing database using the most current parcel information (including property owner names and mailing addresses); production and mailing of required notices and ballots; response to property owner inquiries; preparation and mailing of replacement notices and ballots upon request; and tabulation of returned ballots. Specific tasks included below.

Engineer's Report:

Task 1 – Develop Budget for new LLAD
Assist City staff in developing a comprehensive budget for the new LLAD, including, but not limited to, costs associated with maintenance, energy consumption, administration, and reserve fund collection.

Task 2 – Preparation of the Engineer's Report by a Professional Engineer
Prepare the Engineer's Report in accordance with the requirements of the Act and Proposition 218, including the quantification of general benefits and the substantiation of special benefits received by each parcel within the proposed LLAD. Special benefits shall be apportioned to each benefiting parcel based on the proportionate special benefit received and used to determine the maximum assessment rates. An assessment diagram delineating the

boundaries of the LLAD and identifying each parcel shall also be prepared and included in the Engineer's Report. The final Engineer's Report shall be signed and sealed by a registered professional engineer licensed in the State of California.

Task 3 – City Council Approval and Public Hearing
Assist City staff in the preparation of City Council documents required to approve the Engineer's Report and conduct proceedings in accordance with the Act and Proposition 218. This includes, but is not limited to, drafting staff reports, resolutions, power point presentations, and public notices. Consultant staff shall attend up to three City Council meetings, including the required Proposition 218 public hearing, to support staff and respond to questions from the City Council and members of the public.

Proposition 218 Proceedings:

Task 1 – Project Team Meetings
Attend virtual meetings with the project team to discuss schedules, action items, public outreach strategy, and information that will be provided to stakeholders.

Task 2 – Assist with Public Outreach and Dissemination of Information to Stakeholders
Collaborate with City staff to develop a strategic plan for stakeholder engagement and public outreach related to the proposed new LLAD. Assist in the preparation of informational materials to be distributed to affected property owners through mailers, social media platforms, and content for the City's website. Consultant shall support City staff in responding to inquiries from City Council, property owners, and community members regarding the proposed LLAD. Upon request, Consultant staff shall attend community meetings to address questions and concerns raised by stakeholders.

Task 3 – Preparation of Mailing Database
Coordinate with Alameda County to obtain the most current property data for parcels located within City limits, including property owner names and mailing addresses. Using this data, prepare a comprehensive mailing database for the distribution of notices and ballots in accordance with Proposition 218 requirements.

Task 4 – Preparation of Notices and Ballots
Collaborate with project team to prepare draft of the required notice and ballot in accordance with Proposition 218. Review draft notice and ballot with the project team and incorporate revisions as necessary to finalize for delivery to the mail house.

Task 5 – Production of Notices, Ballots, Outgoing Envelopes, and Return Envelopes
Coordinate with the mail house to mail merge and print between 12,000 and 20,000 notices, ballots, outgoing and incoming envelopes. The final count will be determined by the selected strategy for the proposed LLAD. The outgoing envelopes will be printed on No. 10 windowed envelopes with the return address, stamp and a statement that the envelopes contain an official ballot inside. The return envelopes will be printed on colored No. 9 envelopes with the return address printed on them along with a prepaid postage stamp. The notice will be

printed as a color brochure and will include information regarding the proposed assessment as required by Proposition 218. The ballot will be printed on colored card stock.

Task 6 – Mailing of Notices and Ballots

Coordinate with the mail house to fold, stuff, and apply postage to outgoing and return envelopes and deliver notices and ballots to the post office to ensure delivery by the legal deadline. The notices and ballots will be mailed no less than 45 days prior to the scheduled public hearing.

Task 7 – Property Owner Inquiries and Replacement Notices and Ballots

Consultant's phone number will be printed on the notice for property owners to call if they have any questions related to the proposed assessment and/or Proposition 218 procedures. If requested by property owner(s), Consultant will provide replacement notices and ballots in the event they are lost, misplaced, or if a property owner wishes to change their vote. These ballots will be printed on a different colored card stock than the original ballots to ensure ballots are not counted twice.

Task 8 – Tabulation of Ballots

After the close of the scheduled public hearing, open, sort, and tabulate all returned ballots and prepare a summary table of the ballot tabulation results. The table shall include but is not limited to; the number and total assessment amount corresponding to the returned ballots in favor of the proposed assessment, the number and total assessment amount corresponding to the ballots opposed to the proposed assessment, the number and total assessment amount corresponding to the ballots deemed invalid, and the number and total assessment amount corresponding to the ballots not returned. If a majority of ballots returned, weighted by proposed assessment, are not opposed to the proposed assessment, the City Council may approve the proposed LLAD and Engineer's Report.

Process and General Conditions

1. Proposers shall submit one electronic copy to:

   Brad Olson
   Management Analyst II
   100 Civic Plaza
   Dublin, CA 94568
   brad.olson@dublin.ca.gov

Electronic copies shall be submitted by emailed PDF or an e-mailed link to an online file sharing platform (such as OneDrive, SharePoint, Google Drive, Dropbox, Box, ShareFile, etc.). **Hardcopies will not be accepted.**

2. Deadline for submitting the proposal is Friday, August 15, 2025, at 4:00 p.m. to brad.olson@dublin.ca.gov.

3. The City will not pay for any costs incurred in preparation and submission of the proposals or in anticipation of a contract.

Schedule for RFP Process

Monday, July 28	Request for Proposals released.
Monday, August 4	Deadline to submit questions to City of Dublin by 4:00 p.m. via e-mail ONLY to Brad Olson at brad.olson@dublin.ca.gov.
Friday, August 8	Addendum posted, if required
Friday, August 15	Proposals are due no later than 4:00 PM on August 15 to Brad Olson at brad.olson@dublin.ca.gov. **Late submittals will not be accepted**.
Friday, August 22	Interview firms (optional)
Tuesday, September 16	Consulting Services Agreement scheduled for approval by the Dublin City Council.

(Tentative dates, subject to change)

RFP Submittal Requirements

Please prepare and organize your Statement of Qualification based on the requirements provided below. Any other information you would like to include should be placed in a separated section at the back of your Statement of Qualification. Please note however that the RFP submittal is limited to **10 pages maximum**, should be submitted on 8 ½ x 11" sized PDF pages, and in 12-point font. Page limit excludes table of contents, tabbed dividers, and resumes for Contractor's team. All additional items submitted will be counted towards the page count.

Interested companies are requested to submit one electronic copy of their Proposal as follows:

1. Enclose a cover letter not to exceed one page, describing the company's interest and commitment to perform work necessary to provide carpet and window cleaning services. The person authorized by the company to negotiate a contract with the City of Dublin shall sign the cover letter. Please include this cover letter within document and not as a separate page.

2. State the qualifications and experience of the company/individual(s). Please emphasize the specific qualifications and experience with engagements of similar scope and complexity.

3. Provide at least three (3) references from recent work (previous five years) similar to the services outlined in this request for proposals. Please include a brief description of the work performed and the role your company performed. Reference information shall include: Name, Address, Contact, Title, Phone Number, and Term of the Contract.

4. List key staff members, including identification of the Principal-in-Charge and Project Manager/primary point-of-contact. Include each team member's availability, including all existing committed hours, and the ability of being able to complete the project on time and budget.

5. Provide an approach to completing this project, showing the flow of various tasks of the work and demonstrating a clear understanding of the requested work.

6. Provide a proposed project budget, to include a compensation rate schedule for services.

7. Provide confirmation of your company's ability to meet the City's Standard Consulting Agreement and insurance requirements. Exceptions to the Agreement and insurance requirements shall be specifically noted in the Proposal.

Standard Consulting Agreement:

It is anticipated that the services covered by the Agreement resulting from this solicitation will be performed on a time and materials fee basis for a specified scope of work. The term of the agreement will begin September 16, 2025.

A sample of the City's Standard Consulting Agreement (Agreement), including insurance requirements, is provided as **Attachment A**.

If the interested firm desires to take exception to the Agreement and/or insurance requirements, the interested firm shall clearly identify proposed changes to the Agreement and furnish the reason for these changes, which shall be included in the qualification. Exceptions will be taken into consideration in evaluating Proposals. Otherwise, the interested firm is to state in the proposal that the Agreement and insurance requirements are acceptable.

Consideration for exceptions will not be considered if not included in the submitted proposal.

Conflict of Interest

Proposer agrees that, for the term of this contract, no member, officer or employee of the City of Dublin, or of a public body within Alameda County or member or delegate to the Congress of the United States, during his/her tenure or for one year thereafter, shall have any direct interest in the contracts or any direct or material benefit arising therefrom.

Proposers must provide a list of any potential conflicts of interest in working for the City of Dublin. This must include, but is not limited to, a list of your firm's clients who are the following: Private clients located or operating within the City of Dublin limits, Dublin San Ramon Service District, US Army Camp Parks and/or the County of Alameda, and a brief description of work for these clients. Proposers must also identify any other clients (including public entities), that may pose a potential conflict of interest, as well as a brief description of work you provide to these clients.

This list must include all potential conflicts of interest within the year prior to the release of this RFQ as well as current and future commitments to other projects.

Principals and those performing work for City of Dublin may be required to submit a California Fair Political Practices Commission (FPPC) Form 700: Statement of Economic Interests documenting potential financial conflicts

of interest. For additional information, proposers should refer to the FPPC website at http://www.fppc.ca.gov/Form700.html.

Equal Employment Opportunity

Proposer shall not, on the grounds of race, color, sex, age, religion, national origin, ancestry, physical handicap, medical condition, or marital status either discriminate or permit discrimination against any employee or applicant for employment in any manner prohibited by Federal, State or local laws. In the event of Proposer non-compliance, the City of Dublin may cancel, terminate or suspend the Contract in whole or in part. Proposer may also be declared ineligible for further contracts with the City of Dublin.

Proposer shall take affirmative action to ensure that applicants are employed, and that employees are treated during their employment, without regard to their race, religion, color, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Proposer and its sub-consultants shall post in conspicuous places, available to all employees and applicants for employment, a notice setting forth the following provisions [29 U.S.C. § 623, 42 U.S.C. § 2000, 42 U.S.C. § 6102, 42 U.S.C. § 12112, 42 U.S.C. § 12132, 49 U.S.C. § 5332, 29 CFR Part 1630, 41 CFR Parts 60 et seq.].

Governing Law

This RFP summarizes the applicable laws and governance; when in conflict applicable State/Federal guidelines shall apply. The contract and legal relations between the parties hereto shall be governed and construed in accordance with the laws of the State of California.

Insurance Requirements

The Contractor shall provide insurance coverage as follows in conformance with the City of Dublin's requirements:

General Liability Insurance	$1,000,000
Automobile Liability Insurance	$1,000,000
Professional Liability Insurance	$2,000,000
Workers' Compensation Insurance	$1,000,000

References

Contractor must include three (3) references for which the company has provided services similar to those described in this RFP. Reference information shall include: Name, Address, Contact, Title, Phone Number, and Term of the Contract.

Review and Selection Process

The City reserves the right to make the selection based on its sole discretion. A subcommittee selected by City Staff will evaluate proposals provided in response to this RFP. The subcommittee will use a forced ranking process (please see Attachment B, Forced Ranking Rating Sheet, for further detail). Informal interviews may be conducted by City staff, and may include more than one firm that has submitted a Proposal.

Based on input from this review process, a recommendation will be made to the City Manager. The City Manager will make a recommendation to the City Council for award of contract services.

The City reserves the right to award a contract to the firm(s) that the City feels best meets the requirements of the RFP. The City reserves the right to reject any and all Proposals prior to execution of the Agreement, with no penalty to the City.

Selection of Consultant

Submitted Proposals will be evaluated and scored using the following criteria:

- Qualifications and specific experience of key project team members.
- Quality and completeness of the proposal.
- Experience with engagement of similar scope and complexity.
- Satisfaction of previous clients.
- Cost of providing the consultant services for this project.

City of Dublin

Statement of Qualifications
Landscaping and Lighting Assessment District (LLAD)
Proposition 218
Engineering Services

August 15, 2025



Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

Northern California
925-867-3400
Southern California
760-438-5330

August 15, 2025

Brad Olson
Management Analyst II
100 Civic Plaza
Dublin, CA 94568

Subject: Proposal to Provide Landscaping and Lighting Assessment District (LLAD) Proposition 218 Engineering Services for the City of Dublin

Dear Brad:

Francisco & Associates (F&A) appreciates the opportunity to submit this Statement of Qualifications to provide Landscaping and Lighting Assessment District (LLAD) Proposition 218 Engineering Services for the City of Dublin (City). **F&A has the ability to meet the City's Standard Consulting Agreement and insurance requirements.** F&A has extensive experience in assisting public agencies throughout the state of California with conducting Proposition 218 proceedings to form new assessment districts and increase assessments for existing assessment districts.

In calendar year 2025 alone, F&A assisted the Cities of Brentwood, Clayton, Clovis, Hercules, the Kirkwood Meadows Public Utility District, and the Town of Danville in conducting Proposition 218 proceedings to successfully establish new assessments or increase assessments for existing districts. F&A is also currently assisting the Cities of Concord, Lincoln, Livermore, San Pablo, and South San Francisco in evaluating compliance with the requirements of Proposition 218 and the viability of options to generate additional assessment revenues to address funding shortfalls.

Ed Espinoza will serve as the Principal-in-Charge and Project Manager/primary point of contact, overseeing all aspects of the Proposition 218 Engineering Services provided to the City. Ed is a registered Civil Engineer in the State of California and has served as the City's assessment engineer, overseeing the annual administration of the City's five (5) LLADs since 2017. He will be supported by Anthony Hernandez and Jordan Brown, who have worked on the City's LLADs in various capacities over the years, including annual administration, performing streetlight billing and maintenance responsibility audits.

Our staff is committed to the City of Dublin, and if given the opportunity, we will continue to provide excellent service that will have a lasting impact. If you have any questions regarding this Statement of Qualifications, please give me a call at (925) 867-3400.

Sincerely,

Ed Espinoza, P.E.
Managing Principal

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SECTION IV – Project Approach 4-1

SECTION V – Proposed Project Budget 5-1

APPENDIX – Resumes ..... Appendix A

Ed Espinoza, P.E. A-1

Anthony Hernandez A-2

Jordan Brown A-3

Francisco & Associates (F&A) was established in 2000 to provide financial and assessment engineering services to public agencies throughout the State of California. F&A specializes in the formation and administration of special financing districts, including assessment districts formed pursuant to the Landscaping and Lighting Act of 1972 and Proposition 218. Our company's goals are simple: listen to our clients, provide quality service with a personal touch, and be highly responsive.

The key staff members at F&A have developed and implemented innovative benefit assessment methodologies to fund public services, including the quantification of general versus special benefit to property and the determination of each property's proportionate share of special benefit. Our team has conducted and overseen all aspects of Proposition 218 proceedings related to the establishment of new assessments and increases to existing assessments, including budget development, preparation of Engineer's Reports, required notices and ballots, City Council documents, assistance with public outreach and dissemination of information to stakeholders, and conducting ballot tabulations. The required Engineer's Reports are prepared by one of our on-staff registered professional engineers, certified by the State of California pursuant to Article XIIID, Section 4(b) of the California Constitution.

Ed Espinoza, the Principal-in-Charge that will oversee the Landscaping and Lighting Assessment District (LLAD) Proposition 218 Engineering Services for the City of Dublin, is a recognized industry leader who has been featured as a panelist at municipal finance and assessment engineering seminars for organizations such as the California Debt and Investment Advisory Commission (CDIAC). In Fiscal Year 2024-25, Ed successfully served as the Principal-in-Charge and project manager for the following projects involving Proposition 218 proceedings:

- City of Brentwood – Coordinated with City staff and Developers to form three separate Landscaping and Lighting Assessment Districts (LLADs) comprised of single-family residential developments to provide on-going funding for the maintenance of City landscaping, parks, streetlighting, and trail improvements.

- City of Clayton Geologic Hazard Assessment District (GHAD) – Worked closely with the GHAD manager and legal counsel to approve annual assessment increases ranging from $85 to $245 for 1,484 residential parcels, providing ongoing funding to protect homes and infrastructure from landslides, soil erosion, and ground movement. The approved assessment increases also include authorization to increase assessments annually by the published Consumer Price Index, not-to-exceed 5%.

- City of Clovis – Worked closely with City staff and legal counsel to approve assessment increases corresponding to two (2) Benefit Zones associated with the City's Landscape Maintenance District No. 1 comprised of more than 11,500 residential and non-residential parcels. The approved assessment increases also include authorization to increase assessments annually by the published Consumer Price Index, not-to-exceed 3%.

- City of Hercules – Worked closely with City staff, legal counsel, and public outreach consultant to approve $50 annual assessment increases over 10 years ($500 total) for a landscaping and lighting assessment district comprised of 800 single-family homes to eliminate an annual and cumulative funding shortfall. The approved assessment increases also include authorization to increase assessments annually by the published Consumer Price Index.

- City of Livermore – Performed a comprehensive review of the City's ninety-two (92) landscaping and lighting assessment districts to evaluate compliance with Proposition 218. Quantified the general benefit attributed to the City's landscaping, parks, streetlighting, and trail improvements. Implemented innovative cost allocations and special benefit spread methodologies. Updated the annual Engineer's Reports to strengthen compliance with the Landscaping and Lighting Act of 1972 and Proposition 218.

- City of San Pablo - Performed a parcel audit and comprehensive review of the City's Citywide landscaping and lighting assessment district to evaluate compliance with the Landscaping and Lighting Act of 1972 and Proposition 218. Updated the annual Engineer's Report to strengthen compliance with the Landscaping and Lighting Act of 1972 and Proposition 218.

- Kirkwood Meadows Public Utility District (KMPUD) – Worked closely with the KMPUD general manager, fire chief, and legal counsel to develop a budget for fire protection services, perform a benefit analysis, and prepare an Engineer's Report pursuant to the Fire Suppression Act and Proposition 218. The benefit analysis, proposed assessment rates, and Engineer's Report have been approved by the KMPUD Board and F&A will be assisting staff with noticing and balloting over 1,000 properties in 2025 pursuant to Proposition 218.

- Town of Danville – Worked closely with Town staff, legal counsel, and communications director to approve the formation of a new Townwide landscaping and lighting assessment district generating an additional $1.5 million in annual revenue to fund the on-going maintenance of Town landscaping, parks, and streetlighting. The new LLAD replaces the Town's existing LLAD, included the approval of assessment increases of $100 per year on average with the authorization to increase assessments annually by the published Consumer Price Index, not-to-exceed 3%.

Our firm has administered the City of Dublin's five (5) existing landscaping and lighting assessment districts since 2017 and has also performed numerous audits. F&A's familiarity with the City's LLADs, combined with our proven track record in conducting successful Proposition 218 proceedings, makes us uniquely qualified to assist the City with its pending LLAD Proposition 218 efforts.

F&A currently provides the services desired by the City of Dublin for public agencies across the State of California. This section provides a sampling of references for work performed similar to those included in this request for proposal. We encourage you to give them a call and hear firsthand about our quality of service and commitment to their projects. If you should need additional references, we can provide them upon your request.

CITY OF CLOVIS CITYWIDE LANDSCAPE MAINTENANCE DISTRICT NO. 1 ASSESSMENT INCREASES FOR BENEFIT ZONES 4 AND 5

F&A has assisted the City of Clovis with annual administration, management, auditing, Proposition 218 and other special financing district consulting services related to its Landscape Maintenance District No. 1 (LMD) since 2000. In the spring of 2025, F&A assisted the City in conducting Proposition 218 proceedings to approve assessment increases associated with Benefit Zones 4 and 5 of the LMD with an annual escalator not to exceed 3%. The F&A team managed all aspects of the project including development of the budget, determination of the proposed assessment rates, preparation of the Engineer's Report, preparation of the notices and ballots, production and mailing of the notices and ballots, assistance with public outreach material and City Council documents, and conducting the ballot tabulation. The term of the contract is calendar year 2025. Reference information for this project is as follows:

Scott Redelfs, Public Works Director
City of Clovis
1033 Fifth Street
Clovis, CA 93612
p: (559) 324-2648
e: scottr@clovisca.gov

CITY OF CLAYTON OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT ASSESSMENT INCREASES FOR 1,484 RESIDENTIAL PROPERTIES

In the spring of 2025, F&A assisted the GHAD manager and legal counsel in conducting Proposition 218 proceedings to approve annual assessment increases ranging from $85 to $245, with an annual escalator not to exceed 5%, to provide ongoing funding for the protection of homes and infrastructure from landslides, soil erosion, and ground movement. The F&A team managed all aspects of the project including development of the budget, determination of the proposed assessment rates, preparation of the Engineer's Report, preparation of the notices and ballots, production and mailing of the notices and ballots, assistance with public outreach material, City Council documents, presentations to the Board and property owners, and conducting the ballot tabulation. The term of the contract is calendar year 2025. Reference information for this project is as follows:

Larry Theis, GHAD Manager
Theis Engineering & Associates
6000 Heritage Trail
Clayton, CA 94517
p: (925) 890-9732
e: Larry@Theis-Engineering.com

CITY OF HERCULES VICTORIA BY THE BAY LLAD NO. 2002-1
ASSESSMENT INCREASES FOR 800 RESIDENTIAL PROPERTIES

F&A has assisted the City of Hercules with annual administration and Proposition 218 consulting services related to its LLAD program since 2008. In the spring of 2025, F&A assisted the City in conducting Proposition 218 proceedings to approve an annual assessment increase of $50 over ten years ($500 total) with an annual escalator. The F&A team managed all aspects of the project including development of the budget, determination of the proposed assessment rates, preparation of the Engineer's Report, preparation of the notices and ballots, production and mailing of the notices and ballots, coordination with public outreach firm, City Council documents, and conducting the ballot tabulation. The term of the contract is calendar year 2025. Reference information for this project is as follows:

Glenn Dombeck, Public Works Director
City of Hercules
111 Civic Drive
Hercules, CA 94517
p: (510) 799-8241
e: gdombeck@herculesca.gov

TOWN OF DANVILLE LLAD NO. 2025-1
FORMATION OF TOWNWIDE LLAD

F&A has assisted the Town of Danville with the annual administration and Proposition 218 consulting services related to its LLAD program since 2003. In the spring of 2025, F&A assisted the Town in conducting Proposition 218 proceedings to approve formation of new Townwide LLAD No. 2025-1 to replace its existing LLAD. The new LLAD 2025-1 consisted of approval of annual increases of $100 per year on average with the authorization to increase assessments annually by the published Consumer Price Index, not-to-exceed 3%. New LLAD No. 2025-1 will generate an additional $1.5 million in annual revenue commencing with Fiscal Year 2025-26 to fund the on-going maintenance of Town landscaping, parks, and streetlighting improvements.

The F&A team performed and managed all aspects of the project including development of the budgets, quantification of general benefit to the public at large versus special benefit to property, determination of the proposed assessment rates, preparation of the Engineer's Report, preparation of the notices and ballots, production and mailing of the notices and ballots, coordination with the Town's communications director to prepare

public outreach material, City Council documents, and conducting the ballot tabulation. The term of the contract is calendar year 2025. Reference information for this project is as follows:

Dave Casteel, Maintenance Services Director
Town of Danville
1000 Sherburne Hills Road
Danville, CA 94526
p: (925) 314-3434
e: dcasteel@danville.ca.gov

CITY OF LIVERMORE LLADs
REVIEW AND EVALUATION OF LLADS FOR PROPOSITION 218 COMPLIANCE

In 2024, F&A assisted the City of Livermore in reviewing its ninety-two (92) LLADs located throughout the City to identify eligible improvements that can be maintained by each respective LLAD and to provide recommendations to strengthen compliance with the Landscaping and Lighting Act of 1972 and Proposition 218 through the implementation of innovative cost allocation and special benefit methodologies. F&A also updated the annual Engineer's Reports. The term of the contract extends from calendar year 2024 through calendar year 2025. Reference information for this project is as follows:

Marisa Gan, Management Analyst II
City of Livermore
1052 S. Livermore Avenue
Livermore, CA 94550
p: (925) 960-8023
e: mjgan@livermoreca.gov

The following is a listing of the key project staff members for this project. Ed Espinoza, P.E., will serve as the Principal-In-Charge/Project Manager overseeing all aspects of the project. Ed will be supported by Senior Project Analysts Anthony Hernandez and Jordan Brown. F&A certifies that the key project staff members identified in this Statement of Qualifications will be able to complete the project on time and on budget. For a more detailed resume of each key project staff member, please refer to Appendix "A" of this Statement of Qualifications.

Ed Espinoza, P.E., Principal-In-Charge/Project Manager

Mr. Espinoza is a registered Civil Engineer in the State of California and has eighteen (18) years of public finance and municipal engineering experience. Ed will serve as Principal-In-Charge/Project Manager and will be the primary point of contact for the City. Ed has served as either Principal-In-Charge, Principal Engineer, or Project Manager for the formation and administration of over 150 special financing districts throughout California. These special financing districts have been formed pursuant to the Landscaping & Lighting Act of 1972, Mello-Roos Community Facilities Act of 1982, Benefit Assessment Act of 1982, 1913 Municipal Improvement Act, and other Special Fee/Tax Ordinances. Ed is the featured assessment engineer/panelist at California Debt and Investment Advisory Commission (CDIAC) seminars. Ed has served as the assessment engineer for the City of Dublin's existing five (5) landscaping and lighting assessment districts since 2017.

Anthony Hernandez, Senior Project Analyst

Mr. Hernandez will be assisting the Principal-In-Charge/Project Manager with all aspects of the project as the secondary point of contact for the City. Anthony will assist in preparing project deliverables and ensuring project deadlines are met. Anthony has assisted with the annual administration of the City's five (5) landscaping and lighting assessment districts since 2019. Since joining F&A, he has served as Senior Project Analyst on the formation and administration of a multitude of special financing districts pursuant to the Landscaping & Lighting Act of 1972, Mello-Roos Community Facilities District Act of 1982, and Special Fee and Tax Districts.

Jordan Brown, Senior Project Analyst

Mr. Brown will be assisting the Principal-In-Charge/Project Manager with some aspects of the project as needed and will serve as another point of contact for the City. Jordan has performed numerous streetlight billing audits and is actively coordinating with City staff and PG&E staff to consolidate the City's PG&E billing. Since joining F&A, he has served as Senior Project Analyst on the formation and administration of a multitude of special financing districts pursuant to the Landscaping & Lighting Act of 1972, Mello-Roos Community Facilities District Act of 1982, and Special Fee and Tax Districts.

INTRODUCTION

The City of Dublin's existing Street Lighting Maintenance District No. 1983-1 (the "District") was formed in 1983 and provides annual assessment revenue to fund the maintenance and operations of public streetlighting improvements located within the boundaries of the District. The District boundaries includes all parcels within City limits except for the Dublin Ranch development, the Clifton development in the western hills, Tracts 7067, 8024, 8073, and 8074, the Jordan Ranch development, the Tassajara Hills development, and the Francis Ranch development.

The City has determined that the District is exempt from the procedural requirements of Article XIIID, Section 4 of the California Constitution because it was formed prior to the passage of Proposition 218 in 1996 and funds the maintenance and operation of streetlights within public street rights-of-way, which falls under an exemption set forth in Article XIIID, Section 5(a). However, the assessments for the District do not include an annual escalator; accordingly, annual revenues have not kept pace with rising maintenance and energy costs, resulting in a significant funding shortfall. Increasing the District's assessment rates will require bringing the District into full compliance with Article XIIID, including approval by property owners subject to the assessments via a mailed-ballot proceeding.

The City is seeking a qualified engineering firm to facilitate the formation of a new Landscaping and Lighting Assessment District to replace the existing District and generate additional to address the funding shortfall for the long-term. The selected engineering firm will be responsible for preparing the required Engineer's Report and assisting with all aspects of the Proposition 218 proceedings to obtain property owner and City Council approval.

F&A has administered the City's five (5) existing landscaping and lighting assessment districts since 2017 and has performed numerous streetlight billing audits which has resulted in significant energy savings and administrative efficiencies over the years. F&A's familiarity with the City's five LLADs, combined with our proven track record in conducting successful Proposition 218 proceedings, makes us uniquely qualified to assist the City with this important project.

PROJECT APPROACH

F&A will conduct a kick-off meeting to discuss project schedule, streetlight improvements to be funded long-term, projected Fiscal Year 2026-27 budgets including reserve collection, and City roadway classifications. Following the kick-off meeting, F&A will collaborate with City staff to prepare a comprehensive inventory of the streetlight improvements in the City and confirm locations in GIS. Next, F&A staff will categorize all streetlights in the City as "Major Roadway", "Local Roadway", or "Privately Maintained" based on the roadway classifications provided by the City and develop budgets for the Major Roadway and Local Roadway categories.

F&A will coordinate with City staff to obtain traffic data and will analyze flow-through traffic along the City's major roadways using online mapping tools in order to quantify the general benefit to the public at large versus the special benefit to properties within the District. F&A will perform this analysis utilizing the current District boundaries and City limits as the "Special Benefit Boundary" for the proposed District. The results of this analysis may justify expanding the boundaries of the proposed District beyond the current District boundaries.

Upon separating and quantifying the general benefit to the public at large, F&A staff will run multiple iterations of various assessment methodologies, using the most recent parcel data obtained from Alameda County, to establish the proportionate share of special benefit for all residential and non-residential properties that may be subject to the proposed assessment. F&A will present the findings from the benefit analysis and assessment rate options to City staff and legal counsel for review and address comments and questions. Upon receiving approval from City staff and legal counsel on the benefit analysis and determination of the boundaries and proposed assessments for the new District, F&A will prepare the Engineer's Report in accordance with the Landscaping and Lighting Act of 1972 (the "Act") and Proposition 218. The Engineer's Report will be prepared by a registered professional engineer in the State of California.

The F&A team will collaborate with City staff and other consultants, if applicable, to develop a strategic plan for stakeholder engagement and public outreach related to the proposed District. F&A will assist in preparing informational materials for distribution to affected property owners via mailers, social media platforms, and content for the City's website. F&A will also support City staff in responding to inquiries from the City Council, property owners, and community members regarding the proposed District and will attend community meetings upon request.

F&A will assist City staff as needed to prepare City Council documents required to approve the Engineer's Report and conduct proceedings in accordance with the Act and Proposition 218. This includes, but is not limited to, drafting staff reports, resolutions, power point presentations, public notices, and Proposition 218 notices and ballots. F&A staff shall attend up to three City Council meetings, including the required Proposition 218 public hearing, to support staff and respond to questions from the City Council and members of the public.

F&A has partnered with an experienced mail house in Alameda County for over two decades to produce and mail Proposition 218 materials. F&A will prepare a mailing database and coordinate with its mail house partner on production and mailing of 12,000 to 20,000 notices and ballots. The final count will depend on the selected boundaries for the proposed District. The notices and ballots will be mailed a minimum of 45 days prior to the scheduled public hearing as required by Proposition 218. F&A staff will tabulate the returned ballots, weighted by proposed assessment, following the close of the public input portion of the public hearing and provide the results of the ballot tabulation to City staff. If there is no majority protest, City Council will have the authorization to approve the proposed District and assessments commencing Fiscal Year 2026-27.

The Scope of Work included in this Statement of Qualifications is proposed to be performed on a time and materials basis at the hourly rates shown in Table 1. The estimated labor hours and cost are shown below in Tables 2 and 3 below. Reimbursable expenses including, but not limited to, postage, mailing services, overnight mail, County Assessor data, and data storage will be billed at cost plus 15%.

The total fee for the scope of work included in this Statement of Qualifications is estimated to range between $120,000 to $150,000 depending on the final number of notices and ballots produced, mailed, and tabulated.

TABLE 1

F&A Personnel Classification	Hourly Rate
Principal/Project Manager	$240
Associate Engineer	$175
Senior Project Analyst	$160
Project Analyst	$145
Administrative Staff	$95

TABLE 2
Summary of Estimated Labor Hours for Engineer's Report Tasks

Scope of Services Description	Principal/ Project Manager (Hours)	Associate Engineer (Hours)	Senior Project Analyst (Hours)	Project Analyst (Hours)	Administrative Staff (Hours)	Total Hours	Total Estimated Fee
Task 1 - Develop Budget for New LLAD	8	0	8	0	0	16	$3,200.00
Task 2 - Preparation of the Engineer's Report by a Professional Engineer	88	0	80	8	4	180	$35,460.00
Task 3 – City Council Approval and Public Hearing*	24	0	8	0	2	34	$7,230.00
ENGINEER'S REPORT SUBTOTAL:	**120**	**0**	**96**	**8**	**6**	**230**	**$45,890.00**

*Includes attending up to two (2) meetings in-person.

TABLE 3
Summary of Estimated Labor Hours for Proposition 218 Proceedings Tasks

Scope of Services Description	Principal/ Project Manager (Hours)	Associate Engineer (Hours)	Senior Project Analyst (Hours)	Project Analyst (Hours)	Administrative Staff (Hours)	Total Hours	Total Estimated Fee
Task 1 – Project Team Meetings	8	0	8	0	0	16	$3,200.00
Task 2 – Assist with Public Outreach and Dissemination of Information to Stakeholders*	24	0	24	0	0	48	$9,600.00
Task 3 – Preparation of Mailing Database	2	0	0	8	0	10	$1,640.00
Task 4 - Preparation of Notices and Ballots	16	0	8	0	4	28	$5,500.00
Task 5 - Production of Notices, Ballots, Outgoing Envelopes, and Return Envelopes**	0	0	0	0	0	0	$0.00
Task 6 - Mailing of Notices and Ballots**	0	0	0	0	0	0	$0.00
Task 7 - Property Owner Inquiries and Replacement Notices and Ballots	8	0	8	0	8	24	$3,960.00
Task 8 - Tabulation of Ballots**	0	0	0	0	0	0	$0.00
PROPOSITION 218 PROCEEDINGS SUBTOTAL:	**58**	**0**	**48**	**8**	**12**	**126**	**$23,900.00**

*Assumes virtual attendance for Community and Property Owner meetings.

Final cost for these items will depend on the actual cost of materials and postage at the time of production and mailing, and the final number of notices and ballots produced, mailed, and tabulate The cost of production, mailing, and ballot tabulation is currently estimated to be $4.00 per notice and ballot produced and mailed. Therefore, the total cost for these items is anticipated to range between **$48,000 to $80,000, including outgoing and return postage.

Appendix A
Resumes

Ed Espinoza, P.E.
Principal-In-Charge/Project Manager

Mr. Espinoza will be the primary point of contact for the City, responsible for overseeing and managing all aspects of the City's projects. He will attend all in-person and virtual meetings as requested.

Education
University of Florida
Bachelor of Science, Civil Engineering

Registrations
Professional Engineer, California, No. 83709

Affiliations
Featured Speaker/Panelist for the California Debt and Advisory Investment Commission
American Society of Civil Engineers
American Public Works Association
Committee on Assessments, Special Taxes, & Other Financing Facilities (CAST-OFF)

Summary of Experience
Ed Espinoza is the president of Francisco and Associates and has served as the Principal-in-Charge or Project Manager on the formation and administration of over 150 special financing districts throughout the State of California. Mr. Espinoza has created and implemented innovative benefit assessment, property-related fee, and special tax methodologies to fund public services and the construction and maintenance of improvements under several California statutes including, but not limited to, the Benefit Assessment Act, Improvement Act of 1913, Municipal Bond Act of 1915, Landscaping and Lighting Act of 1972, and the Mello-Roos Community Facilities Act. Mr. Espinoza also specializes in conducting Proposition 218 compliance reviews, including benefit analyses quantifying general versus special benefit to property, and determining proportionate share of special benefit and cost of service. He has led many successful property owner ballot proceedings to implement new or increased property-related fees and assessments.

Prior to joining Francisco & Associates, Ed was a design engineer for Kimley-Horn and Associates, Inc., and worked on numerous small and large-scale public and private sector projects, including commercial and residential land development, roadway improvements, flood control and watershed management plans, and environmental impact studies.

A listing of projects Mr. Espinoza has worked on during his career is available upon request.

Anthony Hernandez
Senior Project Analyst

Mr. Hernandez will be assisting the Principal-In-Charge/Project Manager with all aspects of the project as the secondary point of contact for the City. Mr. Hernandez will assist in preparing project deliverables and ensuring project deadlines are met.

Education
California State University, San Marcos
Bachelor of Science, Business Administration (Finance)

Affiliations
Municipal Management Assistants of Northern California
Committee on Assessments, Special Taxes, & Other Financing Facilities (CAST-OFF)

Summary of Experience
Anthony Hernandez assists with the development of annual databases, GIS mapping, preparation of Engineer's Reports, Proposition 218 proceedings, and the submittal of assessments to the County. Since joining Francisco and Associates in 2019, he has served as Senior Project Analyst for the formation and administration of a multitude special financing districts pursuant to the Landscaping and Lighting Act of 1972, Mello-Roos Community Facilities District Act of 1982, and Special Fee and Tax Districts.

Mr. Hernandez currently assists with all aspects of the annual administration of the City of Dublin's five (5) landscaping and lighting assessment districts.

A complete listing of projects Mr. Hernandez has worked on during his career is available upon request.

Jordan Brown, E.I.T.
Senior Project Analyst

Mr. Brown will be assisting the Principal-In-Charge/Project Manager with certain aspects of the project as needed and will serve as another point of contact for the City. Mr. Brown will assist in preparing project deliverables and ensuring project deadlines are met.

Education
California Polytechnic State University, San Luis Obispo
Bachelor of Science, Mechanical Engineering

Affiliations
Municipal Management Assistants of Northern California
Committee on Assessments, Special Taxes, & Other Financing Facilities (CAST-OFF)

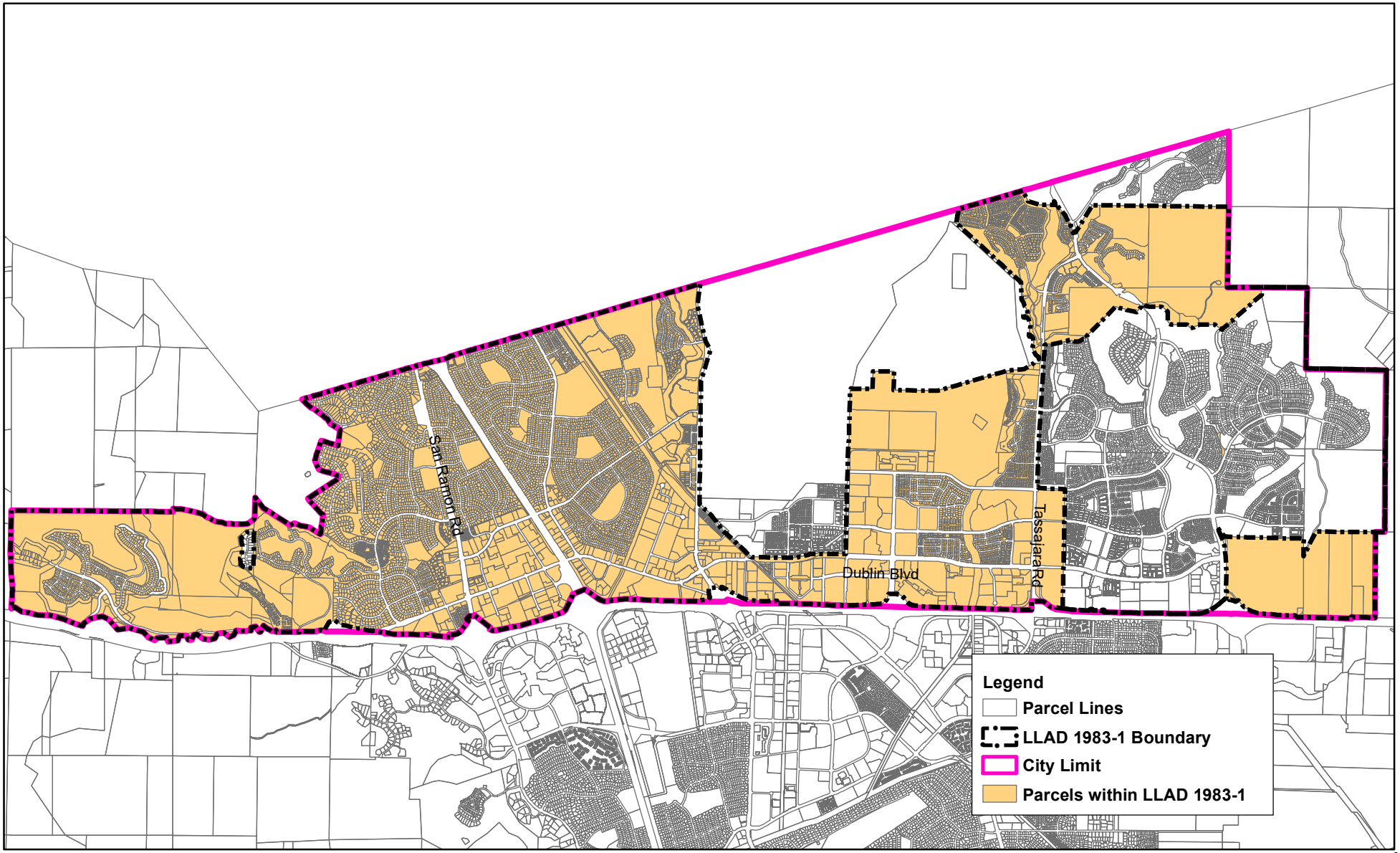
Summary of Experience
Mr. Brown assists with the development of annual databases, GIS mapping, preparation of Engineer's Reports, Proposition 218 proceedings, and submittal of assessments to various Counties across the State of California. He has served as Senior Project Analyst for the formation and administration of a multitude of special financing districts pursuant to the Landscaping and Lighting Act of 1972, Mello-Roos Community Facilities District Act of 1982 and Special Fee and Tax Districts.

Prior to joining Francisco & Associates, Mr. Brown worked as an energy engineer for VaCom Technologies, performing analysis on large-scale industrial refrigeration systems and implementing control systems to maximize efficiency and minimize energy cost for the client. He also spent a few years as a high school Calculus, Physics, and Engineering Design teacher for Linfield Christian School in Temecula, CA.

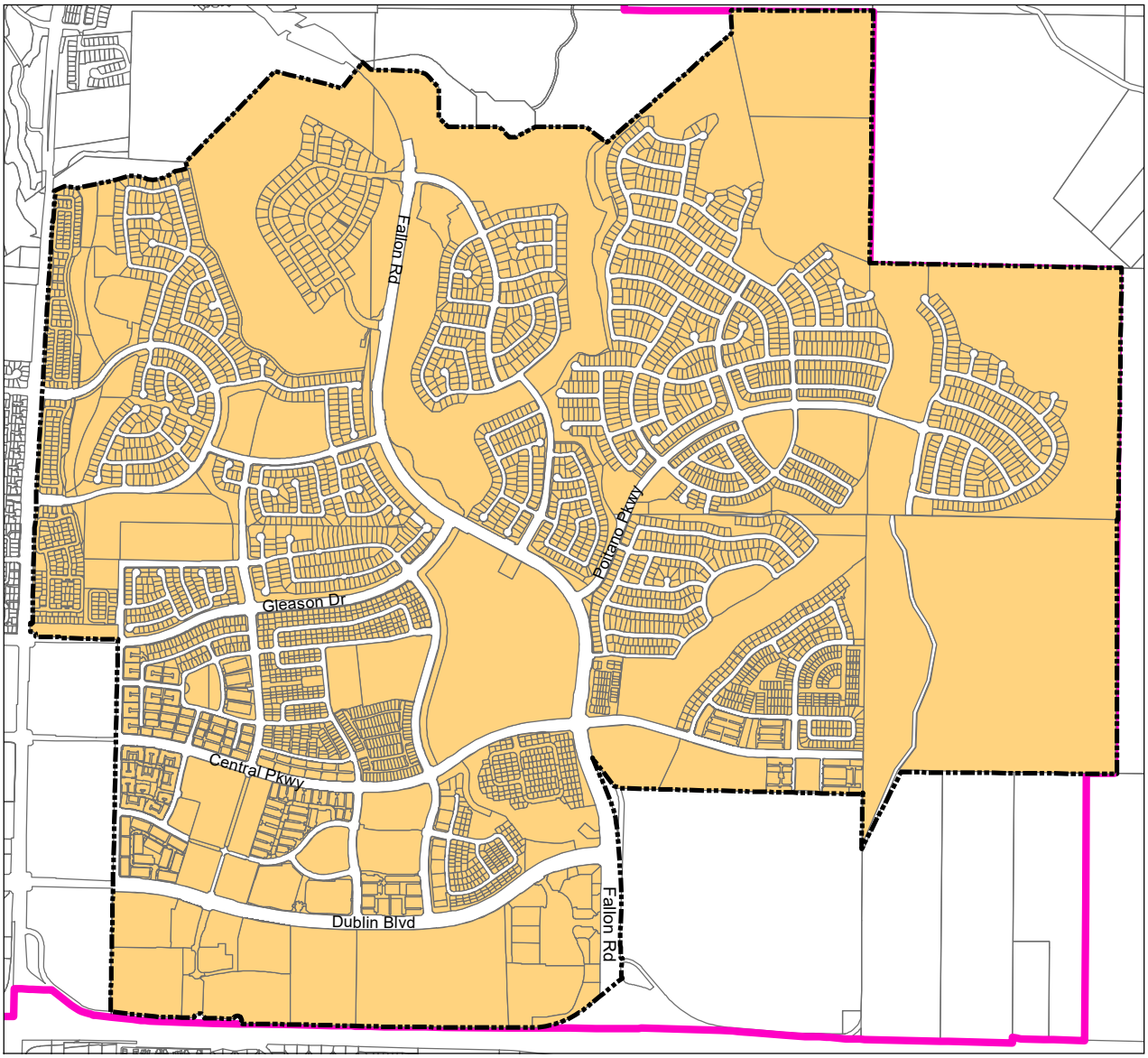
Mr. Brown has performed numerous streetlight billing audits and is actively coordinating with City staff and PG&E staff to consolidate the City's PG&E billing.

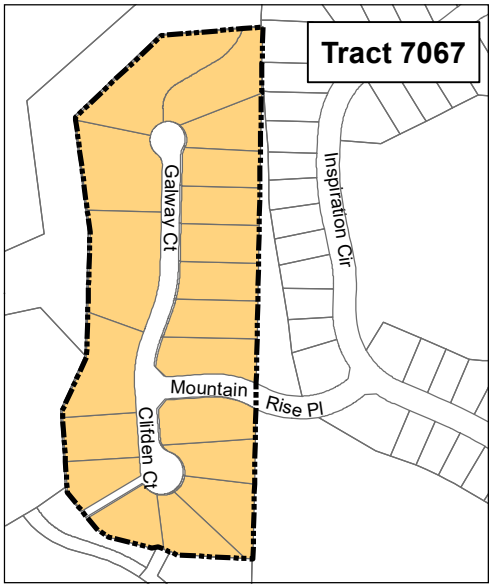
A complete listing of projects Mr. Brown has worked on during his career is available upon request.

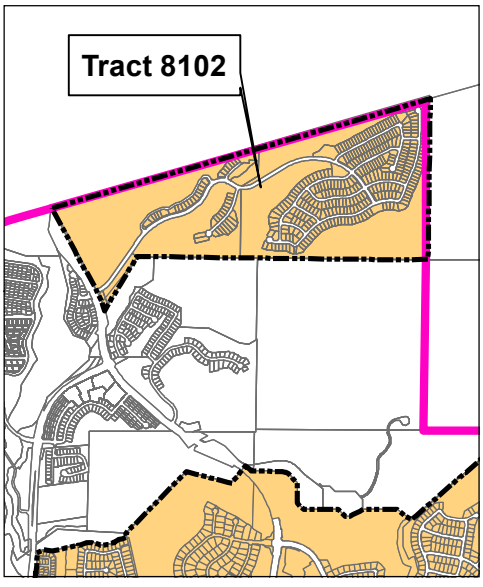
City of Dublin
Street Lighting Maintenance District No. 1983-1
Assessment Diagram



City of Dublin
Street Lighting District No. 1999-1
Assessment Diagram







Legend

- Parcel Lines
- LLAD 1999-1 Boundary
- City Limit
- Parcels within LLAD 1999-1

CITY OF DUBLIN
FISCAL YEAR 2025-26
BUDGET CHANGE FORM

Budget Change Reference #: _____

City Council's Approval Required

From Un-Appropriated Reserves X Budget Transfer Between Funds _____

From Designated Reserves _____ Other _____

DECREASE BUDGET AMOUNT		INCREASE BUDGET AMOUNT	
Account	**Amount**	**Account**	**Amount**
		Street Light District 1983-1. Contract Services	
		27016411.64001	$175,000

REASON FOR BUDGET CHANGE

To fund the cost of the agreement with for Landscape and Lighting Assessment District Proposition 218 Engineering Services.On May 20, 2025, as part of the public hearing to set the annual levy of assessments, City Council directed Staff to initiate the process to increase the assessment for District 1983-1, with the first step being the procurement of a consultant firm with expertise in special assessment districts. At that time costs for these services were unknown and were not included in the FY 2025-26 budget.

As Presented at the City Council Meeting **11/4/2025**

************Finance Use Only************

Posted By: _____ Date: _____

DUBLIN
CALIFORNIA

STAFF REPORT
CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Acceptance of the Department of Alcoholic Beverage Control's ABC-OTS Grant Program
Prepared by: Captain Miguel Campos

EXECUTIVE SUMMARY:

The City Council will consider accepting a $29,000 grant from the State of California Department of Alcoholic Beverage Control, through its Office of Traffic Safety Grant Program. The grant will support increased enforcement of illegal sales of alcohol to minors as well as provide education to the public and local businesses.

STAFF RECOMMENDATION:

Adopt the **Resolution** Accepting Grant Funds From the California Department of Alcoholic Beverage Control's Office of Traffic Safety (ABC-OTS) Grant Program.

FINANCIAL IMPACT:

The grant will provide the City $29,000 in grant funds to cover overtime costs associated with conducting illegal sales operations and providing education to business owners and minors. There is no matching fund requirement.

DESCRIPTION:

In September 2025, Dublin Police Services (DPS) was awarded $29,000 from the State of California Department of Alcohol Beverage Control grant funds through the Office of Traffic Safey and the National Highway Traffic Safety Administration to supplement alcohol enforcement operations. The funds will cover the cost of the following alcohol-related enforcement and education activities for a one-year period, starting October 1, 2025:

- Two four-hour inspections of licensed alcohol business establishments.
- Four "Minor Decoy" operations targeting illegal alcohol sales to minors.
- Three "Shoulder Tap" operations to deter adults from purchasing alcohol for minors.
- Two holiday-related enforcement operations.

Dublin Police Services will submit quarterly invoices to the Department of Alcohol Beverage Control outlining the operational costs incurred in meeting the enforcement goals. Alcohol-related citations will be prosecuted through the Alameda County East County Hall of Justice**.**

Acceptance of this grant provides DPS with critical resources to address and prevent underage drinking within the community through targeted enforcement operations, compliance checks, and educational outreach. Dublin Police Services will issue press releases before and after each enforcement operation to inform the public and media.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Accepting Grant Funds From the California Department of Alcoholic Beverage Control's Office of Traffic Safety (ABC-OTS) Grant Program
2) Exhibit A to the Resolution – ABC-OTS Grant Documents

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

ACCEPTING GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL'S OFFICE OF TRAFFIC SAFETY (ABC-OTS) GRANT PROGRAM

WHEREAS, the California Department of Alcoholic Beverage Control (ABC), through the Office of Traffic Safety (OTS), administers the ABC-OTS Grant Program to support local law enforcement agencies in reducing alcohol-related harm and underage drinking; and

WHEREAS, enforcing alcohol laws and educating businesses can reduce underage alcohol access; and

WHEREAS, On September 25, 2025, Dublin Police Services was awarded grant funds in the amount of twenty-nine thousand dollars ($29,000) under this program; and

WHEREAS, the City was advised after the adoption of the Fiscal Year 2025-26 Budget of the award of $29,000 to be made under the ABC-OTS Grant; and

WHEREAS, these funds will be used to support enforcement, education, and prevention efforts related to alcohol-related crimes, including operations such as Minor Decoy, Shoulder Tap, IMPACT inspections, and Holiday Enforcement Programs; and

WHEREAS, the City Council of the City of Dublin has agreed that the acceptance of these funds will enhance the City's efforts to promote public safety and reduce alcohol-related incidents within the community; and

WHEREAS, no matching funds are required, and all grant expenditures will be reimbursed in accordance with the grant terms and conditions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin confirms the Grant Agreement with the State of California Department of Alcoholic Beverage Control attached hereto as **Exhibit A**.

BE IT FURTHER RESOLVED that the City Council accepts the grant award of $29,000 from the California Department of Alcoholic Beverage Control's ABC-OTS Grant Program.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 4th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Docusign Envelope ID: D16A72A4-BB11-4EB3-8E73-BE9F51C0F89B

DUBLIN
CALIFORNIA
THE NEW
AMERICAN
BACKYARD

September 8, 2025

Department of Alcoholic Beverage Control
Attn: Diana Fouts-Guter, Grant Unit
3927 Lennane Drive, Suite 100
Sacramento, CA 95834

RE: 2025 ABC–OTS Local Law Enforcement Grant Application

Dear Director Heller,

Dublin Police Services (DPS) is pleased to submit this Letter of Interest for the Department of Alcoholic Beverage Control (ABC) – Office of Traffic Safety (OTS) Local Law Enforcement Grant. We recognize the importance of reducing alcohol-related offenses, preventing access by minors, and promoting public safety in our community.

As part of this grant initiative, DPS is prepared to fully implement the following required programs:
· Minor Decoy Program
· Shoulder Tap Program
· IMPACT Program
· Holiday Enforcement Program

To date, Dublin Police Services has not previously been awarded an ABC grant. We are eager to build a partnership with ABC and OTS to enhance our enforcement capacity, expand outreach efforts, and address alcohol-related harms within our jurisdiction.

In support of this program, DPS agrees to:
· Issue press releases both prior to and following each enforcement operation.
· Collect, document, and maintain all statistical data resulting from each operation.
· Treat minor-in-possession of alcoholic beverage violations as an enforcement priority.

Based on the proposed budget, we anticipate allocating **$29,863.72** to cover personnel overtime for one sergeant and four deputies to conduct 11 operations during the grant cycle. The budget estimate is attached for reference. This allocation will ensure sufficient staffing and enforcement coverage to meet program requirements and maximize community impact.

This grant will provide critical resources to DPS, allowing us to educate the public, reduce alcohol-related offenses by vendors and minors, and strengthen the safety of our community. We are eager to move forward and make a meaningful impact through this initiative.

Sincerely,
Sgt. Leo Basped #1927
Signed by: Sgt. Leo Basped
FE3EC6EECED04C4...
Dublin Police Services – Crime Prevention Unit

DUBLIN POLICE SERVICES
Police Chief Victor Fox

6361 Clark Avenue
Dublin, CA 94568
P 925.833.6670
F 925.828.2893
www.dublin.ca.gov

OTHER CITY INFORMATION

City Council
925.833.6650
City Manager
925.833.6650
Community Development
925.833.6610
Economic Development
925.833.6650
Finance
925.833.6640
Fire Prevention
925.833.6606
Human Resources
925.833.6605
Information Services
925.452.2123
Parks & Community Services
925.556.4500
Public Works
925.833.6630

STATE OF CALIFORNIA — BUSINESS, CONSUMER SERVICES, AND HOUSING AGENCY Gavin Newsom, *Governor*

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
3927 Lennane Drive, Suite 100
Sacramento, CA 95834
(916) 419-2500

September 26, 2025

Sergeant Leo Basped
Dublin Police Department
6361 Clark Ave.
Dublin, CA 94568

Re: ABC-OTS Grant Program

Dear Sergeant Basped:

Congratulations. Your agency has been selected to participate in the Department of Alcoholic Beverage Control's ABC-OTS Grant Program. Funding for this project is provided by the Office of Traffic Safety through the National Highway Traffic Safety Administration.

We anticipate operations to begin upon completion of the one-day mandatory training class for your operations officer. Fiscal Officers will be contacted by our Fiscal Coordinator; Kristine Okino for training how to submit claims for reimbursement.

Since the grant starts October 1, 2025, you can make pre-paid travel arrangements on or after that date for your operations officer to attend the training. Pre-paid travel purchased prior to October 1st will not be reimbursed. The information regarding the date, location and authorized per diem rates are enclosed.

To expedite the issuance of your contract, please review and complete the enclosed ABC-OTS Grant Program Information Sheet. In addition, we will also need a resolution from your agency's governing body. Since these resolutions must be put on calendar, we ask that you do so as soon as possible. For your convenience attached is a sample resolution format.

Please mail, or email the Grant Information Sheet to our Grant Coordinator; Diana Fouts-Guter, at 3927 Lennane Drive, Suite 100, Sacramento, CA 95834, or at Diana.fouts-guter@abc.ca.gov.

If you have questions, please contact Grant Supervisor Daniel Sumida via email at daniel.sumida@abc.ca.gov.

We appreciate your prompt response and look forward to working with your agency.

Sincerely,

Paul Tupy
Director

Enclosures

State of California
Department of Alcoholic Beverage Control
ABC-OTS Grant Program Information Sheet

Contract will be between: The Department of Alcoholic Beverage Control and
The City of Dublin through the Dublin Police Department

Mailing Address: 6361 Clark Ave., Dublin, CA 94568

Funding Amount: $ 29,000

Authority to Sign Contract Name/Title: VICTOR FOX, CHIEF

Address if different from above: (SAME)

Federal Tax ID Number: 94-2825202

Operations Officer:

Attending Training (Circle)
YES/NO

Print Name: SGT. LEO BASPED

Telephone Number: 209.673.6605

Email Address: LBASPED@ACGOV.ORG

Fiscal Officer (responsible for preparing billings to ABC):

Print Name: Meagan Hanna

Telephone Number: 925 556 4580

Email Address: meagan.hanna@dublin.ca.gov

RETURN COMPLETED FORM TO:

Diana Fouts-Guter
Grant Coordinator
Department of Alcoholic Beverage Control
3927 Lennane Drive, Suite #100
Sacramento, CA 95834
Diana.fouts-guter@abc.ca.gov
Office: (916)928-9807

OFFICERS IN-CHARGE OF OPERATIONS REQUIREMENTS

- **Reports to Local ABC Office**

  Send copies of all your Minor Decoy arrest reports to your APP Agent.

  Send copies of all your IMPACT forms (ABC-531 and/or ABC-537) to your APP Agent.

  Send copies of your Holiday Enforcement citations/arrest to your APP Agent.

- **Press Release after each Minor Decoy and/or Shoulder Tap Operation**

  Credits - In addition to any other credits the agency wishes to give, the following should be shown in the release: "This project is part of the Department of Alcoholic Beverage Control's Minor Decoy / Shoulder Tap Grant Project, funded by the California Office of Traffic Safety through the National Highway Traffic Safety Administration".

- **Reports to ABC GRANT Unit**

  Submit with all appropriate documents bi-monthly, **no later than 15 days after operations conducted.**

  Due: Jan. 15, 2026 (ops conducted Oct., Nov. & Dec. 2025)
  March 15, 2026 (ops conducted Jan. & Feb. 2026)
  May 15, 2026 (ops conducted March & April 2026)
  July 15, 2026 (ops conducted May & June 2026)
  Sept. 15, 2026 (op conducted July & Aug. 2026)

  Billing invoices with all appropriate documentation are due at the same time as the above stated reports.

Questions: Call Diana Fouts-Guter, Grant Unit at 916-928-9807
diana.fouts-guter@abc.ca.gov

EXHIBIT A
SCOPE OF WORK

Purpose and Description of Services

Contractor agrees to implement the Department of Alcoholic Beverage Control programs as listed:

- Minor Decoy operations – designed to educate and deter licensed locations from selling/furnishing alcohol to minors and shall be conducted at both "On-Sale" and "Off-Sale" licensed establishments within the operations period of the grant.

- Shoulder Tap operations – used to detect and deter adult furnishers outside of a licensed business and shall be performed at "Off-Sale" licensed locations to apprehend adults that are unaffiliated with the licensed businesses who are purchasing alcohol for minors outside of the stores within the operation period of the grant.

- Informed Merchants Preventing Alcohol-Related Crime Tendencies (IMPACT) Inspections – primary goal is to educate licensees on alcohol related laws to help reduce alcohol-related crime in and around licensed premises. Contractor agrees to conduct visits and inspections of licensed premises identifying areas of non-compliance at "On-Sale" and "Off-Sale" licensed locations within the operation period of the grant.

- Holiday Enforcement – This program consists of working general undercover and high-profile enforcement targeting underage drinking, sales/furnishing to minors, sales to obviously intoxicated patrons, and other related violations.

  Holidays shall be defined as:
  - Halloween – Friday, October 31 to Sunday, November 2, 2025
  - Thanksgiving – Wednesday, November 26 to November 30, 2025
  - New Year's Eve – Wednesday, December 31, 2025
  - St. Patrick's Day – Friday, March 13 to Tuesday, March 17, 2026
  - Cinco de Mayo – Friday, May 1 to Tuesday, May 5, 2026
  - Memorial Day Weekend – Friday, May 22 to Monday, May 25, 2026
  - 4th of July – Friday, July 3 to Sunday, July 5, 2026

The project is targeted to reduce underage drinking and the resultant DUI driving injuries and fatalities, and/or property damages, reduce youth access to alcoholic beverages through the education of licensee, enforcement intervention and the impressions of omnipresence of law enforcement.

In addition, contractor agrees to the following goals:

- Raise public awareness that selling, serving and/or furnishing alcoholic beverages to individuals under twenty-one years old is a criminal violation that will be prosecuted by local city and district attorneys.

- Establish and implement a coordinated effort between contactor and ABC, and acknowledges no operations will be conducted until after the contractor's representative has completed training conducted by ABC.

- Issue press releases as follows:
  - To announce the start of the program
  - At the conclusion of each Minor Decoy Operation held (to announce the number of licensed premises who sold to the minor decoy).
  - At the conclusion of each Shoulder Tap Operation held (to announce the number of adults arrested for purchasing alcoholic beverages for the decoy).
  - At the conclusion of each IMPACT operation held.

- Email each press release to the Department's Public Information Office, pio@abc.ca.gov as soon as it is released.

- In all press releases, in addition to any credits the agency wishes to give, will include the following statement: "This project is part of the Department of Alcoholic Beverage Control's Minor Decoy/Shoulder Tap Grant Project, funded by the California Office of Traffic Safety through the National Highway Traffic Safety Administration."

- Complete and submit bi-monthly reports, in a format designed by ABC due no later than the following:
  - On or before January 15, 2026 (with results of operations October, November & December 2025)
  - On or before March 15, 2026 (with results of operations January & February 2026)
  - On or before May 15, 2026 (with results of operations March & April 2026)
  - On or before July 15, 2026 (with results of operations May & June 2026)
  - On or before September 15, 2026 (With results of operations July & August 2026)

- Submit an Executive Summary as part of the final report due on or before September 15, 2026. The summary shall contain the following:
  - An evaluation statement concerning the end product and cost benefits; and a listing of recommended and/or adopted policy or procedure changes, if any, occurring as a result of the project.
  - Project personnel identifying the key personnel who worked on the project, together with their job classification, and a brief description of their contribution.
  - Problems – describe any operational or cost problems that were encountered in project implementation. If known, state alternative methods that would have avoided the problem and increased the effectiveness of the project.
  - Results – describe the results of the project in terms of meeting the original objectives as stated in the project agreement. Also, describe the results in terms of how they will be specifically applied for future improvement of the agency's continuing activities relating to alcohol problem prevention and enforcement. Where possible, describe estimated savings resulting from implementing project results.
  - Disclaimer – The final report shall include the following: "*The opinions, findings, and conclusions expressed in this publication are those of the authors and not necessarily those of the State of California, Business, Consumer Services and Housing Agency, or the Department of Alcoholic Beverage Control.*"
  - Documentation – Attach any relevant documents developed. Examples are new or revised forms, diagrams, management reports, photos, coding manuals, instructional manuals, etc.

Contract Term

The operation period of the grant is October 1, 2025 through August 31, 2026

Project Representatives

The project representatives during the term of this agreement will be:

Dublin Police Department	Alcoholic Beverage Control
Leo Basped, Sergeant	Diana Fouts-Guter, Grant Coordinator
6361 Clark Ave	3927 Lennane Drive, Suite 100
Dublin, CA 94568	Sacramento, CA 95834
(209) 623-6605	(916) 928-9807
lbasped@acgov.org	Diana.fouts-guter@abc.ca.gov

Yuba City Police Department	Alcoholic Beverage Control
Michelle Brazil	Kristine Okino, Grant Fiscal Analyst
PO Box 3447	3927 Lennane Drive, Suite 100
Yuba City, CA 95992	Sacramento, CA 95834
(530) 822-2058	Kristine.okino@abc.ca.gov
mbrazil@yubacity.net	

EXHIBIT B
BUDGET DETAIL AND PAYMENT PROVISIONS

INVOICING AND PAYMENT

- For services satisfactorily rendered, and upon receipt and approval of services, Alcoholic Beverage Control agrees to compensate for approved reimbursable costs of personnel overtime and benefits (actual cost) and travel.

- Invoices shall clearly reference the agreement number 26-OTS106 and must not exceed the total authorized contract amount of $29,000. Invoices shall be submitted on a bi-monthly basis, on the prescribed form designed by ABC.

Submit to: Department of Alcoholic Beverage Control
Attn: Kristine Okino, Grants Fiscal Analyst
3927 Lennane Drive, Suite 100
Sacramento, CA 95834

- This grant is only for overtime compensation on approved operations and travel for training held on October 16, 2025 only.

- In accordance with State of CA travel policy, agencies are eligible to receive reimbursement for travel expenses incurred for training on October 16, 2025. https://www.calhr.ca.gov/about-calhr/divisions-programs/benefits/travel-reimbursements/

- Payment shall be made in arrears within 45 days from the receipt of an undisputed invoice.

- Contractor understands in order to eligible for reimbursement; cost must be incurred on or after the effective date of the project, October 1, 2025 and on or before the project termination date, August 31, 2026.

- Contractor understands any other costs incurred by contractor, other than attendance at initial training and/or personnel overtime and benefits as authorized above, in the performance of this agreement are the sole responsibility of contractor.

BUDGET CONTINGENCY CLAUSE

- It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this agreement does not appropriate sufficient funds for the program, this agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to contractor or to furnish any other considerations under this agreement and contractor shall not be obligated to perform any provisions of this agreement.

- If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel this agreement with no liability occurring to the State, or offer an agreement amendment to contractor to reflect the reduced amount.

PROMPT PAYMENT CLAUSE

Payment will be made in accordance with, and within the time specified in, Government Code Chapter 4.5, commencing with Section 927.

EXHIBIT C
GENERAL TERMS AND CONDITIONS

1. APPROVAL: This Agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. Contractor may not commence performance until such approval has been obtained.

2. AMENDMENT: No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or Agreement not incorporated in the Agreement is binding on any of the parties.

3. ASSIGNMENT: This Agreement is not assignable by the Contractor, either in whole or in part, without the consent of the State in the form of a formal written amendment.

4. AUDIT: Contractor agrees that the awarding department, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement. Contractor agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated. Contractor agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, Contractor agrees to include a similar right of the State to audit records and interview staff in any subcontract related to performance of this Agreement. (Gov. Code §8546.7, Pub. Contract Code §10115 et seq., CCR Title 2, Section 1896).

5. INDEMNIFICATION: Contractor agrees to indemnify, defend and save harmless the State, its officers, agents and employees from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, suppliers, laborers, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by Contractor in the performance of this Agreement.

6. DISPUTES: Contractor shall continue with the responsibilities under this Agreement during any dispute.

7. TERMINATION FOR CAUSE: The State may terminate this Agreement and be relieved of any payments should the Contractor fail to perform the requirements of this Agreement at the time and in the manner herein provided. In the event of such termination the State may proceed with the work in any manner deemed proper by the State. All costs to the State shall be deducted from any sum due the Contractor under this Agreement and the balance, if any, shall be paid to the Contractor upon demand.

8. INDEPENDENT CONTRACTOR: Contractor, and the agents and employees of Contractor, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees or agents of the State.

9. RECYCLING CERTIFICATION: The Contractor shall certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code Section 12200, in products, materials, goods, or supplies offered or sold to the State regardless of whether the product meets the requirements of Public Contract Code Section

12209. With respect to printer or duplication cartridges that comply with the requirements of Section 12156(e), the certification required by this subdivision shall specify that the cartridges so comply (Pub. Contract Code §12205).

10. NON-DISCRIMINATION CLAUSE: During the performance of this Agreement, Contractor and its subcontractors shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Contractor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination. Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.), the regulations promulgated thereunder (Cal. Code Regs., tit. 2, §11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§11135-11139.5), and the regulations or standards adopted by the awarding state agency to implement such article. Contractor shall permit access by representatives of the Department of Fair Employment and Housing and the awarding state agency upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or Agency shall require to ascertain compliance with this clause. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. (See Cal. Code Regs., tit. 2, §11105.)

    Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the Agreement.

11. CERTIFICATION CLAUSES: The CONTRACTOR CERTIFICATION CLAUSES contained in the document CCC 04/2017 are hereby incorporated by reference and made a part of this Agreement by this reference as if attached hereto.

12. TIMELINESS: Time is of the essence in this Agreement.

13. COMPENSATION: The consideration to be paid Contractor, as provided herein, shall be in compensation for all of Contractor's expenses incurred in the performance hereof, including travel, per diem, and taxes, unless otherwise expressly so provided.

14. GOVERNING LAW: This contract is governed by and shall be interpreted in accordance with the laws of the State of California.

15. ANTITRUST CLAIMS: The Contractor by signing this agreement hereby certifies that if these services or goods are obtained by means of a competitive bid, the Contractor shall comply with the requirements of the Government Codes Sections set out below.

    a. The Government Code Chapter on Antitrust claims contains the following definitions:

        1) "Public purchase" means a purchase by means of competitive bids of goods, services, or materials by the State or any of its political subdivisions or public agencies on whose behalf the Attorney General may bring an action pursuant to subdivision (c) of Section 16750 of the Business and Professions Code.

2) "Public purchasing body" means the State or the subdivision or agency making a public purchase. Government Code Section 4550.

b. In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec.15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code),arising from purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder. Government Code Section 4552.

c. If an awarding body or public purchasing body receives, either through judgment or settlement, a monetary recovery for a cause of action assigned under this chapter ,the assignor shall be entitled to receive reimbursement for actual legal costs incurred and may, upon demand, recover from the public body any portion of the recovery, including treble damages, attributable to over charges that were paid by the assignor but were not paid by the public body as part of the bid price, less the expenses incurred in obtaining that portion of the recovery. Government Code Section 4553.

d. Upon demand in writing by the assignor, the assignee shall, within one year from such demand, reassign the cause of action assigned under this part if the assignor has been or may have been injured by the violation of law for which the cause of action arose and (a)the assignee has not been injured thereby, or (b) the assignee declines to file a court action for the cause of action. See Government Code Section 4554.

16. CHILD SUPPORT COMPLIANCE ACT: For any Agreement in excess of $100,000, the contractor acknowledges in accordance with Public Contract Code 7110, that:

    a. The contractor recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and

    b. The contractor, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

17. UNENFORCEABLE PROVISION: In the event that any provision of this Agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this Agreement have force and effect and shall not be affected thereby.

18. PRIORITY HIRING CONSIDERATIONS: If this Contract includes services in excess of $200,000, the Contractor shall give priority consideration in filling vacancies in positions funded by the Contract to qualified recipients of aid under Welfare and Institutions Code Section 11200 in accordance with Pub. Contract Code §10353.

19. SMALL BUSINESS PARTICIPATION AND DVBE PARTICIPATION REPORTING REQUIREMENTS:

    a. If for this Contract Contractor made a commitment to achieve small business participation, then Contractor must within 60 days of receiving final payment under this Contract (or within

such other time period as may be specified elsewhere in this Contract) report to the awarding department the actual percentage of small business participation that was achieved. (Govt. Code § 14841.)

b. If for this Contract Contractor made a commitment to achieve disabled veteran business enterprise (DVBE) participation, then Contractor must within 60 days of receiving final payment under this Contract (or within such other time period as may be specified elsewhere in this Contract) certify in a report to the awarding department: (1) the total amount the prime Contractor received under the Contract; (2) the name and address of the DVBE(s) that participated in the performance of the Contract; (3) the amount each DVBE received from the prime Contractor; (4) that all payments under the Contract have been made to the DVBE; and (5) the actual percentage of DVBE participation that was achieved. A person or entity that knowingly provides false information shall be subject to a civil penalty for each violation. (Mil. & Vets. Code § 999.5(d); Govt. Code § 14841.)

20. LOSS LEADER: If this contract involves the furnishing of equipment, materials, or supplies then the following statement is incorporated: It is unlawful for any person engaged in business within this state to sell or use any article or product as a "loss leader" as defined in Section 17030 of the Business and Professions Code. (PCC 10344(e).)

21. GENERATIVE AI DISCLOSURE OBLIGATIONS:
a. The following terms are in addition to the defined terms and shall apply to the Contract:

1) "Generative AI (GenAI)" means an artificial intelligence system that can generate derived synthetic content, including text, images, video, and audio that emulates the structure and characteristics of the system's training data. (Gov. Code § 11549.64.)

b. Contractor shall immediately notify the State in writing if it: (1) intends to provide GenAI as a deliverable to the State; or (2), intends to utilize GenAI, including GenAI from third parties, to complete all or a portion of any deliverable that materially impacts: (i) functionality of a State system, (ii) risk to the State, or (iii) Contract performance. For avoidance of doubt, the term "materially impacts" shall have the meaning set forth in State Administrative Manual (SAM) § 4986.2 Definitions for GenAI.

c. Notification shall be provided to the State designee identified in this Contract.

d. At the direction of the State, Contractor shall discontinue the provision to the State of any previously unreported GenAI that results in a material impact to the functionality of the System, risk to the State, or Contract performance, as determined by the State.

e. If the use of previously undisclosed GenAI is approved by the State, then Contractor will update the Deliverable description, and the Parties will amend the Contract accordingly, which may include incorporating the GenAI Special Provisions into the Contract, at no additional cost to the State.

f. The State, at its sole discretion, may consider Contractor's failure to disclose or discontinue the provision or use of GenAI as described above, to constitute a material breach of Contract when such failure results in a material impact to the functionality of the System, risk to the State, or Contract performance. The State is entitled to seek any and all remedies available to it under law as a result of such breach, including but not limited to termination of the contract.

EXHIBIT D
SPECIAL TERMS AND CONDITIONS

Disputes: Any disputes concerning a question of fact arising under this contract which is not disposed of by agreement shall be decided by the Director, Department of Alcoholic Beverage Control, or designee, who shall reduce his decision in writing and mail or otherwise furnish a copy thereof to the contractor. The decision of the Department shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the contractor mails or otherwise furnishes to the State a written appeal addressed to the Director of the Department of Alcoholic Beverage Control. The decision of the Director of Alcoholic Beverage Control or his duly authorized representative for the determination of such appeals shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary, or so grossly erroneous as necessarily to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this clause, the contractor shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, contractor shall proceed diligently with the performance of the contract and in accordance with the decision of the State.

Cancellation/Termination: This agreement may be cancelled or terminated without cause by either party by giving thirty (30) calendar days advance written notice to the other party. Such notification shall state the effective date of termination or cancellation and include any final performance and/or payment/invoicing instructions/requirements. No penalty shall accrue to either party because of contract termination.

Contractor Certifications: By signing this agreement, contractor certifies compliance with the provisions of CCC 04/2017, Standard Contractor Certification Clauses. This document may be viewed at: https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/Standard-Contract-Language

If the State determines that the grant project is not achieving its goals and objectives on schedule, funding may be reduced by the State to reflect this lower level of project activity.

DUBLIN
CALIFORNIA

STAFF REPORT
CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Accessory Dwelling Unit Ordinance Update (PLPA-004245-2025)
Prepared by: Kristie Wheeler, Special Projects Manager

EXECUTIVE SUMMARY:

The City Council will consider City-initiated amendments to the Zoning Ordinance to implement changes in state accessory dwelling unit law. As proposed, Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.80 (Accessory Dwelling Unit Regulations) would be updated to ensure compliance with the recent legislation. The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, waive the reading and introduce an **Ordinance** Approving Amendments to Dublin Municipal Code Chapter 8.08 (Definitions) and Chapter 8.76 (Off-Street Parking and Loading Regulations), and Repealing and Replacing Chapter 8.80 (Accessory Dwelling Unit Regulations).

FINANCIAL IMPACT:

None.

DESCRIPTION:

Background

Pursuant to Government Code Section 66310, the California Legislature found and declared that, among other things, California is facing a severe housing crisis and accessory dwelling units are a valuable form of housing that meets the needs of family members, students, the elderly, in-home health care providers, people with disabilities, and others. Therefore, accessory dwelling units are an essential component of California's housing supply.

The California Department of Housing and Community Development (HCD) also notes that accessory dwelling units are a flexible form of housing that can help Californians more easily

access job-rich, high-opportunity areas. As such, recent changes to state accessory dwelling unit law have been enacted to address barriers, streamline approval, and expand potential capacity for accessory dwelling units, recognizing their unique importance in addressing California's housing needs.

Previous Amendments to Accessory Dwelling Unit Regulations
Over the years, the City has amended Dublin Municipal Code (DMC) Chapter 8.80 (Accessory Dwelling Unit Regulations) in response to changes in state accessory dwelling unit law. The most recent amendments were adopted in November 2020 (Ordinance No. 17-20) and included changes to the development standards for minimum unit size, setbacks, and parking requirements for accessory dwelling units and the addition of regulations for junior accessory dwelling units.

Recent Legislation
As part of its goal to address the state-wide housing crisis, rising housing costs, and shortage of affordable housing options in California, the State Legislature continues to pass bills aimed at facilitating local approval processes for accessory dwelling units and lifting regulations that may otherwise limit their development. Assembly Bill 671, which went into effect in 2020, requires local agencies to include plans to incentivize and promote the creation of accessory dwelling units. In addition, several other accessory dwelling unit-related bills were passed during the last three legislative sessions. The most notable are summarized below and necessitate revisions to the City's existing Accessory Dwelling Unit Ordinance.

Assembly Bill (AB) 2221 and Senate Bill (SB) 897: These two bills were effective January 1, 2023, and made significant changes to state law to further reduce barriers to development of accessory dwelling units and junior accessory dwelling units. In part, the changes include the following:

- **Objective Standards.** Requires local agencies to only impose objective standards on accessory dwelling units, which "involve no personal or subjective judgment by a public official."
- **Occupancy Change.** Provides that the construction of an accessory dwelling unit does not constitute a Group R occupancy change under the local building code.
- **Fire Sprinklers.** Precludes accessory dwelling unit construction from triggering a requirement that fire sprinklers be installed in the existing principal residence.
- **Zoning and Setback.** Prohibits local agencies from imposing limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached accessory dwelling units that do not permit at least an 800-square-foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed.
- **Zoning Nonconformance and Building Code Violations.** Prohibits local agencies from denying an accessory dwelling unit permit due nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

- **Unpermitted Accessory Dwelling Units.** Precludes a local agency from denying a permit for an unpermitted accessory dwelling unit that was constructed before January 1, 2018, because it violates building standards or because it does not comply with state accessory dwelling unit law or a local ordinance.

SB 477, AB 2533 and SB 1211: SB 477 was effective March 27, 2024, and AB 2533 and SB 1211 were effective January 1, 2025. The following is a summary of these three bills:

- **Updated Government Code Sections.** Relocates numerous Government Code sections into a new chapter to make state accessory dwelling unit law easier to read and navigate.
- **Unpermitted Accessory Dwelling Units.** Changes the date from January 1, 2018, to January 1, 2020, such that a local agency is precluded from denying a permit for an unpermitted accessory dwelling unit that was constructed before January 1, 2020, because it violates building standards or because it does not comply with state accessory dwelling unit law or a local ordinance. A local agency must inform the public about the provisions of this section through public information resources, including permit checklists and the local agency's website.
- **Objective Standards.** Prohibits a local agency from imposing any objective standards on a new type of accessory dwelling unit referred to as State Exempt Accessory Dwelling Units that are not authorized by the provisions of Government Code Section 66323(a).
- **Uncovered Parking.** Specifies that uncovered, off-street parking spaces removed in conjunction with the construction of an accessory dwelling unit do not need to be replaced.
- **Detached Accessory Dwelling Units.** Authorizes up to eight detached accessory dwelling units on a lot with an existing multifamily dwelling, provided that the number of accessory dwelling units does not exceed the number of existing units on the lot.

California Department of Housing and Community Development (HCD)
Pursuant to Government Code Section 66326, any city/county that adopts an accessory dwelling unit ordinance must submit it to HCD within 60 days of adoption. HCD may provide a review letter with written findings as to whether the adopted ordinance complies with state law. If an ordinance is found to be out of compliance with state law, the city/county has 30 days to provide a response letter to HCD.

To ensure the proposed update to the City's Accessory Dwelling Unit Ordinance is in full compliance with state accessory dwelling unit law, staff submitted the draft amendments to HCD for informal review on June 3, 2025. HCD provided their "draft flyover governance" comments on July 28, 2025, which have been addressed in the proposed amendments.

Analysis
Given the extent of changes needed to comply with state accessory dwelling unit law, staff recommends that DMC Chapter 8.80 (Accessory Dwelling Unit Regulations) be repealed and

replaced with a new Chapter 8.80. The following provides a summary of the most significant proposed changes:

- **DMC Chapter 8.08.020 (Definitions A-Z)** would be updated to ensure the definition of an accessory dwelling unit is consistent with state law.
- **DMC Section 8.76.070. A.14.a.2 (Accessory Dwelling Unit Parking)** would be amended to update references to parking requirements for accessory dwelling units in Chapter 8.80.
- **DMC Section 8.80.020 (General Regulations)** is proposed to address state accessory dwelling unit law pertaining to density; nonconforming zoning conditions and building code violations; unpermitted accessory dwelling units; building code occupancy; fire sprinklers; demolition of detached garages; and passageways.
- **DMC Section 8.80.030 (Permitting Procedures)** would be updated to ensure that ministerial review of a permit application for an accessory dwelling unit meets the timeframes established in state law.
- **DMC Section 8.80.040 (Accessory Dwelling Unit Regulations)** would be updated to clarify maximum number of units, unit size, and setbacks. In addition, new height limitations and exemptions to regulations are included.
- **DMC Section 8.80.060 (State Exempt Accessory Dwelling Units)** would be added to address this new type of accessory dwelling unit, which is essentially exempt from the City's accessory dwelling unit regulations if it meets the criteria identified.

Attachment 1 is a draft Ordinance approving the proposed amendments to the Accessory Dwelling Unit Regulations. A redlined version of the proposed changes to the Accessory Dwelling Ordinance is included as Attachment 2 where underlined text is proposed to be added and text with a ~~strikethrough~~ is proposed to be deleted.

Consistency with the General Plan, Specific Plans, and Zoning Ordinance
The proposed update to the Accessory Dwelling Unit Ordinance is consistent with the Dublin General Plan in that the amendments are necessary to comply with state law.

ENVIRONMENTAL DETERMINATION:

The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The proposed update to the Accessory Dwelling Unit Ordinance is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment and are not subject to CEQA review. Furthermore, accessory dwelling units are exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

PLANNING COMMISSION REVIEW:

The Planning Commission held a public hearing to consider the proposed Accessory Dwelling Unit Ordinance Update and unanimously recommended approval to the City Council. Planning Commission Resolution No. 25-03 is included as Attachment 3.

STRATEGIC PLAN INITIATIVE:

Strategy 3: Housing Inclusivity and Affordability
Objective B: Support efforts to produce housing affordable at all income levels.
Objective D: Support development of housing types to support essential workers, young buyers, and seniors.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

In accordance with State law, a public notice was published in the *East Bay Times* and posted at several locations throughout the City. Additionally, the City Council Agenda was posted.

ATTACHMENTS:

1) Ordinance Approving Amendments to Dublin Municipal Code Chapter 8.08 (Definitions) and Chapter 8.76 (Off-Street Parking and Loading Regulations), and Repealing and Replacing Chapter 8.80 (Accessory Dwelling Unit Regulations)
2) Redlined Zoning Ordinance Amendments
3) Planning Commission Resolution No. 25-03 Recommending City Council Approval of Amendments to Dublin Municipal Code Chapter 8.08 (Definitions) and Chapter 8.76 (Off-Street Parking and Loading Regulations), and Repealing and Replacing Chapter 8.80 (Accessory Dwelling Unit Regulations)

ORDINANCE NO. XX – 25

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**APPROVING AMENDMENTS TO DUBLIN MUNICIPAL CODE CHAPTER 8.08 (DEFINITIONS) AND CHAPTER 8.76 (OFF-STREET PARKING AND LOADING REGULATIONS), AND REPEALING AND REPLACING CHAPTER 8.80 (ACCESSORY DWELLING UNIT REGULATIONS)
(PLPA-004245-2025)**

The Dublin City Council does ordain as follows:

SECTION 1. RECITALS

A. The City occasionally initiates amendments to the Dublin Municipal Code (DMC) to clarify, add, or amend certain provisions to ensure that the DMC remains current with federal and state law, internally consistent, simple to understand and implement, and relevant to changes occurring in the community.

B. Staff initiated amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.80 (Accessory Dwelling Unit Regulations) (the Project) to ensure compliance with recent changes in state accessory dwelling unit law.

C. The Project would implement Assembly Bill (AB) 2221, Senate Bill (SB) 897, SB 477, AB 2533 and SB 1211.

D. The Planning Commission held a duly noticed public hearing on September 9, 2025, during which all interested persons were heard, and adopted Resolution No. 25-03 recommending that the City Council approve the Project.

E. A Staff Report was submitted to the Dublin City Council recommending approval of the Project.

F. The City Council held a public hearing on the Project on November 4, 2025, at which time all interested persons had an opportunity to be heard.

G. Proper notice of said hearing was given in all respects as required by law.

H. The City Council did hear and consider all said reports, recommendations, and testimony set forth above and used its independent judgment to evaluate the Project.

SECTION 2. FINDINGS

A. Pursuant to Dublin Municipal Code Section 8.120.050.B., the City Council hereby finds that the Project is consistent with the General Plan in that the proposed Dublin Municipal Code Amendments are necessary to implement recent changes in state accessory dwelling unit law.

B. The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The City Council hereby finds that the Project is exempt from the requirements of CEQA pursuant to CEQA

Guidelines Section 15061(b)(3) because it can be seen with certainty that the Project will not have a significant effect on the environment and is not subject to CEQA review. Furthermore, accessory dwelling units are exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

SECTION 3. AMENDMENT TO CHAPTER 8.08

Dublin Municipal Code Section 8.08.020 is amended as follows:

8.08.020 Definitions (A-Z).

Accessory Dwelling Unit (use type). The term Accessory Dwelling Unit shall mean a residential unit that provides independent living facilities for one or more persons and includes permanent living, cooking, sleeping, and sanitation facilities. An Accessory Dwelling Unit may be either attached to, or located within, a proposed or existing principal residence, including attached garages, storage areas or similar uses, or an accessory structure, or detached from a proposed or existing principal residence and located on the same lot as a proposed or existing principal residence, including a detached garage. An Accessory Dwelling Unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

SECTION 4. AMENDMENT TO CHAPTER 8.76

Dublin Municipal Code Section 8.76.070 is amended as follows:

A.14.a .2. Accessory dwelling unit parking. Parking for an Accessory Dwelling Unit shall be provided in accordance with this Chapter except as provided in Sections 8.80.040.F and/or 8.80.050.E, as applicable.

SECTION 5. AMENDMENT TO CHAPTER 8.80

Dublin Municipal Code Chapter 8.80 (Accessory Dwelling Unit Regulations) is repealed and replaced with the following:

Chapter 8.80
ACCESSORY DWELLING UNIT REGULATIONS

8.80.010 Purpose.

The purpose of this Chapter is to implement Government Code Sections 66310 through 66342 by allowing the creation of accessory dwelling units and junior accessory dwelling units through ministerial review, subject to meeting the requirements of this Chapter.

8.80.020 General Regulations.

A. Density. Accessory dwelling units and junior accessory dwellings units shall not count toward the allowed density for the lot upon which they are located. Accessory dwelling units and junior accessory dwelling units approved in compliance with this Chapter shall be considered a residential use that is consistent with the existing general plan and zoning for the lot.

B. Nonconforming Conditions and Code Violations. The correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of an accessory dwelling unit or junior accessory dwelling unit, shall not be required as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit.

C. Demolition of Detached Garage. Refer to Chapter 7.28.360.E.

D. Unpermitted Accessory Dwelling Units. Refer to Chapter 7.28.440.H.

E. Occupancy. Refer to Chapter 7.32.125 Section 310.1.1.

F. Fire Sprinklers. Refer to Chapter 7.32.180 Section 903.2.8 Exceptions #5 and #6.

G. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

H. Building Permit Required. Accessory dwelling units and junior accessory dwelling units, including those that are internal to an existing structure and converted from existing floor area, shall require a building permit.

8.80.030 Permitting Procedures.

Any permit application for an accessory dwelling unit or junior accessory dwelling unit that meets the applicable location and development standards contained in this Chapter shall be considered and approved ministerially without discretionary review or a public hearing. If there is an existing residence on a lot, a permit application for an accessory dwelling unit or junior accessory dwelling unit shall either be approved or denied within 60 days of submission of a complete application. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the complete application is not approved or denied within 60 days, the permit application shall be deemed approved. However, if an application for an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new residence on a lot, the application for the accessory dwelling unit may be delayed until the permit application to create the new residence is approved or denied, but the application for the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially. The City may charge a fee to reimburse it for costs incurred to implement this section, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

If an application to create an accessory dwelling unit or junior accessory dwelling unit is denied, the applicant shall be provided in writing with a full set of comments that include a list of items that are defective or deficient and a description of how the application can be remedied by the

applicant. Notice of the denial and corresponding written comments shall be provided to the applicant in accordance with the 60-day time period set forth above.

8.80.040 Accessory Dwelling Unit Regulations.

The following provisions apply to all accessory dwelling units that are not "state exempt accessory dwelling units" as described in Section 8.80.060. In the event of a conflict between the provisions of this section and another section of the Dublin Municipal Code, the provisions of this section shall prevail. In the event of a conflict between the provisions of this section and the California Government Code, as may be amended, the provisions of the applicable Government Code shall prevail. A building permit for an accessory dwelling unit will only be issued if it complies with the following development standards and regulations:

A. Location Permitted. An accessory dwelling unit may be permitted on a lot of any size with an existing or proposed single-family use or multifamily use in the A, R-1, R-2, R-M, and C-1 zoning districts and in a Planned Development (PD) zoning district. Any PD development regulations that are more restrictive than this Chapter shall be superseded by this Chapter.

B. Maximum Number of Units and Density.

1. For lots with a single-family residence, there shall be a maximum of one (1) accessory dwelling unit and one (1) junior accessory dwelling unit that is consistent with Section 8.80.050.

2. For lots with a multifamily residence, refer to Section 8.80.060.

C. Unit Size. The total floor area of an attached or detached accessory dwelling unit shall not exceed the following:

Principal Residence	**Attached Accessory Dwelling Unit**	**Detached Accessory Dwelling Unit**
Existing	Whichever is less of the following: • 50% of the square footage of the principal residence; • 850 square feet for a studio or one bedroom; or • 1,000 square feet for more than one bedroom	1,200 square feet
Proposed	1,200 square feet	1,200 square feet

An accessory dwelling unit shall be a minimum of 150 square feet or the size necessary to accommodate an efficiency unit as defined by Health and Safety Code Sections 17958.1 and 18007, whichever is greater. For the purposes of this section, the calculation of square footage for an accessory dwelling unit shall not include garages, carports, covered porches/patios, breezeways, or other accessory structures.

D. Setbacks.

1. No setback shall be required for existing living area or an existing accessory structure or an accessory dwelling unit that replaces an existing structure and is in the same location and to the same dimensions as the structure being replaced. An expansion of up to one hundred

fifty (150) square feet of additional floor area shall be allowed if limited to accommodating ingress and egress and if the setbacks for the additional floor area are sufficient for fire and safety. Further expansion shall be subject to height and setback requirements applicable to a new accessory dwelling unit.

2. For all other structures, a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit. Accessory dwelling units are not permitted within an established front yard setback, except as may be necessary to permit an 800-square-foot accessory dwelling unit on the subject parcel.

3. If the accessory dwelling unit is detached from the principal residence on the site, the distance between the structures shall be determined by Chapter 7.34, Residential Code.

E. Height.

1. A detached accessory dwelling unit shall not exceed 16 feet in height.

2. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the principal residence.

3. The maximum height for an attached accessory dwelling unit shall conform to the height requirements of the zoning district where the lot is located.

F. Parking. An accessory dwelling unit shall be provided with one (1) off-street parking space per unit (if the accessory dwelling unit is a studio, then no space is required). If a space is required, it shall be provided in accordance with the requirements of Chapter 8.76, Off-Street Parking and Loading Regulations, except that the space may be compact, may be uncovered, may be located on a driveway within setback areas, and may be in tandem with the required parking of the principal residence. The accessory dwelling unit parking shall be in addition to parking required for the principal residence except that replacement of the off-street parking spaces for the dwelling unit is not required when the accessory dwelling unit is created through the conversion of a garage, carport, or covered parking structure. The off-street parking space is not required in any of the following instances:

1. The accessory dwelling unit is located within one-half mile walking distance of a public transit stop.

2. The accessory dwelling unit is located within an architecturally and historically significant historic district.

3. The accessory dwelling unit is within the proposed or existing principal residence or accessory structure.

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

5. When there is a car share vehicle located within one block of the accessory dwelling unit.

6. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family residence on the same lot, provided that the accessory dwelling unit satisfies any other criteria listed in this section.

G. Entrance. An accessory dwelling unit shall require a separate entrance from the main entrance to the proposed or existing principal residence. An exterior stairway proposed to serve an accessory dwelling unit on a second story or higher shall not be visible from the front public right-of-way.

H. Balconies/Decks. Accessory dwelling units shall not have balconies on an elevation directly facing a side lot line. Allowed balconies shall be located a minimum of 10 feet from side and rear property lines. Accessory dwelling units shall not contain rooftop terraces/rooftop decks.

I. Public Utilities and Services. Accessory dwelling units shall be served by public water and sewer and shall have access to an improved public street.

J. Design Compatibility. The accessory dwelling unit shall incorporate the same design features, building materials, colors, and landscaping as the principal residence.

K. Lot Coverage. The principal residence and accessory dwelling unit combined shall not cover more than 60% of the lot.

L. Exemptions. Unit size based upon a percentage of a proposed or existing principal residence, or limits on maximum lot coverage or minimum front setback, for either an attached or detached accessory dwelling unit, shall be waived only in the amounts necessary to permit an 800-square-foot accessory dwelling unit with four-foot side and rear yard setbacks on the subject parcel.

M. Occupancy. Owner-occupancy shall not be required.

N. Ownership. The accessory dwelling unit shall not be sold or conveyed separately from the principal residence to a qualified buyer except if all of the provisions of Government Code Section 66341 are met.

O. No Short-Term Rental. Accessory dwelling units shall not be rented for terms of 30 days or less.

8.80.050 Junior Accessory Dwelling Unit Regulations.

A building permit for a junior accessory dwelling unit will only be issued if it complies with the following development standards and regulations:

A. Location Permitted. A junior accessory dwelling unit may be permitted on a parcel with an existing or proposed single-family use in the A, R-1, R-2, and R-M zoning districts and in a Planned Development (PD) zoning district. Any PD development regulations that are more restrictive than this Chapter shall be superseded by this Chapter and shall be subject to the requirements of this Chapter.

B. Relationship to Principal Use. The junior accessory dwelling unit shall be located entirely within the walls of a proposed or existing single-family residence, including an attached garage.

C. Maximum Number of Units and Density. There shall be a maximum of one junior accessory dwelling unit per lot. A junior accessory dwelling unit may be in addition to an attached or detached accessory dwelling unit. A junior accessory dwelling unit shall be exempted from the calculation of the maximum allowable density for the lot on which it is located.

D. Unit Size. The total floor area of a junior accessory dwelling unit shall not be more than 500 square feet, excluding any shared sanitation facility within the principal single-family residence.

E. Parking. No off-street parking is required for junior accessory dwelling units. However, if parking is provided, the parking space shall comply with the requirements of Chapter 8.76, Off-Street Parking and Loading Regulations, except that the space may be compact, may be uncovered, may be located on a driveway within setback areas, and may be in tandem with the required parking of the principal single-family residence.

F. Entrance. A junior accessory dwelling unit shall require a separate entrance from the main entrance of the proposed or existing single-family residence. An exterior stairway proposed to serve a junior accessory dwelling unit on a second story or higher shall not be visible from the front public right-of-way, with the exception of state exempt accessory dwelling units described in Section 8.80.060. If a junior accessory dwelling unit does not include a separate bathroom, an interior entry to the proposed or existing single-family residence shall be provided.

G. Efficiency Kitchen. A junior accessory dwelling unit shall include an efficiency kitchen, which shall include the following:

1. A cooking facility with appliances;

2. A food preparation counter; and

3. Storage cabinets of reasonable size in relation to the size of the junior accessory dwelling unit.

H. Occupancy and Ownership.

1. Owner-occupancy in the residence is required. The owner of the lot may occupy either the principal single-family residence or the junior accessory dwelling unit, unless the owner is another governmental agency, land trust or housing organization.

2. A junior accessory dwelling unit shall not be sold or otherwise conveyed separately from the principal single-family residence.

3. A deed restriction, which shall run with the land, shall be filed with the building permit application and include the following:

a. Prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.

b. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with Government Code Sections 66333 through 66339.

I. No Short-Term Rental. Junior accessory dwelling units shall not be rented for terms of 30 days or less.

8.80.060 State Exempt Accessory Dwelling Units.

State exempt accessory dwelling units refer to accessory dwelling units that are created pursuant to Government Code Section 66323. State exempt accessory dwelling units are subject to limited requirements as specified below. The regulations described in Section 8.80.040 do not apply to

state exempt accessory dwelling units. Pursuant to Government Code Section 66323, an application for a building permit for a state exempt accessory dwelling unit within a residential or mixed-use zoning district shall be ministerially approved to create any of the following:

A. Single Family – Accessory Dwelling Units Within Existing or Proposed Space. One accessory dwelling unit and one junior accessory dwelling unit per lot with an existing or proposed single-family residence if all of the following apply:

1. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family residence or existing space of a single-family residence or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

2. The space has exterior access from the proposed or existing single-family residence.

3. The side and rear setbacks are sufficient for fire and safety.

4. The junior accessory dwelling unit complies with the requirements of Section 8.80.050.

B. Single Family – New Detached Accessory Dwelling Units. One detached, new construction accessory dwelling unit that does not exceed four-foot side and rear yard setbacks on a lot with a proposed or existing single-family residence. The accessory dwelling unit may be combined with a junior accessory dwelling unit as described in Section 8.80.050A. The accessory dwelling unit shall:

1. Unit Size. Not exceed a total floor area of 800 square feet; and

2. Height.

a. A detached accessory dwelling unit shall not exceed 16 feet in height.

b. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the principal residence.

c. An attached accessory dwelling unit shall not exceed 25 feet in height or the maximum height allowed by the zoning district where the principal residence is located, whichever is lower.

C. Multifamily – Accessory Dwelling Unit Conversions. A minimum of one accessory dwelling unit and up to 25 percent of the total number of existing multifamily residential units shall be permitted within portions of existing multifamily structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided each accessory dwelling unit complies with state building standards for dwellings.

D. Multifamily – Detached Accessory Dwelling Units.

1. No more than eight detached accessory dwelling units shall be permitted on a lot that has an existing multifamily residential structure. However, the number of accessory dwelling units shall not exceed the number of existing units on the lot.

2. On a lot with a proposed multifamily residential structure, no more than two detached accessory dwelling units shall be permitted.

3. The accessory dwelling units shall be subject to a maximum rear and side yard setback of four feet and the following building height limitations:

a. A detached accessory dwelling unit shall not exceed 16 feet in height.

b. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the multifamily residential structure.

c. A detached accessory dwelling on a lot with an existing multifamily, multistory residential structure shall not exceed 18 feet.

4. If an existing multifamily residential structure has a rear or side yard setback of less than four feet, no modification of the existing multifamily residential structure shall be required as a condition of approving the application to construct an accessory dwelling unit that satisfies the requirements of this section.

8.80.070 Submittal Procedures.

A building permit application for an accessory dwelling unit or junior accessory dwelling unit shall be submitted to the Community Development Department. In addition to the standard submittal requirements for a building permit, the accessory dwelling unit or junior accessory dwelling unit application package shall include the following:

A. Site Plan. A site plan drawn to scale, showing the dimensions of the perimeter of the parcel on which the accessory dwelling unit or junior accessory dwelling unit will be located. Indicate the location and dimensioned setbacks of all existing and proposed structures on the project site and the proposed size of the accessory dwelling unit.

B. Lot Coverage. Calculations indicating the square footage of the structure and the lot, including calculations on the plan for the percentage of lot area covered by the foundation of the new and existing dwelling units. State exempt accessory dwelling units are not subject to this requirement.

C. Elevations. For accessory dwelling units or junior accessory dwelling units that include modifications to the exterior of the principal residence or new construction, provide elevations showing all openings, existing and finished grades, stepped footing outline, building height, roof pitch, and a materials and color board for the existing residence and the proposed accessory dwelling unit. A material and color board is not required for state exempt accessory dwelling units.

D. Utility and Service Information. Provide information on available utility easements, services and connections.

E. Number of Units. For accessory dwelling units proposed on a lot with an existing multifamily residential structure, information on the number of existing multifamily units shall be provided.

SECTION 6. POSTING OF ORDINANCE

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three (3) public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

SECTION 7. EFFECTIVE DATE

This Ordinance shall take effect 30 days following its adoption.

PASSED, APPROVED AND ADOPTED BY the City Council of the City of Dublin, on this ___ day of _____, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Chapter 8.08
DEFINITIONS

Accessory Dwelling Unit (use type). The term Accessory Dwelling Unit shall mean a residential unit that provides independent living facilities for one or more persons and includes ~~separate~~ permanent living, ~~kitchen~~ cooking, sleeping, and ~~bathroom~~ sanitation facilities. An Accessory Dwelling Unit may be either attached to, or located within, a proposed or existing principal residence, including attached garages, storage areas or similar uses, or an accessory structure, ~~a part of, attached to,~~ or detached from ~~a single-family, two-family or multifamily residence and is subordinate to the~~ a proposed or existing principal residence and located on the same lot as a proposed or existing principal residence, including a detached garage. An Accessory Dwelling Unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Chapter 8.76
OFF-STREET PARKING AND LOADING REGULATIONS

8.76.070 Development Regulations

A.14.a.2. Accessory dwelling unit parking. Parking for an Accessory Dwelling Unit shall be provided in accordance with this Chapter except as provided in Sections 8.80.~~030~~040.F and/or 8.80.~~040~~050.E, as applicable.

Chapter 8.80
ACCESSORY DWELLING UNIT REGULATIONS

8.80.010 Purpose.

The purpose of this Chapter is to implement Government Code Sections ~~65852.2 and 65852.22~~ 66310 through 66342 by allowing the creation of accessory dwelling units and junior accessory dwelling units through ministerial review, subject to meeting the requirements of this Chapter.

8.80.020 General Regulations.

A. Density. Accessory dwelling units and junior accessory dwellings units shall not count toward the allowed density for the lot upon which they are located. Accessory dwelling units and junior accessory dwelling units approved in compliance with this Chapter shall be considered a residential use that is consistent with the existing general plan and zoning for the lot.

B. Nonconforming Conditions and Code Violations. The correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the

construction of an accessory dwelling unit or junior accessory dwelling unit, shall not be required as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit.

C. Demolition of Detached Garage. Refer to Chapter 7.28.360.E.

D. Unpermitted Accessory Dwelling Units. Refer to Chapter 7.28.440.H.

E. Occupancy. Refer to Chapter 7.32.125 Section 310.1.1.

F. Fire Sprinklers. Refer to Chapter 7.32.180 Section 903.2.8 Exceptions #5 and #6.

G. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

H. Building Permit Required. Accessory dwelling units and junior accessory dwelling units, including those that are internal to an existing structure and converted from existing floor area, shall require a building permit.

8.80.~~020~~030 Permitting Procedures.

Any permit application for an accessory dwelling unit or junior accessory dwelling unit that meets the applicable location and development standards contained in this Chapter shall be considered and approved ministerially without discretionary review or a public hearing. If there is an existing residence on a lot, ~~an~~ a permit application for an accessory dwelling unit or junior accessory dwelling unit shall either be approved or denied ~~be subject to ministerial building permit review and approval~~ within 60 days of submission of a complete application. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the complete application is not approved or denied within 60 days, the permit application shall be deemed approved. However, if an application for an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new residence on a lot, the application for the accessory dwelling unit may ~~not be acted upon~~ be delayed until the permit application to create the new residence is approved or denied, but the application for the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially. The City may charge a fee to reimburse it for costs incurred to implement this section, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

If an application to create an accessory dwelling unit or junior accessory dwelling unit is denied, the applicant shall be provided in writing with a full set of comments that include a list of items that are defective or deficient and a description of how the application can be remedied by the applicant. Notice of the denial and corresponding written comments

shall be provided to the applicant in accordance with the 60-day time period set forth above.

8.80.~~030~~040 Accessory Dwelling Unit~~s~~ Regulations.

The following provisions apply to all accessory dwelling units that are not "state exempt accessory dwelling units" as described in Section 8.80.060. In the event of a conflict between the provisions of this section and another section of the Dublin Municipal Code, the provisions of this section shall prevail. In the event of a conflict between the provisions of this section and the California Government Code, as may be amended, the provisions of the applicable Government Code shall prevail. A building permit for an accessory dwelling unit will only be issued if it complies with the following development standards and regulations:

A. Location Permitted. An accessory dwelling unit may be permitted on a lot of any size with an existing or proposed single-family use or multifamily use in the A, R-1, R-2, R-M, and C-1 zoning districts and in a Planned Development (PD) zoning district. Any PD development regulations that are more restrictive than this Chapter shall be superseded by this Chapter.

B. Maximum Number of Units and Density.

1. For lots with a single-family residence, there shall be a maximum of one (1) accessory dwelling unit~~. A detached accessory dwelling unit may be combined with a~~ and one (1) junior accessory dwelling unit that is consistent with Section 8.80.~~040~~050.

2. For lots with a multifamily residence, refer to Section 8.80.060. ~~there shall be:~~

~~**a.** A maximum of two (2) detached accessory dwelling units; and~~

~~**b.** Within a multifamily structure, a minimum of one (1) accessory dwelling unit is permitted. The maximum number of accessory dwelling units shall not exceed 25% of the number of legally established dwelling units within the existing multifamily structure. The accessory dwelling unit is limited to nonhabitable portions of the existing multifamily structure, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, and garages.~~

~~**3.** Accessory dwelling units shall be exempted from the calculation of the maximum allowable density for the lot on which it is located.~~

C. Unit Size. The total floor area of an attached or detached accessory dwelling unit shall not exceed ~~1,200 square feet.~~ the following:

Principal Residence	**Attached Accessory Dwelling Unit**	**Detached Accessory Dwelling Unit**
Existing	Whichever is less of the following: • 50% of the square footage of the principal residence;	1,200 square feet

	• 850 square feet for a studio or one bedroom; or • 1,000 square feet for more than one bedroom	
Proposed	1,200 square feet	1,200 square feet

~~However, in no case shall an attached accessory dwelling unit exceed 50% of the existing principal residence.~~ An accessory dwelling unit shall be a minimum of 150 square feet or the size necessary to accommodate an efficiency unit as defined by Health and Safety Code Sections 17958.1 and 18007, whichever is greater. For the purposes of this section, the calculation of square footage for an accessory dwelling unit shall not include garages, carports, covered porches/patios, breezeways, or other accessory structures.

D. Setbacks.

1. No setback shall be required for ~~an~~ existing living area or an existing accessory structure or an accessory dwelling unit that replaces an existing structure ~~constructed~~ and is in the same location and to the same dimensions as the structure being replaced. ~~an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, plus~~ An expansion of up to one hundred fifty (150) square feet of additional floor area shall be allowed if limited to accommodating ingress and egress and if the setbacks for the additional floor area are sufficient for fire and safety. Further expansion shall be subject to height and setback requirements applicable to a new accessory dwelling unit.

2. For all other structures, a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit. Accessory dwelling units are not permitted within an established front yard setback, except as may be necessary to permit an 800-square-foot accessory dwelling unit on the subject parcel.

3. If the accessory dwelling unit is detached from the principal residence on the site, the distance between the structures shall be determined by Chapter 7.34, Residential Code.

E. Height.

1. A detached accessory dwelling unit shall not exceed 16 feet in height.

2. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the principal residence.

3. The maximum height for an attached accessory dwelling unit shall conform to the height requirements of the zoning district where the lot is located.

F. Parking. An accessory dwelling unit shall be provided with one (1) off-street parking space per unit ~~or per bedroom, whichever is less~~ (if the accessory dwelling unit is a studio, then no space is required). If a space is required, it shall be provided in accordance with the requirements of Chapter 8.76, Off-Street Parking and Loading Regulations, except that the space may be compact, may be uncovered, may be located on a driveway within setback areas, and may be in tandem with the required parking of the principal ~~dwelling unit~~ residence. The accessory dwelling unit parking shall be in addition to parking required for the principal residence except that replacement of the off-street parking spaces for the dwelling unit is not required when the accessory dwelling unit is created through the conversion of a garage, carport, or covered parking structure. The off-street parking space is not required in any of the following instances:

1. The accessory dwelling unit is located within one-half mile walking distance of a public transit stop.

2. The accessory dwelling unit is located within an architecturally and historically significant historic district.

3. The accessory dwelling unit is within the proposed or existing principal residence or accessory structure.

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

5. When there is a car share vehicle located within one block of the accessory dwelling unit.

6. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family residence on the same lot, provided that the accessory dwelling unit satisfies any other criteria listed in this section.

G. Entrance. An accessory dwelling unit shall require a separate entrance from the main entrance to the proposed or existing principal residence. An exterior stairway proposed to serve an accessory dwelling unit on a second story or higher shall not be visible from the front public right-of-way.

H. Balconies/Decks. Accessory dwelling units shall not have balconies on an elevation directly facing a side lot line. Allowed balconies shall be located a minimum of 10 feet from side and rear property lines. Accessory dwelling units shall not contain rooftop terraces/rooftop decks.

I. Public Utilities and Services. Accessory dwelling units shall be served by public water and sewer and shall have access to an improved public street.

J. Design Compatibility. The accessory dwelling unit shall incorporate the same ~~or similar~~ design features, building materials, colors, and landscaping as the principal residence.

K. Lot Coverage. The principal residence and accessory dwelling unit combined shall not cover more than 60% of the lot.

L. Exemptions. ~~The unit size standard for an attached accessory dwelling unit in subsection C of this section, and the maximum lot coverage standard in subsection K of this section, shall be waived in the amounts necessary to accommodate an accessory dwelling unit with a gross floor area of up to 800 square feet.~~ Unit size based upon a percentage of a proposed or existing principal residence, or limits on maximum lot coverage or minimum front setback, for either an attached or detached accessory dwelling unit, shall be waived only in the amounts necessary to permit an 800-square-foot accessory dwelling unit with four-foot side and rear yard setbacks on the subject parcel.

M. Occupancy. Owner-occupancy shall not be required.

N. Ownership. The accessory dwelling unit shall not be sold or conveyed separately from the principal residence to a qualified buyer except if all of the provisions of Government Code Section ~~65852.26~~ 66341 are met.

O. No Short-Term Rental. Accessory dwelling units shall not be rented for terms of 30 days or less.

8.80.~~040~~050 Junior Accessory Dwelling Unit~~s~~ Regulations.
A building permit for a junior accessory dwelling unit will only be issued if it complies with the following development standards and regulations:

A. Location Permitted. A junior accessory dwelling unit may be permitted on a parcel with an existing or proposed single-family use in the A, R-1, R-2, and R-M zoning districts and in a Planned Development (PD) zoning district. Any PD development regulations that are more restrictive than this Chapter shall be superseded by this Chapter and shall be subject to the requirements of this Chapter.

B. Relationship to Principal Use. The junior accessory dwelling unit shall be located entirely within the walls of a proposed or existing single-family residence, including an attached garage.

C. Maximum Number of Units and Density. There shall be a maximum of one junior accessory dwelling unit per lot. A junior accessory dwelling unit may be in addition to an attached or detached accessory dwelling unit ~~that is consistent with Section 8.80.030.B.1~~. A junior accessory dwelling unit shall be exempted from the calculation of the maximum allowable density for the lot on which it is located.

D. Unit Size. The total floor area of a junior accessory dwelling unit shall not be more than 500 square feet, excluding any shared sanitation facility within the principal single-family residence.

E. Parking. No off-street parking is required for junior accessory dwelling units. However, if parking is provided, the parking space shall comply with the requirements of Chapter 8.76, Off-Street Parking and Loading Regulations, except that the space may be compact, may be uncovered, may be located on a driveway within setback areas, and may be in tandem with the required parking of the principal single-family residence.

F. Entrance. A junior accessory dwelling unit shall require a separate entrance from the main entrance of the proposed or existing single-family residence. An exterior stairway proposed to serve a junior accessory dwelling unit on a second story or higher shall not be visible from the front public right-of-way, with the exception of state exempt accessory dwelling units described in Section 8.80.060. If a junior accessory dwelling unit does not include a separate bathroom, an interior entry to the proposed or existing single-family residence shall be provided.

G. Efficiency Kitchen. A junior accessory dwelling unit shall include an efficiency kitchen, which shall include the following:

1. A cooking facility with appliances;

2. A food preparation counter; and

3. Storage cabinets of reasonable size in relation to the size of the junior accessory dwelling unit.

H. Occupancy and Ownership.

1. Owner-occupancy in the residence is required. The owner of the lot may occupy either the principal single-family residence or the junior accessory dwelling unit, unless the owner is another governmental agency, land trust or housing organization.

2. A junior accessory dwelling unit shall not be sold or otherwise conveyed separately from the principal single-family residence.

3. A deed restriction, which shall run with the land, shall be filed with the building permit application and include the following:

a. Prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.

b. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with Government Code Sections ~~65862.22~~ 66333 through 66339.

I. No Short-Term Rental. Junior accessory dwelling units shall not be rented for terms of 30 days or less.

8.80.060 State Exempt Accessory Dwelling Units.
State exempt accessory dwelling units refer to accessory dwelling units that are created pursuant to Government Code Section 66323. State exempt accessory dwelling units are subject to limited requirements as specified below. The regulations described in Section 8.80.040 do not apply to state exempt accessory dwelling units. Pursuant to Government Code Section 66323, an application for a building permit for a state exempt accessory dwelling unit within a residential or mixed-use zoning district shall be ministerially approved to create any of the following:

A. Single Family – Accessory Dwelling Units Within Existing or Proposed Space. One accessory dwelling unit and one junior accessory dwelling unit per lot with an existing or proposed single-family residence if all of the following apply:

1. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family residence or existing space of a single-family residence or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

2. The space has exterior access from the proposed or existing single-family residence.

3. The side and rear setbacks are sufficient for fire and safety.

4. The junior accessory dwelling unit complies with the requirements of Section 8.80.050.

B. Single Family – New Detached Accessory Dwelling Units. One detached, new construction accessory dwelling unit that does not exceed four-foot side and rear yard setbacks on a lot with a proposed or existing single-family residence. The accessory dwelling unit may be combined with a junior accessory dwelling unit as described in Section 8.80.050A. The accessory dwelling unit shall:

1. Unit Size. Not exceed a total floor area of 800 square feet; and

2. Height.

a. A detached accessory dwelling unit shall not exceed 16 feet in height.

b. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the principal residence.

c. An attached accessory dwelling unit shall not exceed 25 feet in height or the maximum height allowed by the zoning district where the principal residence is located, whichever is lower.

C. Multifamily – Accessory Dwelling Unit Conversions. A minimum of one accessory dwelling unit and up to 25 percent of the total number of existing multifamily residential units shall be permitted within portions of existing multifamily structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided each accessory dwelling unit complies with state building standards for dwellings.

D. Multifamily – Detached Accessory Dwelling Units.

1. No more than eight detached accessory dwelling units shall be permitted on a lot that has an existing multifamily residential structure. However, the number of accessory dwelling units shall not exceed the number of existing units on the lot.

2. On a lot with a proposed multifamily residential structure, no more than two detached accessory dwelling units shall be permitted.

3. The accessory dwelling units shall be subject to a maximum rear and side yard setback of four feet and the following building height limitations:

a. A detached accessory dwelling unit shall not exceed 16 feet in height.

b. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the multifamily residential structure.

c. A detached accessory dwelling on a lot with an existing multifamily, multistory residential structure shall not exceed 18 feet.

4. If an existing multifamily residential structure has a rear or side yard setback of less than four feet, no modification of the existing multifamily residential structure shall be required as a condition of approving the application to construct an accessory dwelling unit that satisfies the requirements of this section.

8.80.~~050~~070 Submittal Procedures.

A building permit application for an accessory dwelling unit ~~and/~~or junior accessory dwelling unit shall be submitted to the Community Development Department. In addition to the standard submittal requirements for a building permit, the accessory dwelling unit or junior accessory dwelling unit application package shall include the following:

A. Site Plan. A site plan drawn to scale, showing the dimensions of the perimeter of the parcel on which the accessory dwelling unit or junior accessory dwelling unit will be located. Indicate the location and dimensioned setbacks of all existing and proposed structures on the project site and the proposed size of the accessory dwelling unit.

B. Lot Coverage. Calculations indicating the square footage of the structure and the lot, including calculations on the plan for the percentage of lot area covered by the

foundation of the new and existing dwelling units. State exempt accessory dwelling units are not subject to this requirement.

C. Elevations. For accessory dwelling units ~~and/~~or junior accessory dwelling units that include modifications to the exterior of the principal residence or new construction, provide elevations showing all openings, ~~exterior finishes,~~ ~~original~~ existing and finished grades, stepped footing outline, building height, roof pitch, and a materials and color board for the existing residence and the proposed accessory dwelling unit. A material and color board is not required for state exempt accessory dwelling units.

D. Utility and Service Information. Provide information on available utility easements, services and connections.

E. Number of Units. For accessory dwelling units proposed on a lot with an existing multifamily residential structure, information on the number of existing multifamily units shall be provided.

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RESOLUTION NO. 25 – 03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO DUBLIN MUNICIPAL CODE CHAPTER 8.08 (DEFINITIONS) AND CHAPTER 8.76 (OFF-STREET PARKING AND LOADING REGULATIONS), AND REPEALING AND REPLACING CHAPTER 8.80 (ACCESSORY DWELLING UNIT REGULATIONS) (PLPA-004245-2025)

WHEREAS, the City occasionally initiates amendments to the Dublin Municipal Code to clarify, add, or amend certain provisions to ensure that it remains current with federal and state law, internally consistent, simple to understand and implement, and relevant to changes occurring in the community; and

WHEREAS, Staff initiated amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.80 (Accessory Dwelling Unit Regulations) (the Project) to ensure compliance with recent changes in state accessory dwelling unit law; and

WHEREAS, the Project would implement Assembly Bill (AB) 2221, Senate Bill (SB) 897, SB 477, AB 2533 and SB 1211; and

WHEREAS, the California Environmental Quality Act ("CEQA"), together with the State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission recommends that the City Council find the Project exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as the Project would not result in any physical changes and it can be seen with certainty that there is no possibility that the Project would have a significant effect on the environment and is not subject to CEQA review. Furthermore, accessory dwelling units are exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 9, 2025, during which all interested persons were heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, a Staff Report dated September 9, 2025, was submitted to the Dublin Planning Commission recommending approval of the proposed amendments to Dublin Municipal Code Chapter 8.08 (Definitions) and Chapter 8.76 (Off-Street Parking and Loading Regulations), and repealing and replacing Chapter 8.80 (Accessory Dwelling Unit Regulations); and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgment to evaluate the recommendations.

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NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the City of Dublin Planning Commission does hereby recommend that the City Council adopt the Ordinance attached hereto as **Exhibit A,** and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 9th day of September 2025, by the following vote:

AYES: Badami, Han, Prasath, Rashid, Wu

NOES:

ABSENT:

ABSTAIN:

DocuSigned by:
46B251ABA5E947D...
Planning Commission Chair

ATTEST:

DocuSigned by:
Amy Million
5C1B0B8A9F1F4A5...
Assistant Community Development Director

Docusign Envelope ID: 1A8935AE-42AB-4060-8C1C-C162A643B849

ORDINANCE NO. XX – 25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING AMENDMENTS TO DUBLIN MUNICIPAL CODE CHAPTER 8.08 (DEFINITIONS) AND CHAPTER 8.76 (OFF-STREET PARKING AND LOADING REGULATIONS), AND REPEALING AND REPLACING CHAPTER 8.80 (ACCESSORY DWELLING UNIT REGULATIONS) (PLPA-004245-2025)

The Dublin City Council does ordain as follows:

SECTION 1. RECITALS

A. The City occasionally initiates amendments to the Dublin Municipal Code (DMC) to clarify, add, or amend certain provisions to ensure that the DMC remains current with federal and state law, internally consistent, simple to understand and implement, and relevant to changes occurring in the community.

B. Staff initiated amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.80 (Accessory Dwelling Unit Regulations) (the Project) to ensure compliance with recent changes in state accessory dwelling unit law.

C. The Project would implement Assembly Bill (AB) 2221, Senate Bill (SB) 897, SB 477, AB 2533 and SB 1211.

D. The Planning Commission held a duly noticed public hearing on September 9, 2025, during which all interested persons were heard, and adopted Resolution No. 25-xx recommending that the City Council approve the Project.

E. A Staff Report was submitted to the Dublin City Council recommending approval of the Project.

F. The City Council held a public hearing on the Project on _____, at which time all interested persons had an opportunity to be heard.

G. Proper notice of said hearing was given in all respects as required by law.

H. The City Council did hear and consider all said reports, recommendations, and testimony set forth above and used its independent judgment to evaluate the Project.

SECTION 2. FINDINGS

A. Pursuant to Dublin Municipal Code Section 8.120.050.B., the City Council hereby finds that the Project is consistent with the General Plan in that the proposed Dublin Municipal Code Amendments are necessary to implement recent changes in state accessory dwelling unit law.

B. The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The City Council

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hereby finds that the Project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the Project will not have a significant effect on the environment and is not subject to CEQA review. Furthermore, accessory dwelling units are exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

SECTION 3. AMENDMENT TO CHAPTER 8.08

Dublin Municipal Code Section 8.08.020 is amended as follows:

8.08.020 Definitions (A-Z).

Accessory Dwelling Unit (use type). The term Accessory Dwelling Unit shall mean a residential unit that provides independent living facilities for one or more persons and includes permanent living, cooking, sleeping, and sanitation facilities. An Accessory Dwelling Unit may be either attached to, or located within, a proposed or existing principal residence, including attached garages, storage areas or similar uses, or an accessory structure, or detached from a proposed or existing principal residence and located on the same lot as a proposed or existing principal residence, including a detached garage. An Accessory Dwelling Unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

SECTION 4. AMENDMENT TO CHAPTER 8.76

Dublin Municipal Code Section 8.76.070 is amended as follows:

A.14.a .2. Accessory dwelling unit parking. Parking for an Accessory Dwelling Unit shall be provided in accordance with this Chapter except as provided in Sections 8.80.040.F and/or 8.80.050.E, as applicable.

SECTION 5. AMENDMENT TO CHAPTER 8.80

Dublin Municipal Code Chapter 8.80 (Accessory Dwelling Unit Regulations) is repealed and replaced with the following:

Chapter 8.80
ACCESSORY DWELLING UNIT REGULATIONS

8.80.010 Purpose.

The purpose of this Chapter is to implement Government Code Sections 66310 through 66342 by allowing the creation of accessory dwelling units and junior accessory dwelling units through ministerial review, subject to meeting the requirements of this Chapter.

8.80.020 General Regulations.

A. Density. Accessory dwelling units and junior accessory dwellings units shall not count toward the allowed density for the lot upon which they are located. Accessory dwelling units and junior accessory dwelling units approved in compliance with this Chapter shall be considered a residential use that is consistent with the existing general plan and zoning for the lot.

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B. Nonconforming Conditions and Code Violations. The correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of an accessory dwelling unit or junior accessory dwelling unit, shall not be required as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit.

C. Demolition of Detached Garage. Refer to Chapter 7.28.360.E.

D. Unpermitted Accessory Dwelling Units. Refer to Chapter 7.28.440.H.

E. Occupancy. Refer to Chapter 7.32.130 Section 310.1.1.

F. Fire Sprinklers. Refer to Chapter 7.32.170 Section 903.2.8 Exceptions #5 and #6.

G. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

H. Building Permit Required. Accessory dwelling units and junior accessory dwelling units, including those that are internal to an existing structure and converted from existing floor area, shall require a building permit.

8.80.030 Permitting Procedures.

Any permit application for an accessory dwelling unit or junior accessory dwelling unit that meets the applicable location and development standards contained in this Chapter shall be considered and approved ministerially without discretionary review or a public hearing. If there is an existing residence on a lot, a permit application for an accessory dwelling unit or junior accessory dwelling unit shall either be approved or denied within 60 days of submission of a complete application. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the complete application is not approved or denied within 60 days, the permit application shall be deemed approved. However, if an application for an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new residence on a lot, the application for the accessory dwelling unit may be delayed until the permit application to create the new residence is approved or denied, but the application for the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially. The City may charge a fee to reimburse it for costs incurred to implement this section, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

If an application to create an accessory dwelling unit or junior accessory dwelling unit is denied, the applicant shall be provided in writing with a full set of comments that include a list of items that are defective or deficient and a description of how the application can be remedied by the applicant. Notice of the denial and corresponding written comments shall be provided to the applicant in accordance with the 60-day time period set forth above.

8.80.040 Accessory Dwelling Unit Regulations.

The following provisions apply to all accessory dwelling units that are not "state exempt accessory dwelling units" as described in Section 8.80.060. In the event of a conflict between

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the provisions of this section and another section of the Dublin Municipal Code, the provisions of this section shall prevail. In the event of a conflict between the provisions of this section and the California Government Code, as may be amended, the provisions of the applicable Government Code shall prevail. A building permit for an accessory dwelling unit will only be issued if it complies with the following development standards and regulations:

A. Location Permitted. An accessory dwelling unit may be permitted on a lot of any size with an existing or proposed single-family use or multifamily use in the A, R-1, R-2, R-M, and C-1 zoning districts and in a Planned Development (PD) zoning district. Any PD development regulations that are more restrictive than this Chapter shall be superseded by this Chapter.

B. Maximum Number of Units and Density.

1. For lots with a single-family residence, there shall be a maximum of one (1) accessory dwelling unit and one (1) junior accessory dwelling unit that is consistent with Section 8.80.050.

2. For lots with a multifamily residence, refer to Section 8.80.060.

C. Unit Size. The total floor area of an attached or detached accessory dwelling unit shall not exceed the following:

Principal Residence	**Attached Accessory Dwelling Unit**	**Detached Accessory Dwelling Unit**
Existing	Whichever is less of the following: • 50% of the square footage of the principal residence; • 850 square feet for a studio or one bedroom; or • 1,000 square feet for more than one bedroom	1,200 square feet
Proposed	1,200 square feet	1,200 square feet

An accessory dwelling unit shall be a minimum of 150 square feet or the size necessary to accommodate an efficiency unit as defined by Health and Safety Code Sections 17958.1 and 18007, whichever is greater. For the purposes of this section, the calculation of square footage for an accessory dwelling unit shall not include garages, carports, covered porches/patios, breezeways, or other accessory structures.

D. Setbacks.

1. No setback shall be required for existing living area or an existing accessory structure or an accessory dwelling unit that replaces an existing structure and is in the same location and to the same dimensions as the structure being replaced. An expansion of up to one hundred fifty (150) square feet of additional floor area shall be allowed if limited to accommodating ingress and egress and if the setbacks for the additional floor area are sufficient for fire and safety. Further expansion shall be subject to height and setback requirements applicable to a new accessory dwelling unit.

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2. For all other structures, a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit. Accessory dwelling units are not permitted within an established front yard setback, except as may be necessary to permit an 800-square-foot accessory dwelling unit on the subject parcel.

3. If the accessory dwelling unit is detached from the principal residence on the site, the distance between the structures shall be determined by Chapter 7.34, Residential Code.

E. Height.

1. A detached accessory dwelling unit shall not exceed 16 feet in height.

2. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the principal residence.

3. The maximum height for an attached accessory dwelling unit shall conform to the height requirements of the zoning district where the lot is located.

F. Parking. An accessory dwelling unit shall be provided with one (1) off-street parking space per unit (if the accessory dwelling unit is a studio, then no space is required). If a space is required, it shall be provided in accordance with the requirements of Chapter 8.76, Off-Street Parking and Loading Regulations, except that the space may be compact, may be uncovered, may be located on a driveway within setback areas, and may be in tandem with the required parking of the principal residence. The accessory dwelling unit parking shall be in addition to parking required for the principal residence except that replacement of the off-street parking spaces for the dwelling unit is not required when the accessory dwelling unit is created through the conversion of a garage, carport, or covered parking structure. The off-street parking space is not required in any of the following instances:

1. The accessory dwelling unit is located within one-half mile walking distance of a public transit stop.

2. The accessory dwelling unit is located within an architecturally and historically significant historic district.

3. The accessory dwelling unit is within the proposed or existing principal residence or accessory structure.

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

5. When there is a car share vehicle located within one block of the accessory dwelling unit.

6. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family residence on the same lot, provided that the accessory dwelling unit satisfies any other criteria listed in this section.

G. Entrance. An accessory dwelling unit shall require a separate entrance from the main entrance to the proposed or existing principal residence. An exterior stairway proposed to serve an accessory dwelling unit on a second story or higher shall not be visible from the front public right-of-way.

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H. Balconies/Decks. Accessory dwelling units shall not have balconies on an elevation directly facing a side lot line. Allowed balconies shall be located a minimum of 10 feet from side and rear property lines. Accessory dwelling units shall not contain rooftop terraces/rooftop decks.

I. Public Utilities and Services. Accessory dwelling units shall be served by public water and sewer and shall have access to an improved public street.

J. Design Compatibility. The accessory dwelling unit shall incorporate the same design features, building materials, colors, and landscaping as the principal residence.

K. Lot Coverage. The principal residence and accessory dwelling unit combined shall not cover more than 60% of the lot.

L. Exemptions. Unit size based upon a percentage of a proposed or existing principal residence, or limits on maximum lot coverage or minimum front setback, for either an attached or detached accessory dwelling unit, shall be waived only in the amounts necessary to permit an 800-square-foot accessory dwelling unit with four-foot side and rear yard setbacks on the subject parcel.

M. Occupancy. Owner-occupancy shall not be required.

N. Ownership. The accessory dwelling unit shall not be sold or conveyed separately from the principal residence to a qualified buyer except if all of the provisions of Government Code Section 66341 are met.

O. No Short-Term Rental. Accessory dwelling units shall not be rented for terms of 30 days or less.

8.80.050 Junior Accessory Dwelling Unit Regulations.
A building permit for a junior accessory dwelling unit will only be issued if it complies with the following development standards and regulations:

A. Location Permitted. A junior accessory dwelling unit may be permitted on a parcel with an existing or proposed single-family use in the A, R-1, R-2, and R-M zoning districts and in a Planned Development (PD) zoning district. Any PD development regulations that are more restrictive than this Chapter shall be superseded by this Chapter and shall be subject to the requirements of this Chapter.

B. Relationship to Principal Use. The junior accessory dwelling unit shall be located entirely within the walls of a proposed or existing single-family residence, including an attached garage.

C. Maximum Number of Units and Density. There shall be a maximum of one junior accessory dwelling unit per lot. A junior accessory dwelling unit may be in addition to an attached or detached accessory dwelling unit. A junior accessory dwelling unit shall be exempted from the calculation of the maximum allowable density for the lot on which it is located.

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D. Unit Size. The total floor area of a junior accessory dwelling unit shall not be more than 500 square feet, excluding any shared sanitation facility within the principal single-family residence.

E. Parking. No off-street parking is required for junior accessory dwelling units. However, if parking is provided, the parking space shall comply with the requirements of Chapter 8.76, Off-Street Parking and Loading Regulations, except that the space may be compact, may be uncovered, may be located on a driveway within setback areas, and may be in tandem with the required parking of the principal single-family residence.

F. Entrance. A junior accessory dwelling unit shall require a separate entrance from the main entrance of the proposed or existing single-family residence. An exterior stairway proposed to serve a junior accessory dwelling unit on a second story or higher shall not be visible from the front public right-of-way, with the exception of state exempt accessory dwelling units described in Section 8.80.060. If a junior accessory dwelling unit does not include a separate bathroom, an interior entry to the proposed or existing single-family residence shall be provided.

G. Efficiency Kitchen. A junior accessory dwelling unit shall include an efficiency kitchen, which shall include the following:

1. A cooking facility with appliances;

2. A food preparation counter; and

3. Storage cabinets of reasonable size in relation to the size of the junior accessory dwelling unit.

H. Occupancy and Ownership.

1. Owner-occupancy in the residence is required. The owner of the lot may occupy either the principal single-family residence or the junior accessory dwelling unit, unless the owner is another governmental agency, land trust or housing organization.

2. A junior accessory dwelling unit shall not be sold or otherwise conveyed separately from the principal single-family residence.

3. A deed restriction, which shall run with the land, shall be filed with the building permit application and include the following:

a. Prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.

b. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with Government Code Sections 66333 through 66339.

I. No Short-Term Rental. Junior accessory dwelling units shall not be rented for terms of 30 days or less.

8.80.060 State Exempt Accessory Dwelling Units.

State exempt accessory dwelling units refer to accessory dwelling units that are created pursuant to Government Code Section 66323. State exempt accessory dwelling units are subject to limited requirements as specified below. The regulations described in Section

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8.80.040 do not apply to state exempt accessory dwelling units. Pursuant to Government Code Section 66323, an application for a building permit for a state exempt accessory dwelling unit within a residential or mixed-use zoning district shall be ministerially approved to create any of the following:

A. Single Family – Accessory Dwelling Units Within Existing or Proposed Space. One accessory dwelling unit and one junior accessory dwelling unit per lot with an existing or proposed single-family residence if all of the following apply:

1. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family residence or existing space of a single-family residence or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

2. The space has exterior access from the proposed or existing single-family residence.

3. The side and rear setbacks are sufficient for fire and safety.

4. The junior accessory dwelling unit complies with the requirements of Section 8.80.050.

B. Single Family – New Detached Accessory Dwelling Units. One detached, new construction accessory dwelling unit that does not exceed four-foot side and rear yard setbacks on a lot with a proposed or existing single-family residence. The accessory dwelling unit may be combined with a junior accessory dwelling unit as described in Section 8.80.050A. The accessory dwelling unit shall:

1. Unit Size. Not exceed a total floor area of 800 square feet; and

2. Height.

a. A detached accessory dwelling unit shall not exceed 16 feet in height.

b. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the principal residence.

c. An attached accessory dwelling unit shall not exceed 25 feet in height or the maximum height allowed by the zoning district where the principal residence is located, whichever is lower.

C. Multifamily – Accessory Dwelling Unit Conversions. A minimum of one accessory dwelling unit and up to 25 percent of the total number of existing multifamily residential units shall be permitted within portions of existing multifamily structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided each accessory dwelling unit complies with state building standards for dwellings.

D. Multifamily – Detached Accessory Dwelling Units.

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1. No more than eight detached accessory dwelling units shall be permitted on a lot that has an existing multifamily residential structure. However, the number of accessory dwelling units shall not exceed the number of existing units on the lot.

2. On a lot with a proposed multifamily residential structure, no more than two detached accessory dwelling units shall be permitted.

3. The accessory dwelling units shall be subject to a maximum rear and side yard setback of four feet and the following building height limitations:

a. A detached accessory dwelling unit shall not exceed 16 feet in height.

b. A detached accessory dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the multifamily residential structure.

c. A detached accessory dwelling on a lot with an existing multifamily, multistory residential structure shall not exceed 18 feet.

4. If an existing multifamily residential structure has a rear or side yard setback of less than four feet, no modification of the existing multifamily residential structure shall be required as a condition of approving the application to construct an accessory dwelling unit that satisfies the requirements of this section.

8.80.070 Submittal Procedures.

A building permit application for an accessory dwelling unit or junior accessory dwelling unit shall be submitted to the Community Development Department. In addition to the standard submittal requirements for a building permit, the accessory dwelling unit or junior accessory dwelling unit application package shall include the following:

A. Site Plan. A site plan drawn to scale, showing the dimensions of the perimeter of the parcel on which the accessory dwelling unit or junior accessory dwelling unit will be located. Indicate the location and dimensioned setbacks of all existing and proposed structures on the project site and the proposed size of the accessory dwelling unit.

B. Lot Coverage. Calculations indicating the square footage of the structure and the lot, including calculations on the plan for the percentage of lot area covered by the foundation of the new and existing dwelling units. State exempt accessory dwelling units are not subject to this requirement.

C. Elevations. For accessory dwelling units or junior accessory dwelling units that include modifications to the exterior of the principal residence or new construction, provide elevations showing all openings, existing and finished grades, stepped footing outline, building height, roof pitch, and a materials and color board for the existing residence and the proposed accessory dwelling unit. A material and color board is not required for state exempt accessory dwelling units.

D. Utility and Service Information. Provide information on available utility easements, services and connections.

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E. Number of Units. For accessory dwelling units proposed on a lot with an existing multifamily residential structure, information on the number of existing multifamily units shall be provided.

SECTION 6. POSTING OF ORDINANCE

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three (3) public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

PASSED, APPROVED AND ADOPTED this ___ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

ACCESSORY DWELLING UNIT ORDINANCE UPDATE

November 4, 2025



DUBLIN
CALIFORNIA

Background

- California is facing a severe housing crisis.
- Accessory Dwelling Units (ADUs) provide a valuable form of housing and are an essential component of California's housing supply.
- ADUs are a flexible form of housing that can help Californians access job-rich, high-opportunity areas.
- Recent changes in state law have been enacted to address barriers, streamline approval and expand capacity for ADUs.

Recent Legislation

- AB 2221 and SB 897
  - Objective standards
  - Occupancy change
  - Fire sprinklers
  - Zoning and setbacks
  - Zoning nonconformance and building code violations
  - Unpermitted ADUs

Recent Legislation, 2

- SB 477, AB 2533 and SB 1211
  - Updated Government Code Sections
  - Unpermitted ADUs
  - State Exempt ADUs
  - Uncovered parking
  - Detached ADUs

Proposed Amendments

- DMC Chapter 8.08 (Definitions)
  - Definition of ADU would be updated to ensure consistency with state law.
- DMC Chapter 8.76 (Off-Street Parking and Loading Regulations)
  - References to parking requirements contained in ADU Ordinance would be updated.

Proposed Amendments, 2

- DMC Chapter 8.80 (Accessory Dwelling Unit Regulations)
  - DMC Section 8.80.020 (General Regulations) would be added to address state law pertaining to:
    - Density; nonconforming zoning conditions and building code violations; unpermitted ADUs; building code occupancy; fire sprinklers; demolition of detached garages; and passageways.

Proposed Amendments, 3

- DMC Section 8.80.030 (Permitting Procedures) would be updated to ensure ministerial review would meet timeframes established in state law.
- DMC Section 8.80.040 (Accessory Dwelling Unit Regulations) would be updated to clarify maximum number of ADUs, unit size, setbacks and new height limits, and exceptions.
- DMC Section 8.80.060 (State Exempt ADUs) would be added to address this new type of ADU, which are essentially exempt from the City's ADU regulations if they meet identified criteria.

State Exempt ADUs

- Four types of State Exempt ADUs
  - Single-Family – ADU within existing or proposed space
  - Single-Family – New detached ADU
  - Multifamily – ADU conversions
  - Multifamily – Detached ADUs

Planning Commission

- On September 9, 2025, the Planning Commission held a public hearing to consider the proposed Zoning Ordinance Amendments and unanimously recommended approval to the City Council.

Recommendation

- Waive the reading and introduce an **Ordinance** approving proposed amendments to DMC Chapter 8.08 (Definitions) and Chapter 8.76 (Off-Street Parking and Loading Regulations), and repealing and replacing Chapter 8.80 (Accessory Dwelling Unit Regulations)

Agenda Item 6.2

STAFF REPORT
CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Updates to the City's Construction and Fire Codes in Accordance with Requirements of State Law
Prepared by: Gregory Shreeve Sr., Chief Building Official

EXECUTIVE SUMMARY:

The 2025 Edition of the California Building Standards Code (CBSC) was approved by the California Building Standards Commission earlier this year and will go into effect on January 1, 2026. The City must adopt an Ordinance incorporating the updated provisions to ensure accuracy and alignment with state law. On October 21, 2025, the City Council introduced an Ordinance repealing and replacing the City's construction and fire codes and set a public hearing date for November 4, 2025, to consider adopting said Ordinance and a Resolution approving findings of necessity for amendments to the CBSC. The City Council is now being requested to adopt the resolution approving the findings regarding local amendments to the codes and to waive the second reading and adopt the Ordinance repealing the 2022 codes and adopting the 2025 codes with related local amendments.

STAFF RECOMMENDATION:

Conduct the Public Hearing and 1) adopt the **Resolution** Approving Findings Regarding the Need for Local Amendments to Provisions in the California Building Standards Code as Adopted by the State of California, in the California Building Code of Regulations, Title 24, to be Adopted by Reference in the Dublin Municipal Code; and 2) Waive the second reading and adopt the **Ordinance** Repealing and Replacing Chapters 5.08 (Fire Code), 7.28 (Building Regulation Administration Code), 7.32 (Building Code), 7.34 (Residential Code), 7.36 (Electrical Code), 7.40 (Plumbing Code), 7.44 (Mechanical Code), 7.45 (Swimming Pool and Spa Code), 7.46 (Existing Building Code), 7.48 (Building Maintenance Code) and 7.94 (Green Building Code).

FINANCIAL IMPACT:

The cost associated with implementing the new codes, such as materials and training, is included in the Fiscal Year 2025-26 Budget.

DESCRIPTION:

Background

The California Building Standards Code (CBSC) contains several codes including the California Building Code and the California Fire Code. Each of these codes are applicable and enforceable at the local level. The California Building Standards Commission, along with other State agencies, review and amend Title 24 of the CBSC approximately every three years. The 2025 Edition of the CBSC was approved by the California Building Standards Commission earlier this year and will go into effect on January 1, 2026. The City must adopt an ordinance incorporating the updated provisions of the 2025 CBSC to ensure that Dublin's construction codes align with state law.

Local jurisdictions may amend the provisions of the CBSC by adopting a resolution finding that the changes are necessary to account for local climatic, geological, or topographical conditions. However, these amendments must be at least as stringent as those outlined in the CBSC. Further, commencing October 1, 2025 to June 1, 2031, local modifications or additions that affect residential units must be substantially equivalent to modifications or additions that were previously filed by the local jurisdiction with the Building Standards Commission and were in effect as of September 30, 2025.

The City Council made several such amendments with the adoption of the 2022 Edition of the codes. These previously adopted local amendments have been incorporated into the proposed code update, with additional modifications as discussed later in this Staff Report. These proposed amendments "carry forward" and are substantially equivalent to the amendments made with the 2022 code cycle and therefore comply with the State's prohibition on local governments adopting building standards code amendments from October 1, 2025, to June 1, 2031. (See Health & Saf. Code, §§ 17958, subd. (b), 17958.5, subd. (c), 17958.7, subd. (c).) Those provisions include a specific exception for amendments that are "substantially equivalent" as those in effect on September 30, 2025.

Proposed Ordinance

The proposed Ordinance modifies Chapters 5.08, 7.28, 7.32, 7.34, 7.36, 7.40, 7.44,7.45, 7.46, 7.48, and 7.94 of the Dublin Municipal Code (DMC). The proposed Ordinance does not adopt the permit fee tables in the codes, thus maintaining the City's current permit fees. The proposed Ordinance will supersede and replace the previously adopted codes, and will benefit the City by:

1. Ensuring compliance with the California building standards laws;
2. Ensuring consistency with neighboring jurisdictions and the Bay Area;
3. Providing internally consistent, coherent, and easier-to-use codes; and
4. Making it easier for the public to review and to understand the model code requirements.

This report focuses on Staff's recommended local amendments.

Analysis
The following is an overview of the proposed new local amendments to the 2025 Edition of the code and modifications to local amendments that were previously adopted by the City Council during the last code update. Attachment 2 provides a complete list of all proposed local amendments to the Construction and Fire Codes, and associated findings. The draft Ordinance is provided as Attachment 3.

Fire Code – DMC Chapter 5.08
The Dublin Fire Code (Attachment 4) is proposed to be amended to adopt the 2025 California Fire Code:

Modifications
1. Section 5.08.030 (Adoption of fire codes): Modified to clarify where copies of the adopted code are stored for examination by the public. *This amendment is necessary to be consistent with the City's current practice.*

2. Section 5.08.090 (Board of Appeals—Amended): Updated to meet changes in state law regarding appeals. *This modification is necessary to remain current with state law.*

3. Section 5.08.130 (Sections 903.2.1.2 #4…903.2.11.31—Amended; and 903.2.13 and 903.2.30—Added): Modified to include exceptions for fire sprinklers under certain conditions in accessory dwelling units. *This modification is necessary to remain current with state law.*

Deletions
1. Section 5.08.160 (Hazardous Materials, General Provisions—Amended): *This requirement is now in the California Fire Code.*

2. Sections 5.08.180 and 5.08.190 (Locations where above ground tanks were prohibited): *These requirements are now in the California Fire Code.*

3. Sections 5.08.200 and 5.08.210 (Maximum Capacity Within Established Limits—Amended): *These requirements are now in the California Fire Code.*

Building Regulation Administration Code – DMC Chapter 7.28
The Dublin Building Regulation Administrative Code (Attachment 5) is proposed to be amended to reflect recent changes in state law.

Additions
1. Section 7.28.360.E (Permit—Issuance—Generally): **–** Added requirement for a concurrent review of the accessory dwelling unit and demolition permits when it is proposed to replace a detached garage. *This addition is necessary to remain current with state law and the City's current process.*

2. Section 7.28.440.H (Building Official—Authority to deny permit): Added requirement to allow unpermitted accessory dwelling units built prior to 2020 to obtain a permit to

legalize the unit without requiring the unit to meet all current building standards. *This addition is necessary to remain current with state law.*

Building Code – DMC Chapter 7.32
The Dublin Building Code (Attachment 6) is proposed to be amended to adopt the 2025 California Building Code.

Modifications
1. Section 7.32.180 (Sections 903.2 Exceptions…903.2.11.3 Amended; and 903.2.13 and 903.2.30—Added.): Modified to include exceptions for fire sprinklers under certain conditions in accessory dwelling units. *These modifications are necessary because of recent changes in state law.*

2. Section 7.32.220 (Section 1905.1.7, Chapter 19, ACI 318, Section 14.1.4—Amended): Updated to maintain the City's restrictions on the use of concrete without rebar. *This modification is necessary to maintain the City's current requirement.*

Additions
1. Section 7.32.125 (Section 310.1.1, Chapter 3, Accessory Dwelling Unit Occupancy – Added): Clarification in the codes that adding an accessory dwelling unit to an existing residential building does not change the occupancy classification of the building. *This addition is necessary to account for recent changes in state law.*

Deletions
1. Sections 7.32.160 (Section 701A.1, Chapter 7A, Scope—Amended) and 7.32.170 (Section 702A, Chapter 7A, Definitions Amended): Removed modifications to chapter 7A of the Building Code related to Wildland Urban Interface. *Wildfire Urban Interface (WUI) requirements are incorporated into a new code book, Wildfire Urban Interface Code, Title 24, Part 7. This deletion is necessary to remain consistent with the State's adoption of this new code book.*

Residential Code – DMC Chapter 7.34
The Dublin Residential Code (Attachment 7) is proposed to be amended to adopt the 2025 California Residential Code.

Modifications
1. Section 7.34.240 (Section R902, Chapter 9, Fire Classification—Amended): Changed roof covering material to roof assemblies. *This modification is necessary to remain consistent with changes in the model code and state law*.

Deletions
1. Section 7.34.180 (Section R337.1.1 Chapter R3, Scope—Amended): Deleted the modifications to the scope of the wildfire urban interface. *Wildfire Urban Interface (WUI) requirements are incorporated into a new code book, Wildfire Urban Interface Code, Title 24, Part 7. This deletion is necessary to remain consistent with the State's adoption of this new code book.*

2. Section 7.34.190 (Section R337.2 Chapter R3, Definitions—Amended): Deleted the previously added wildfire urban interface definitions. *Wildfire Urban Interface (WUI) requirements are incorporated into a new code book, Wildfire Urban Interface Code, Title 24, Part 7. This deletion is necessary to remain consistent with the States adoption of this new code book.*

Electrical Code – DMC Chapter 7.36
The Dublin Electrical Code (Attachment 8) is proposed to be amended to adopt the 2025 California Electrical Code. The existing local amendment setting standards for the location of electrical receptacles in office spaces has been brought forward.

Plumbing Code – DMC Chapter 7.40
The Dublin Plumbing Code (Attachment 9) is proposed to be amended to adopt the 2025 California Plumbing Code. The existing local amendment restricting the installation of water piping under a concrete slab has been brought forward.

Mechanical Code – DMC Chapter 7.44
The Dublin Mechanical Code (Attachment 10) is proposed to be amended to adopt the 2025 California Mechanical Codes. The existing local amendment deleting the administrative chapter has been brought forward.

Swimming Pool and Spa Code – DMC Chapter 7.45
The Dublin Swimming Pool and Spa Code (Attachment 11) is proposed to be amended to adopt the latest International Swimming Pool and Spa Code (ISPSC). The existing local amendments have been brought forward.

Existing Building Code – DMC Chapter 7.46
The Dublin Existing Building Code (Attachment 12) is proposed to be amended to adopt the 2025 California Existing Building Code (CEBC). The existing local amendments have been brought forward.

Building Maintenance Code – DMC Chapter 7.48
The Dublin Building Maintenance Code (Attachment 13) is proposed to be amended to adopt the 2024 International Property Maintenance Code. The existing local amendments have been brought forward.

<u>Modifications</u>
1. Section 7.48.040 (Scope): Updated the scope to include residential and non-residential structures. *This modification is necessary to remain current with recent changes in state law.*

Green Building Code – DMC Chapter 7.94
The Dublin Green Building Code (Attachment 14) is proposed to be amended to adopt the 2025 California Green Building Standards Code. The City's amendment for Electric Vehicle Parking requirements to be installed at the Tier 2 level and all electric buildings have been

brought forward. Bringing these amendments forward will meet, and in some cases, exceed the City's Climate Action Plan (CAP) requirements under measure SM-1 and EE-1.

Conclusion
On October 21, 2025, the City Council introduced the proposed Ordinance repealing and replacing the City's construction and fire codes and set a public hearing date hearing date for November 4, 2025, to consider adopting said Ordinance and the Resolution approving findings of necessity for amendments to the California Building Standards Code. The City Council is requested to adopt the resolution approving findings regarding local amendments to the codes and waive the second reading and adopt the Ordinance adopting the 2025 CBSC and related local amendments.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted. Notice of the public hearing proposed to take place on November 4, 2025, was published in accordance with Government Code Sections 50022.3 and 6066.

ATTACHMENTS:

1) Resolution Approving Findings Regarding the Need for Local Amendments to Provisions in the California Building Standards Code as Adopted by the State of California, in the California Building Code Regulations, Title 24, to be Adopted by Reference in the Dublin Municipal Code
2) Exhibit A to the Resolution - 2025 California Building Standards Code Findings for Local Amendments, as Set Forth in the 2025 California Building Standards and the International Swimming Pool and Spa Code, and the International Property Maintenance Code
3) Ordinance Repealing and Replacing Chapters 5.08 (Fire Code), 7.28 (Building Regulation Administration Code), 7.32 (Building Code), 7.34 (Residential Code), 7.36 (Electrical Code), 7.40 (Plumbing Code), 7.44 (Mechanical Code), 7.45 (Swimming Pool and Spa Code), 7.46 (Existing Building Code), 7.48 (Building Maintenance Code) and 7.94 (Green Building Code)
4) Exhibit A to the Ordinance - DMC Chapter 5.08 Fire Code
5) Exhibit B to the Ordinance - DMC Chapter 7.28 Building Regulation Administration Code
6) Exhibit C to the Ordinance - DMC Chapter 7.32 Building Code
7) Exhibit D to the Ordinance - DMC Chapter 7.34 Residential Code
8) Exhibit E to the Ordinance - DMC Chapter 7.36 Electrical Code
9) Exhibit F to the Ordinance - DMC Chapter 7.40 Plumbing Code
10) Exhibit G to the Ordinance - DMC Chapter 7.44 Mechanical Code
11) Exhibit H to the Ordinance - DMC Chapter 7.45 Swimming Pool and Spa Code
12) Exhibit I to the Ordinance - DMC Chapter 7.46 Existing Building Code

13) Exhibit J to the Ordinance - DMC Chapter 7.48 Building Maintenance Code
14) Exhibit K to the Ordinance - DMC Chapter 7.94 Green Building Code

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING FINDINGS REGARDING THE NEED FOR LOCAL AMENDMENTS TO PROVISIONS IN THE CALIFORNIA BUILDING STANDARDS CODE AS ADOPTED BY THE STATE OF CALIFORNIA, IN THE CALIFORNIA BUILDING CODE OF REGULATIONS, TITLE 24, TO BE ADOPTED BY REFERENCE IN THE DUBLIN MUNICIPAL CODE

WHEREAS, Health and Safety Code Section 18938 makes provisions published in the California Building Standards Code pursuant to Health and Safety Code Section 17922 applicable to all occupancies throughout the State and effective one hundred and eighty days after publication by the California Building Standards Commission (the "Commission"), or at a later date established by the Commission; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 establish the authority for a city to adopt and make local amendments and modifications to the building standards in the California Building Standards Code to establish more restrictive building standards than those contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 permit a city to make such local amendments and modifications as the city determines are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 require a city, before making any amendments and modifications to the California Building Standards Code, make an express finding that such amendments and modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958 (b), restricts the authority for a city to adopt and make local amendments and modifications, that affect residential units, to the building standards in the California Building Standards Code that are substantially equivalent to changes or modification that were previously filed by the governing body of the city and were in effect as of September 30, 2025; and

WHEREAS, under Health and Safety Code Section 17958.7, changes pursuant to Health and Safety Code Section 17958.5 may not become effective until the required findings, and the changes, have been filed with the California Building Standards Commission; and

WHEREAS, Government Code Section 50022.2 permits enactment of City Ordinances that adopt codes or statutes, including codes of the State of California, by reference; and

WHEREAS, notice of the Ordinance was published in accordance with Government Code Sections 50022.3 and 6066; and that such notice was sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof; and

WHEREAS, the City Council of the City of Dublin intends to adopt an Ordinance adopting by reference provisions of the California Building Standards Code, with local amendments; and

WHEREAS, the City Council has reviewed the reasons for proposed changes to the California Building Standards Code set forth in **Exhibit A,** attached hereto and hereinafter incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby declare and find the local amendments to the provisions of the California Building Standards Code set forth in **Exhibit A** are reasonably necessary because of local climatic, geologic, or topographical conditions in accordance with Health and Safety Code Section 17958.7 as further set forth in **Exhibit A**.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby declare and find the local amendments to the provisions of the California Building Standards Code set forth in **Exhibit A** are substantially equivalent to changes or modifications that were previously filed by the City of Dublin and were in effect as part of the 2022 Code adoption and were in effect as of January 1, 2022 or were required to be consistent with changes in State law.

BE IT FURTHER RESOLVED that a copy of this Resolution, including **Exhibit A**, shall be filed with the California Building Standards Commission in accordance with Health and Safety Code Section 17958.7.

PASSED, APPROVED AND ADOPTED this 4th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A

FINDINGS FOR LOCAL AMENDMENTS TO THE 2025 EDITIONS OF THE CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA EXISTING BUILDING CODE, AND CALIFORNIA GREEN BUILDING STANDARDS CODE, AS SET FORTH IN THE 2025 CALIFORNIA BUILDING STANDARDS AND THE INTERNATIONAL SWIMMING POOL AND SPA CODE, AND INTERNATIONAL PROPERTY MAINTENANCE CODE

A. **General Findings.** The Dublin City Council makes the following general findings regarding local climatic, geologic, and topographical conditions, which the City Council finds necessitates the local modifications to the California Building Standards Code set forth below:

1. Local climatic conditions include a low amount of average yearly rainfall, which tends to be concentrated from October through April. From May through September, a dry period occurs where daily temperatures remain high and there is little measurable precipitation. In addition, the local climate frequently includes high winds which sweep down through the valley. As a result of the high summer temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). As a result of the low precipitation, the area is subject to occasional drought.

   In developed areas of the City, fires can occur in buildings, rubbish, automobiles, and grass fires on vacant lots. In the undeveloped areas of the City, there is a risk of large brush and grass fires. If a fire occurs in either a developed or undeveloped area of the City, the local dry conditions combined with high winds, creates the risk of a potential fire storm.

   In addition, local residential and commercial development is occurring in previously undeveloped areas adjacent to wildfire urban interface areas. These new developments increase the chance of fire while simultaneously being located further from fire stations, delaying critical response times. This potential problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems.

2. Local geologic conditions include a risk of earthquake. A number of earthquake faults are located either within or in close proximity to the City. Those with the most direct and potentially destructive impact are the San Andreas, Calaveras, Hayward, Greenville and Concord-Green Valley Faults. History of earthquake activity indicates that there is a likelihood of a major earthquake in the area. The largest recorded earthquake in this immediate area occurred on the San Andreas Fault on October 17, 1989, a 7.1 magnitude. This area had a sequence of earthquakes on the Greenville Fault in January and February of 1980; these earthquakes had a magnitude of 5.5 to 5.9 on the Richter Scale and in July 2019 the Greenville Fault had an earthquake of 4.3. The U.S. Geological Survey (USGS) has identified a 72% probability of a major (6.7 or larger) earthquake occurring in the region within the next 20 years (Source – USGS UCERF3 report). 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.

In the event of an earthquake, damage to structures can be expected. In residential and commercial areas, this could include significant damage or collapse of buildings. Secondary impacts could include ruptured electric or gas connections and/or breaks in water distribution lines. The potential for a major seismic event would create a City-wide demand for emergency response and fire protection service which would exceed staff response capacity. This potential problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems.

3. Local topographical conditions include hills on the western and eastern boarders and flat area in the center of the City. Interstate 680 divides the City into two sections, and circulation between areas of the City rely on freeway overpasses. In addition, local traffic must also pass over railroad tracks, creeks, and bridges (to cross arroyos).

   During peak a.m. and p.m. traffic periods, the City experiences heavy traffic congestion at key intersections, and near many freeway on-ramp and off-ramps. In the event of an accident or emergency at one of these key intersections, bridges, or other circulation corridors, sections of the City could become isolated and response times increased beyond ideal levels. Again, this potential problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems.

4. Based on the local climatic, geologic, and topographical conditions outlined above, there is a real risk that emergency response could be significantly delayed in the event of an accident or emergency. Therefore, it is necessary to address this problem through the requirement of additional mitigation measures to: (i) prevent the chance of accident or injury by requiring standards more stringent than required by the current codes; and (ii) requiring additional built-in automatic fire protection systems which will provide for early detection and initial fire control.

5. The burning of fossil fuels used to heat structures, heat water for cooking, and for other uses is a significant contributor to greenhouse gas emissions and climate change. Combustion of natural gas and petroleum products for heating and cooking needs emit carbon dioxide, methane, and nitrous oxide. Emissions from natural gas consumption represented 46% of the total annual U.S. energy related CO2 emissions in 2021. (See U.S. Energy Information Administration, “Where Greenhouse Gases Come From”, 2021.) Scientists attribute the global warming trend observed since the mid-20th century to the human expansion of the ‘greenhouse effect’ warming that results when the atmosphere traps heat radiating from Earth towards space. Long lived gases such as carbon dioxide can persist in the atmosphere for more than 100 years, even with efforts to reduce emissions today. Nitrous oxide, carbon dioxide, and methane are gases that contribute to the greenhouse gas effect. (See NASA, Causes of Climate Change, as of November 25, 2020.)

   Global climate change imposes substantial and local impacts and risks on the San Francisco Bay Area, and thus the City of Dublin, including rising temperatures, changing precipitation patterns and amounts, sea level rise, flooding, drought, and wildfire, A general summary of climate risks facing the San Francisco Bay Area and the City of Dublin are as follows:

- **Increased temperatures and extreme heat events.** The Bay Area is expected to see an increase in average annual temperature of 2.7°F by 2050, and 3.5°F to 11°F by 2100.
- **Reduction in the Quality and Supply of Water in the Sierra Snowpack.** If heat-trapping emissions continue unabated, more precipitation will fall as rain instead of snow, and the snow that does fall will melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70% to 90%. This can lead to challenges in securing adequate water supplies. It can also lead to a potential reduction in hydropower.
- **Changes in Rainfall Intensity.** By mid-century, more precipitation is projected to occur in winter in the form of less frequent but larger events. Most climate models predict drying trends across the State by 2100.
- **Increased Risk of Large Wildfires.** A hotter, drier climate could promote up to 90% more Northern California fires by the end of the century by drying out and increasing the flammability of forest vegetation.
- **Exacerbation of Air Quality Problems.** If temperatures rise to the medium warming range, there could be 75% to 85% more days with weather conducive to ozone formation, relative to today's conditions. This is more than twice the increase expected if rising temperatures remain in the lower warming range. This increase in air quality problems could result in an increase in asthma and other health-related problems. The average air quality index in Dublin has consistently worsened over time and is lower than the State and national averages; it also worsens during extreme heat and wildfire events. As the air quality index increases, and increasingly large percentage of the Dublin population is likely to experience increasingly adverse health effects.

All-electric construction has a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Reduction of total and peak energy use because of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy capacity. Furthermore, the reduction of greenhouse gas emissions from all-electric buildings will help mitigate climate change and its negative effects such as extreme heat events, droughts, intense storms, and flooding, thus making these amendments reasonably necessary because of local climactic reasons.

6. The San Francisco Bay area region is densely populated and located in an area of high seismic activities. Concern for fire-life safety associated with gas appliances and associated piping located in the ground and in buildings increases with the risk of explosion or fire if there is a structural failure due to a seismic event considering the increasing number of buildings in the region.

   The risk of natural gas infrastructure and pipeline explosions and fires are magnified in cases of major earthquakes, for example, the 2010 San Bruno pipeline explosion. Severe seismic events could disrupt communications, damage gas mains, and place increased demands on the dispersed resources of the Fire Department necessary for the life safety needs of the community.

B. Specific Findings: The Dublin City Council makes the following specific findings, which, in addition to the general findings regarding local climatic, geologic, and topographical conditions set forth above, the City Council finds necessitate the local modifications to the California Building Standards Code set forth below:

1. California Fire Code.

5.08.010 Title.
The Fire Codes adopted by Section 5.08.030 and the provisions of this Chapter shall constitute the Dublin Fire Code and may be referred to as such.

FINDING: Administrative – finding not required.

5.08.020 Purpose
The promotion and preservation of the public health, safety, and general welfare of the people of the City and the property situated therein have made necessary the adoption of the International Fire Code referred to in Section 5.08.030 to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

FINDING: Administrative – finding not required.

5.08.030 Adoption of Fire Codes.
The 2025 California Fire Code, Part 9, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in California Health and Safety Code Section 18901 (hereinafter referred to as the "state code"), including Section 103.2, 104.2.4, 105.2.3, 105.3.1, 105.3.2, 114, 503, Appendices B and C, and any rules and regulations promulgated pursuant to the state code, and the International Fire Code, 2024 Edition, as published by the International Code Council (hereinafter referred to as the "IFC"), are hereby adopted and incorporated by reference herein for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion. Notwithstanding the foregoing, the provisions of the state code and the IFC are amended as set forth in Sections 5.08.050 through 5.08.230, inclusive.

Copies of the adopted code have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

FINDING: Administrative – finding not required. Note, the two appendices chapters have been adopted by the State and therefore, are not required to have findings.

5.08.040 Authority.

The Fire Department referred to herein and in codes adopted pursuant to Section 5.08.030 shall be the entity which provides fire suppression and prevention services to the City by contract, and the Fire Chief or Fire Code Official referred to herein and in codes adopted pursuant to Section 5.08.030 shall be the Fire Chief of the Fire Department, or his or her designee, acting under the direction of the City Manager.

FINDING: Administrative – finding not required.

5.08.050 Section 102.13 Applicability-Added.
Section 102.13 is added to read as follows:

102.13 **Applicability.** Where not otherwise limited by law, the provisions of this Code shall apply to vehicles, cargo containers, ships, boats, and mobile vehicles when fixed in a specific location within the boundaries of this jurisdiction.

FINDING: Administrative – finding not required.

5.08.060 Section 103.2 Appointment – Amended.
Section 103.2 is amended to read as follows:

103.2 **Appointment.** The fire code official shall be appointed by the fire chief for the City of Dublin.

FINDING: Administrative – finding not required.

5.08.070 General Authority and Responsibilities.
Sections 104.2.1, 104.2.2, 104.2.3, and 104.2.4 are added to read as follows:

104.2.1 **Fee for Plan Review, Inspection and Permits.** The City Council may, by resolution, establish a schedule of nondiscriminatory fees to be charged and collected for plans submitted under Section 104.2, solely to defray the City's reasonable costs for plan review of fire protection equipment and systems, requested or required inspection services and issuance of permits.

104.2.2 **Permit Processing Fee.** Each application for a permit shall be accompanied by a fee equal to forty percent (40%) of the total permit fee rounded off to the nearest dollar. The permit processing fee shall be credited toward the total permit fee required. After permit processing has commenced, no portion of the permit processing fee shall be refundable.

104.2.3 **Refunds.**

A. Sixty percent (60%) of any permit fee may be refunded to the applicant prior to the expiration of the permit provided that the work authorized under the permit has not commenced. Thirty percent (30%) of the permit fee may be refunded to the applicant after a permit has expired provided that the work has not commenced, but in no case shall any refund be allowed after one (1) year from the date of expiration of the permit. Requests for refund shall be in writing. Any expenses incurred by the City other than the permit processing fee may be deducted from the refund.

B. If there was an error in calculating the amount of the permit fee and such error resulted in overpayment of the permit fee, the amount of overpayment may be refunded.

104.2.4 **Fees-Partially completed work.**

A. Where permits expire and the work has not been completed and a new permit is subsequently issued for the completion of the work, the fee for the new permit shall be a percentage of the amount of the fee in effect at the time of issuance of the new permit.

Completed Inspections	**Percent of Permit Fee**
1. If no inspections have been made.	30
2. If rough inspection has been made.	15

B. The fee determined by the foregoing shall be rounded to the nearest dollar.

FINDING: Administrative – finding not required.

5.08.080 Section 104.10, Requests for Alternative Means of Protection-Amended.
Section 104.10. is amended to read as follows:

104.10 **Requests for Alternative Means of Protection.** Requests for approval to use an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection shall be made in writing to the Fire Code Official by the owner or owner's authorized representative and shall be accompanied by a full statement of the conditions. Sufficient evidence of proof shall be submitted to substantiate any claim that may be made regarding its conformance. The Fire Code Official may require tests and the submission of a test report from an approved testing organization to substantiate the equivalency of the proposed alternative means of protection.

Approval of a request for the use of an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection shall be limited to the particular case covered by the request and shall not be construed as establishing any precedent for any future request.

FINDING: Administrative – finding not required.

5.08.090 Section 112 Means of Appeals-Amended.
Section 112 is amended to read as follows:

112.1 **Board of Appeals-Established.**

A. Any person aggrieved with the decision of the Fire Chief in connection with the application or interpretation of this Code or an approval of alternative materials or methods of construction may appeal to the City Council. Such appeal shall be in writing and filed with the City Clerk within ten (10) days.

B. The City Council may, after hearing, interpret any provision of this Code.

C. The City Council may after hearing, vary the application of this Code in any specific cases when, in its opinion, the enforcement thereof would be contrary to the spirit and purpose of this Code or public interest. The City Council in granting a variance may impose requirements or conditions to mitigate any adverse effects that may result from granting the grievance.

D. In making such interpretation or granting any variance, the City Council shall make the following findings:

1. That the interpretation or variance is consistent with the purpose of this Code;
2. That the interpretation or variance will not lessen the protection to the people of the City and the property situated therein.

E. The City Council may approve alternate materials or methods of construction by overruling the decisions of the Fire Chief. In approval of any alternate materials or methods of construction, the City Council shall make findings that the material, method or work proposed is for the purpose intended, at least equivalent of that prescribed by this Code in quality, strength effectiveness, fire resistance, durability, dimensional stability and safety.

F. The City Council may appoint a Board of Appeals to hear a specific appeal. The Board of Appeals shall consist of five (5) members qualified by training and experience to pass on matters pertaining to the subject matter of the appeal. The Board of Appeals shall have the same authority and duties as the City Council in interpreting this Code, granting variances, or approving alternate materials or methods of construction. The Fire Chief shall be an ex officio member of the Board of Appeals and shall act as secretary to the Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its hearings and investigations.

G. The decision of the City Council or Board of Appeals shall be final.

FINDING: Administrative – finding not required.

5.08.100 Section 114 Stop Work Order-Amended.
Section 114.1.1 is added to read as follows:

114.1.1 Stop Work Order. Whenever any installation of fire protection devices covered by this Code is concealed without first having been inspected, the Fire Chief may require, by written notice, that such work shall be exposed for inspection. Whenever any construction or installation work is being performed in violation of the plans and specifications as approved, a written notice shall be issued to the responsible party to stop work on that portion of the work which is in violation. The notice shall state the nature of the violation, and no work shall be done on that portion of the project until the violation has been corrected.

Where work for which a permit is required by this Chapter is started or proceeds prior to obtaining such permit, a penalty fee, in addition to the permit fee, shall be assessed as follows:

Violation within two-year period	Penalty Fee
First	Equal to the permit fee
Second	Double the permit fee
Third and subsequent	Ten times the permit fee

The payment of such penalty fee shall not relieve any person from fully complying with all of the provisions of this Chapter.

FINDING: **Administrative – finding not required.**

5.08.110 Chapter 2 Definitions-Amended.
Chapter 2 is amended by adding the following definitions to Section 202:

Section 202 General Definitions.

City Council shall mean the governing body of the City of Dublin.

City Manager shall mean the City Manager of the City of Dublin or his or her designee.

Fire Trail means a graded firebreak of sufficient width, surface, and design to provide access for personnel and equipment to suppress and to assist in preventing a surface extension of fires.

Fuel break means a wide strip or block of land on which the vegetation has been permanently modified to a low volume fuel type so that fires burning into it can be more readily controlled.

FINDING: **These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code. Definitions clarify the title of Fire Chief and City Council as specific to the City of Dublin. These modifications will provide guidelines for Fire Department access locations and roadway preparation. The modifications also provide specific language to ensure adequate access to fire hydrants and fire appliances.**

5.08.120 Section 503.2.9 Specifications-Added.
Section 503.2.9 is added to read as follows:

503.2.9 Fire and Emergency Access Roads approved for construction sites shall be designed to meet the requirements of Section 503.2. The access shall be approved by the Fire Department prior to commencement of combustible storage or vertical combustible construction on the site.

FINDING: **This modification is necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code. These modifications will provide guidelines for Fire Department access locations and roadway preparation. The modifications also provide specific language to insure adequate access to fire hydrants and fire appliances.**

5.08.130 Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 – Deleted; 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1, 903.2.2, 903.2.3#1,

903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3 Amended; and 903.2.2.3, 903.2.8 Exception 5, 903.2.8 Exception 6 and 903.2.30 -Added.

Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 are deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1, 903.2.2, 903.2.3#1, 903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3, are amended to read as follows; and Sections 903.2.2.3, 903.2.5 Exception 5, 903.2.8 Exception 6 and 903.2.30 are added to read as follows:

903.2.1.1 **Group A-1 Occupancies.**

1. The fire area exceeds 3,000 square feet (279 m²).

903.2.1.2 **Group A-2 Occupancies.**

1. The fire area exceeds 3,000 square feet (279 m²).

903.2.30.3 **Group A-3 Occupancies.**

1. The fire area exceeds 3,000 square feet (279 m²).

903.2.30.3 **Group A-4 Occupancies.**

1. The fire area exceeds 3,000 square feet (279 m²).

903.2.2 **Group B Occupancies.**

An automatic fire-extinguishing system shall be provided for Group B occupancies as required in Sections 903.2.2.1, 903.2.2.2 and 903.2.2.3.

903.2.2.3 The fire area exceeds 3,000 square feet (279 m²).

903.2.30 **Group E Occupancies.**

1. Throughout all Group E fire areas greater than 3,000 square feet (279 m²).

903.2.4 **Group F Occupancies.**

An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:

9.03 A Group F fire area exceeds 2,500 square feet (232 m²).

903.2.7 **Group M Occupancies.**

1. A Group M fire area exceeds 2,500 square feet (232 m²).

903.2.8 **Exceptions 5 Group R Occupancies.**

5. Accessory Dwelling Unit, provided that all of the following are met:
   - 5.1 The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 66313.
   - 5.2 The existing primary residence does not have automatic fire sprinklers.
   - 5.3 The accessory dwelling unit does not exceed 1,200 square feet in size.
   - 5.4 The unit is on the same lot as the primary residence.

903.2.8 **Exceptions 6 Group R Occupancies.**

The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in an existing principal residence or multifamily building. *(Government Code Sections 66314(d)(12) and 66323 (d).*

903.2.9 **Group S Occupancies.**

An automatic sprinkler system shall be installed in all Group S occupancies as follows:

1. The fire area exceeds 2,500 square feet (232 m^2);
2. Buildings with repair garages servicing vehicles parked in basements.
3. A Group S fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m^2).

903.2.11.3 **Buildings Three Or More Stories in Height.**

An automatic sprinkler system shall be installed in all occupancies, regardless of type of construction, if the building is three or more stories or more than 35 feet in height measured from the pad grade level to the highest point of the building. An automatic sprinkler system shall be installed in all other occupancies as may be required by the California Building and Residential Code.

903.2.30 **All Occupancies.**

An automatic fire-extinguishing system shall be installed in all occupancies located more than one and one half (1½) miles from a fire station providing fire protection to that location. Said distance shall be measured in a straight line.

Buildings containing portions which are required to have an automatic fire extinguishing system because of the number of stories shall have the automatic fire extinguishing system installed throughout and fire walls as set forth in Section 706 shall not be considered as creating separate buildings for the purpose of this section.

Whenever an addition is made to an existing building, automatic fire-extinguishing systems shall be installed if the existing building plus the addition exceeds the area or height limitations set forth in this section. Whenever the use of an existing building or portion thereof is changed in any manner so as to require the installation of an automatic fire-extinguishing system, said system shall be installed in that portion of the building housing the new use.

(Sections 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 are deleted)

FINDING: The amendment is needed due to local climatic and topographical conditions.

These modifications are necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

5.08.140 Section 903.6-Amended; Sections 903.6.1 and 903.6.2-Added.
Section 903.6 is amended, and Section 903.6.1 and 903.6.2 are added to read as follows:

903.6 **Existing Buildings.** All changes of occupancy classification in existing buildings shall comply with the requirements contained in Section 903.2 of this Code and Table 506.2 of the California Building Code.

903.6.1 When an addition to an existing building causes the total square footage of the building to exceed the maximum floor area specified in Table 506.2 of the California Building Code, fire sprinklers shall be installed throughout the entire building. Addition or alteration that removes 50% or more of the existing exterior walls of a building shall be considered a new building for the purposes of Section 903.

903.6.2 Existing buildings which do not conform to Current Building Code or Fire Code requirements may be required to install an automatic fire extinguishing system when an interior alteration or remodeling occurs, regardless of whether the floor area is increased or use changed. It shall be the responsibility of the Fire Code Official and the Building Official to evaluate the work being performed, non-complying features, and determine if an automatic fire extinguishing system will be required.

FINDING: The amendment is needed due to local climatic and topographical conditions.

These modifications are necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

5.08.150 Section 907.1-Amended; Sections 907.11, 907.11.1, 907.11.2 and 907.11.3-Added.
Section 907.1 is amended and Sections 907.11, 907.11.1, 907.11.2 and 907.11.3 are added to read as follows:

907.1 **General.** This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of Section 907.9 are applicable to existing buildings and structures. In the event of a conflict between this section and the provisions of Chapter 5.20 of the Dublin Municipal Code, the provisions of this section shall control.

907.11 **False Alarms**.

907.11.1 **Excessive False Alarms.** Malfunctions, or mechanical trip of any sprinkler alarm or other fire protection or detection system resulting in an alarm and emergency dispatch of the Fire Department shall be subject to a false alarm charge as established by this Code.

Exception: During a thirty (30) day period following the installation of any new fire alarm system, the Fire Chief shall determine if the false alarms emanating from said new installation are excessive.

907.11.2 **Charges.** After the initial thirty (30) day period following the installation of a new system, two (2) false alarms within a consecutive ninety (90) day period shall be deemed excessive and will be charged as false alarms.

907.11.3 **False Alarm charges are as follows:**

1st false alarm -	Warning Letter
2nd false alarm in any 90 day period-	$100.00
3rd and subsequent false alarms in any 90 day period-	$200.00

FINDING: **These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal Code.**

5.08.170 Section 5601.1.3 Fireworks-Amended.
Section 5601.1.3 is amended to add a fifth exception as follows:

5. The sale, use and discharge of fireworks are allowed in accordance with Chapter 5.24 of the Dublin Municipal Code.

FINDING: **This modification is necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28 and 7.32 of the Dublin Municipal code.**

5.08.220 New Materials, Processes or Occupancies which may Require Permits.
The City Manager, the Fire Chief and the Fire Code Official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those enumerated in the 2022 California Fire Code. The Fire Code Official shall post such list in a conspicuous place at the Dublin Civic Center and distribute copies thereof to interested persons.

FINDING: **Administrative – finding not required.**

5.08.230 Section 112.4 Violation penalties-Amended
Section 112.4 Violation Penalties is amended to read as follows:

112.4 Violation penalties.
A. Any person who violates any provisions of the 2022 California Fire Code as adopted and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specification or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or fails to comply with such an order as affirmed or modified by

the City Council or by a court of competent jurisdiction, within the required time, shall severally for each such violation and noncompliance, respectively, be guilty of an infraction.

B. Any person convicted of an infraction under the provisions of this Ordinance shall be punished upon a first conviction by a fine of not more than one hundred dollars ($100), and for a second conviction within a period of one (1) year by a fine of not more than two hundred dollars ($200), and for a third or any subsequent conviction within a one (1) year period by a fine of not more than five hundred dollars ($500). Any violation beyond the third conviction within a one (1) year period may be charged by the District Attorney as a misdemeanor and the penalty for conviction of the same shall be a fine or imprisonment, or both, not to exceed the limits set forth in the California Penal Code Section 19.

C. At the discretion of the Fire Chief, any such violation constituting an infraction under this Ordinance may, instead, be charged and prosecuted as a misdemeanor, punishable by a fine or imprisonment, or both, not to exceed the limits set forth in California Penal Code Section 19.

D. In addition to the penalties provided in this section, any condition caused or permitted to exist in violation of any of the provisions on this Ordinance shall be deemed a public nuisance and may be summarily abated by the City as such.

E. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provisions of this Ordinance is committed, continued or permitted by such person and shall be punishable accordingly.

F. The Fire Chief shall have the power to designate by written order that particular officers or employees shall be authorized to enforce particular provisions of this Ordinance. Officers or employees so designated shall have the authority to cite or arrest persons who violate any of said provisions

FINDING: **Administrative – finding not required.**

2. California Building Code.

7.32.010 Title.
The building codes adopted by section 7.32.030 and the provisions of this Chapter shall constitute the Dublin Building Code and may be referred to as such.

FINDING: Administrative – finding not required.

7.32.020 Purpose.
The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the building codes referred to in Section 7.32.030 in order to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

FINDING: Administrative – finding not required.

7.32.030 Adoption of Building Codes.
A. The 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Building Code, 2024 Edition, including Appendix Chapters, F, G, H, and I, , as published by the International Code Council, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "IBC") are hereby adopted and incorporated by reference herein.

The codes and standards referenced in this code shall be considered part of this code to the prescribed extent of each such reference. Where the extent of the
reference to a referenced code or standard includes subject matter that is within the scope of this code or the Mechanical, Plumbing, Housing, Fire or Energy Codes, the provisions of these codes as applicable, shall take precedence over the provisions in the referenced code or standard.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.32.030.A, the State Code and the International Building Code are amended as set forth in Sections 7.32.110 through 7.32.300.

FINDING: Administrative – finding not required for all except appendix chapters
Appendix Chapters findings
Appendix Chapter F – rodent proofing
This modification is necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional

drought. These climate issues bring rodents from the fields into the housing stock to find water and food in the dry portion of the year and shelter in the rainy season.

Appendix Chapter G flood resistant construction
This modification is necessary because the City of Dublin is a densely populated area having buildings and structures constructed near and within flood prone areas. The City codes require a definition for Substantial Damage and Substantial Improvement that includes repetitive loss and repetitive flood damage. Local climatic and topographical conditions include an average yearly rainfall, which tends to be concentrated from October to April.

Appendix Chapter H signs
The amendment is needed due to local climatic and topographical conditions. This modification was necessary due to the City of Dublin's basic wind speed requirement relating to the high winds described in Section A of these Findings.

Appendix Chapter I, this appendix chapter is adopted by the State and therefore is not required to have findings.

7.32.040 Scope.

A. The provisions of this Code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, relocation, removal, demolition, conversion, replacement, equipment, use and occupancy, location, replacement, and maintenance of every building or structure or any appurtenances connected or attached to such buildings or structures within the City.

B. The permissive provision of this Code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Buildings shall be made accessible to persons with disabilities as required by Title 24 California Code of Regulation. Whenever there is a conflict between the provisions of this Code and Title 24, California Code of Regulations with respect to the accessibility of buildings to persons with disabled, the provisions of Title 24 shall prevail.

FINDING: Administrative – finding not required.

7.32.050 Exceptions.

The provisions of this Code shall not apply to:

A. Work located in a public street;

B. Trailer coaches, campers, mobile homes, motor vehicles, railroad cars, and aircraft; however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all of the provisions of this Code;

C. Houseboats or other watercraft; however, if any of the forgoing are stored out of the water and are used for any purpose whatsoever, they shall comply with all of the provisions of this Chapter;

D. Towers or poles supporting communication lines or power transmission lines;

E. Dams, flood control and drainage structures;
F. Portable amusement devices and structures, including merry-go-rounds, ferris wheels, rotating conveyances, slides, similar devices, and portable accessory structures whose use is necessary for the operation of such amusement devices and structures but not including any storage building or detached structure which is not an integral part of the device.
G. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the Residential Code.

FINDING: Administrative – finding not required.

7.32.060 Additions, alterations and repairs-Generally.
Buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements of this Code for new buildings or structures except as specifically provided for in this section and Sections 7.32.070 through 7.32.100.

FINDING: Administrative – finding not required.

7.32.070 Additions, alterations and repairs-Code compliance.
Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this Code, provided the addition, alteration or repair conforms to that required for a new building or structure. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any of the provisions of this Code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of this Code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life. Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings. Additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provision of this Code.

FINDING: Administrative clarification of the codes– finding not required.

7.32.080 Alterations and repairs-Apartment houses, hotels and dwellings.
A. The provisions of Section 7.32.070 shall not prohibit the alteration or repair of any legally established existing apartment house, hotel, dwelling or structure accessory thereto which retains, replaces or extends the use of the original materials or continued use of original methods of construction provided such alteration or repair does not create or continue a dangerous building as defined in Section 7.28.220, a substandard building as defined in Section 7.28.090 of the Dublin Municipal Code. However, such alteration or repair shall not reduce any required fire resistance below that specified by this Code, reduce the resistance to lateral forces below that specified by this Code, or increase the stress or deflection of any member so as to exceed that specified by this Code.

B. The provisions of Section 7.32.070 pertaining to additions shall not require any legally existing apartment house, hotel, dwelling, or structure accessory thereto to be made to conform to the provisions of this Code solely because of the construction of the addition. However, this section shall not be construed to permit the addition to increase the stress or deflection of any existing member so as to exceed that specified by the building code. Whenever an addition increases the number of occupants which must exit through the existing building all of the exit facilities serving the increased number of occupants shall comply with the provisions of this Code.
C. Whenever a new dwelling unit is created either by new construction, or by an alteration to an existing building, separate gas and electrical meters shall be provided.

FINDING: Administrative – finding not required.

7.32.090 Additions-Apartment houses, hotels and dwellings.
Notwithstanding the provisions of Section 7.28.240 whenever alterations, repairs, or additions requiring a permit or one (1) or more sleeping rooms are added or created in existing Group R Occupancies, the entire building shall be provided with smoke alarms and carbon monoxide alarms located as required for new Group R Occupancies.

Furthermore, spark arrestors shall be installed on all chimneys connected to solid burning fuel-burning appliances.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.100 Repair of roof covering.
Roof coverings may be repaired or replaced with materials as set forth in Section 7.32.180.

FINDING: Administrative – finding not required.

7.32.110 Chapter 1 Division II, Administration-Deleted.
Chapter 1 Division II is deleted.

FINDING: Administrative – finding not required.

7.32.120 Section 202, Chapter 2, Definitions of Substantial Damage and Substantial Improvement – Added.
The definitions of “Substantial Damage” and “Substantial Improvement” in Section 202 of the State Code are amended to read as follows:

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which

the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement. Any one or more or any combination of repair, reconstruction, rehabilitation, alterations, addition or other improvement of a building or structure taking place during a 10-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the 10-year period begins on the date of the first permit issued for improvement or repair of that building or structure subsequent to January 1, 2023. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, included either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification is necessary because the City of Dublin is a densely populated area having buildings and structures constructed near and within flood prone areas. The City codes require a definition for Substantial Damage and Substantial Improvement that includes repetitive loss and repetitive flood damage. Local climatic and topographical conditions include an average yearly rainfall, which tends to be concentrated from October to April.

7.32.125 Section 310.1.1, Chapter 3, Accessory Dwelling Unit Occupancy – Added.
Section 310.1.1 is added to read:

310.1.1 Accessory Dwelling Unit Occupancy. Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the building code, unless the Building Official makes a written finding based on substantial evidence in the record that the construction of the accessary dwelling unit could have a specific, adverse impact on public health and safety. Nothing in this paragraph shall be interpreted to prevent the Building Official from changing the occupancy code of a space that was unhabitable or was only permitted for non-residential use and was subsequently converted for residential use pursuant to *Government Code Section 66314.(d)(8).*

FINDING: The amendment is required to be consistent with *Government Code Section 66314.(d)(8).*

7.32.130 Sections 502.2.1, 502.2.2, 502.2.3, 502.2.4, Chapter 5, Address illumination – Added.
Sections 502.2.1, 502.2.2, 502.2.3, 502.2.4 are added to read:

502.2.1 The address number(s) shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled by a photoelectric device.

502.2.2 Exterior doors in commercial tenant space numbers shall be addressed as required in section 502.1. Exception, dual doors may have the addresses on one door or centered above the doors. In addition, all rear doors or service doors will have the name of the business in 4-inch-high lettering.

502.2.3 No other number may be affixed to a structure that might be mistaken for, or confused with, the number assigned to the structure.

502.2.4 The assigned address, including the suite number, shall be displayed on all electric meters in accordance with utility company standards.

FINDING: The amendment is needed due to local geological and topographical conditions.

These modifications are necessary due to the topographical nature of the City and the easy access to freeways described in Section A of these Findings. In light of said conditions, it is necessary to adopt these requirements to enhance crime prevention. Additionally, this will bring the code into conformance with the City of Dublin Police Department requirements.

7.32.140 Section 507.14, Chapter 5, Frontage Restriction-Added.
A new Section 507.14 is added to read:

507.14 Frontage Restriction. The increase in area permitted by Sections 506.3, 507.1 through 507.13 of this Section shall not be allowed unless or until the owner of the required yard shall file an agreement binding such owner, his heirs, and assignees, to set aside the required yard as unobstructed space having no improvements. Such agreement shall be recorded in the Alameda County Recorder's Office.

Exception: When using the public way for frontage increase.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.150 Section 706.1, Chapter 7, Fire Walls-Amended.
Section 706.1 is amended by adding a new subsection 706.1.3 to read:

706.1.3 Fire walls shall not be considered to create separate buildings for the purpose of automatic fire-sprinkler system requirements as set forth in Chapter 9.

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification is necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.180 Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 – Deleted; 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1, 903.2.2, 903.2.3#1, 903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3 Amended; and 903.2.2.3, 903.2.8 Exception 5, 903.2.8 Exception 6 and 903.2.30 -Added.

Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 are deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1, 903.2.2, 903.2.3#1, 903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3, are amended to read as follows; and Sections 903.2.2.3, 903.2.8 Exception 5, 903.2.8 Exception 6 and 903.2.30 are added to read as follows:

903.2.1.1 **Group A-1 Occupancies.**
1. The fire area exceeds 3,000 square feet (279 m²).

903.2.1.3 **Group A-2 Occupancies.**
1.The fire area exceeds 3,000 square feet (279 m²).

903.2.1.4 **Group A-3 Occupancies.**
1.The fire area exceeds 3,000 square feet (279 m²).

903.2.1.5 **Group A-4 Occupancies.**
1.The fire area exceeds 3,000 square feet (279 m²).

903.2.2 **Group B Occupancies.**
An automatic sprinkler system shall be provided for Group B occupancies as required in sections 903.2.2.1, 903.2.2.2 and 903.2.2.3.

902.2.2.3. The fire area exceeds 3,000 square feet (279 m²).

903.2.2 **Group E Occupancies.**
1.Throughout all Group E fire areas greater than 3,000 square feet (279 m²).

903.2.4 **Group F Occupancies.**
An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:
1. A Group F fire area exceeds 2,500 square feet (232 m²).

903.2.7 **Group M Occupancies.**

1. A Group M fire area exceeds 2,500 square feet (232 m^2).

903.2.8 **Exceptions 5 Group R Occupancies.**

5. Accessory Dwelling Unit, provided that all of the following are met:

5.1 The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 66313.

5.2 The existing primary residence does not have automatic fire sprinklers.

5.3 The accessory dwelling unit does not exceed 1,200 square feet in size.

5.4 The unit is on the same lot as the primary residence.

903.2.8 **Exceptions 6 Group R Occupancies.**

The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in an existing principal residence or multifamily building. *(Government Code Sections 66314(d)(12) and 66323 (d).*

903.2.9 **Group S Occupancies.**

An automatic sprinkler system shall be installed in all Group S occupancies as follows:

4. The fire area exceeds 2,500 square feet (232 m^2);
5. Buildings with repair garages servicing vehicles parked in basements.
6. A Group S fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m^2)

903.2.11.3 **Buildings Three Or More Stories in Height.**

An automatic sprinkler system shall be installed in all occupancies, regardless of type of construction, if the building is three or more stories or more than 35 feet in height measured from the pad grade level to the highest point of the building. An automatic sprinkler system shall be installed in all other occupancies as may be required by the California Building and Residential Code.

903.2.30 **All Occupancies.**

An automatic fire-extinguishing system shall be installed in all occupancies located more than one and one half (1½) miles from a fire station providing fire protection to that location. Said distance shall be measured in a straight line.

Buildings containing portions which are required to have an automatic fire extinguishing system because of the number of stories shall have the automatic fire extinguishing system installed throughout and fire walls as set forth in Section 706 shall not be considered as creating separate buildings for the purpose of this section.

Whenever an addition is made to an existing building, automatic fire-extinguishing systems shall be installed if the existing building plus the addition exceeds the area or height limitations set forth in this section. Whenever the use of an existing building or portion thereof is changed in any manner so as to require the installation of an automatic fire-extinguishing system, said system shall be installed in that portion of the building housing the new use.

(Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 are deleted)

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

These modifications are necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

Addition of Sections 903.2.8 Exception 5 and 6 are added to be consistent with *Government Code Sections 66314(d)(12) and 66323(d).*

7.32.190 Section 1505.1, Chapter 15, Fire Classification-Amended.
Section 1505.1 is amended to read:

1505.1 General. Roof Assemblies shall be divided into the classes defined below. Class A, B, and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall comply with the following:

1. **Map of Fire Safe Roof Areas.** Figure 15-1* is a map of Fire Safe Roof areas. Said map may be amended from time to time by including areas which are annexed to the City within one of the two roofing areas. Said amendments may be made by the Building Official after consultation, with the Chief of the Fire Department having jurisdiction.

2. **Roofing Area 1.** Any new roof and any alteration, repair or replacement for buildings housing R & U occupancies in Roofing Area 1 shall use roof covering material that conforms to Class B or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

3. **Roofing Area 2.** Any new roof for buildings using roof covering material that conforms to Class C or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

4. **Other Occupancies.** Any new roof covering and any alterations, repairs or replacement of roof covering material for buildings housing all other occupancies shall conform to the requirements as set forth in Roofing Area 1.

* Editor's Note: Figure 15-1 is on file in the office of the City Clerk.

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to

occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.200 Table 1607.1, Chapter 16, Minimum Uniformly Distributed Live Loads, L_o, and Minimum Concentrated Live Loads -Amended.

Table 1607.1 is amended by adding a new Footnote e to read:

e. Bridges for vehicular traffic shall be designed for H20 loading as designated by the American Association of State Highway Officials.

FINDING: The amendment is needed due to local geological, climatic and topographical conditions.

This modification was necessary because bridges were not addressed by the Building Code. Additionally, due to the City's terrain a number of bridges and overpasses may be required.

7.32.210 Section 1705.3 Exception 1, Chapter 17, Concrete Construction – Amended.

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) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

FINDING: The amendment is needed due to local geological conditions.

Results from studies after the 1994 Northridge earthquake indicated that a lot of the damage was attributable to the lack of quality control during construction and therefore needs to be incorporated into the Code. Revise CBC Section 1705.3 exception No. 1 to allow special inspection not to be required for isolated spread footings where the structural design of the footing is based on a specified compressive strength, f'c no greater than 2,500 psi.

7.32.220 Section 1905.6.2 Seismic Design Categories C, D, E and F—Amended.

Section, 1905.6.2 Seismic Design Categories – Amended

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 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 dwelling 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 footing supporting walls are permitted, provided the footings have no 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. 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.

FINDING: **The amendment is needed due to local geological, climatic and topographical conditions.**

This amendment addresses the problem of poor performance of plain or under reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in the 1994 Northridge earthquake.

The San Francisco Bay area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Earthquake activities, including the 1989 Loma Prieta 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 City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 20 years, while the USGS predict the probability of a powerful quake in the next 20 years at 72%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.32.230 Table 2308.10.1, Chapter 23, Wall Bracing Requirements–Amended.
Table 2308.10.1 is amended by adding new footnotes "f" and "g" to read:

f. Methods PBS, HPS, and SFB are not permitted in Seismic Design Category D and E.
g. Methods GB, DWB and PCP are not permitted in Seismic Design Category E.

FINDING: **The amendment is needed due to local geological conditions.**

This amendment addresses the problem of poor performance of wall bracing materials in high seismic areas. Shear walls sheathed with lath, plaster or gypsum board are less ductile than plywood shear walls. The poor performance of such shear walls in the 1994 Northridge earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) with the Los Angels City Task Force and formed the basis for this amendment. This amendment is consistent with shear wall restrictions by the

American Wood Council (Section 4.3.47 SDPWS) and ICC ESR-1338 for Gypsum Board.

7.32.240 Section 2308.6.10.9, Attachment of Sheathing-Amended.
Section 2308.6.10.9, is amended by adding a second paragraph:

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

FINDING: The amendment is needed due to local geological, climatic and topographical conditions.

The San Francisco Bay area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Earthquake activities, including the 1989 Loma Prieta 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 City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 20 years, while the USGS predict the probability of a powerful quake in the next 20 years at 72%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.32.250 Section 3116.1, Chapter 31, Prohibited Installations-Added.
A new Section 3115.1 is added to read:

3116.1 Prohibited Installations. It shall be unlawful to install a wood burning fireplace or wood burning appliance that is not one of the following:

1) Pellet-fueled wood heater,
2) EPA certified wood heater,
3) Fireplace certified by EPA

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because fireplaces and wood stoves generate 40 percent of the particulate matter in the Bay Area during the winter months. Of greater concern are the fine particles, which can lodge deep in the lungs causing permanent lung damage and increasing mortality. Burning wood also generates carbon monoxide, nitrogen dioxide, volatile organic and toxic air pollutants.

7.32.260 Section 3203, Chapter 32, Signs-Added.
A new Section 3203 is added to read:

3203 Signs. Signs when placed flat against the wall of a building shall not project beyond the front property line more than 12 inches (305mm).

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary due to the City of Dublin's basic wind speed requirement relating to the high winds described in Section A of these Findings.

7.32.270 Section H101.2, Signs exempt from permits -Deleted.
Section H101.2 is deleted.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary due to the City of Dublin's basic wind speed requirement relating to the high winds described in Section A of these Findings.

7.32.280 Section 1010, Appendix Chapter 10, Building security – Added.
Appendix Chapter 10 is added to read:

Section 1010 building security shall be in accordance with the *Uniform Building Security Code* in addition to the following:

* *Editor's Note: See Chapter 7.34 Residential Code for single family or townhouse requirements.*

(A) **Addressing:** All buildings shall be addressed as follows:

(1) Walkways serving six (6) or more individual units where the front entrance is not parallel to the street and driveways servicing six (6) or more individual dwelling units shall have minimum of 4-inch-high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between thirty-six (36) and forty-two (42) inches above grade. The address numbers shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled only by a photoelectric device.

(2) There shall be positioned at each street entrance of a multi- family complex having more than one structure, an illuminated diagrammatic representation (map) of the complex that shows the location of the viewer and the unit designations within the complex. It shall be lighted during the hours of darkness utilizing a light source, which is constructed of weather and vandal resistant materials and provided with an uninterruptible AC power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.

(3) If the building is adjacent to an alley, the number shall also be placed on or adjacent to the rear gate accessing the alley. Any building with vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective or illuminated address number a minimum of four (4) inches in height.

(4) Where more than one (1) building is accessed by a common street entrance or there are multiple buildings on the same lot, each principal building shall display the number or letter assigned to that building on each corner of the building, as determined by the Building Official. These numbers shall be made visible during the hours of darkness. The street name may also be required when there is a secondary street frontage.

(5) Addressing shall not be obstructed by architectural structures such as trellises, arbors, balconies, light fixtures and or landscaping.

(6) In Commercial Day Care or Education facilities, all interior and exterior doors shall be provided with a room number on the door. A map of the facilities detailing location of all rooms and their uses shall be kept on file at the facilities on-site office.

(B) **Exterior Openings:** Exterior opening shall be as follows:

(1) Swinging exterior wood and steel doors shall be equipped as follows:

(a) A single or double door shall be equipped with a double- or single-cylinder deadbolt. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. The provisions of this paragraph do not apply where: (a) panic hardware is required, (b) conflicts with emergency egress requirements of the building and fire codes or (C) an equivalent device is approved by the authority having jurisdiction.

(b) Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.

(c) For the purpose of this section, doors leading from garage areas into a dwelling are exterior doors.

(2) Double doors shall be equipped as follows:

(a) The inactive leaf of double door(s) shall be equipped with metal flush bolts that have a minimum embedment of five-eighths (5/8) inch into the head and threshold of the doorframe.

(b) Double doors shall have an astragal constructed of steel a minimum of .125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with non-removable bolts spaced apart on not more than ten (10)

inch centers. (The door to which such an astragal is attached must be determined by the fire safety codes adopted by the enforcing authority.)

(3) Aluminum frame swinging doors shall be equipped as follows:

(a) The jamb on all aluminum frame-swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike, to prevent violation of the strike.

(b) A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one (1) inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five pin tumblers and a cylinder guard.

(4) Panic hardware, whenever required by the California Building Code or Title 19, California Administration Code, shall be installed as follows:

(a) Panic hardware shall contain a minimum of two (2) locking points on each door; or

(b) On single doors, panic hardware may have one locking point, which is not to be located at either the top or bottom frame. The door shall have an astragal constructed of steel .125 inch thick, which shall be attached with non-removable pins to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.

(c) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door. (The astragal shall not interfere with the safe operation of emergency egress).

(5) Horizontal or Sliding Doors shall be installed as follows:

(a) In commercial occupancies, horizontal sliding doors shall be equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(b) In residential occupancies, locks shall be provided on all sliding patio doors. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

(c) Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable

section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.

(6) In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

(7) In commercial occupancies, windows shall be deemed accessible if less than twelve (12) feet above the ground. Accessible windows having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches and not visible from a public or private thoroughfare shall be protected with burglary resistant glazing or other approved methods as determined by the Building Official.

(8) Side or rear windows of the type that can be opened shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with a hardened steel shackle, a minimum four pin tumbler operation.

(9) Protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be operable by the California Building Code.

(10) All exterior transoms exceeding ninety-six (96) square inches on the side and rear of any building or premises used for business purposes shall be protected with burglary resistant glazing or other approved methods as determined by the Building Official.

(11) Roof openings shall be equipped as follows:

(a) All skylights on the roof of any building or premises used by business purposes shall be provided with:

(1) Rated burglary resistant glazing; or

(2) Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x ¼) inch flat steel material under the skylight and securely fastened; or

(3) Steel grills of at least one-eighth (1/8) inch material with a maximum two (2) inches mesh under the skylight and securely fastened.

(4) A monitored intrusion alarm system. The system shall be kept operable at all times. The Chief of Police may require periodic testing of the alarm system to verify proper operation.

(b) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

(1) If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen (16) U.S. gauge sheet metal, or its equivalent, attached with screws.

(2) The hatchway shall be secured from the inside with a slide bar or slide bolts. (Fire Department approval may be desired.)

(3) Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

(c) All air duct or air vent openings exceeding ninety-six (96) square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

(1) Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x ¼) inch flat steel material spaced no more than five (5) inches apart and securely fastened; or

(2) Iron or steel grills of at least one-eighth (1/8) inch material with a maximum two (2) inch mesh and securely fastened.

(3) If the barrier is on the outside, it shall be secured with bolts which are non-removable from the exterior.

(4) The above must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or Title 19, California Administrative Code.

(12) Exterior roof ladders shall not be permitted.

(13) Exterior electrical or phone panels are not permitted in commercial occupancies.

(14) Separation walls for individual commercial tenant spaces housed within a common structure shall be solid with sheathing and continuous from the structure's foundation to roof or floor / ceiling assembly. If both sides of the tenant spaces are accessible, then each side shall be sheathed.

(15) Intrusion Devices.

(a) If the enforcing authority determines that the security measures and locking devices described in this Chapter do not adequately secure the building, due to special conditions, he/she may require the installation and maintenance of an intrusion device (burglar alarm system).

(C) **Landscaping:**

(1) Shrubs and ground cover shall not directly cover windows and doorways.

(2) River rock used near parking lots or buildings shall be permanently affixed.

(3) Open space and buildings shall be arranged to afford visibility and opportunity for surveillance by on-site users and passers-by.

(4) Barriers, both real and symbolic, shall be designed to afford opportunities for surveillance through the barrier.

(5) For residential development, backyard gates shall be the full height of the wall or fence adjacent and capable of being locked.

(6) For residential development, walls or fences, if installed, shall be a minimum of 6 feet in height when adjacent to any of the following:
Reverse frontage
Retention/detention areas
Parks
Commercial areas
Industrial areas
Bike paths

(D) **Lighting:** Lighting of buildings or complexes shall at a minimum be illuminated as follows:

(1) A site plan shall be provided showing buildings, parking areas, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels.

(2) All exterior entrances shall be illuminated with a uniformly maintained minimum level of one foot candle of light between ground level and 6 vertical feet within a minimum radius of 15 feet from the center of the entrance between sunset and sunrise.

(3) Postal Service “gang boxes” (group postal boxes) shall be illuminated with a uniformly maintained minimum level of one foot candle of light.

(4) Lighting of all exterior areas shall be designed to maximize surveillance and reduce conflicts with building design, mature landscaping, and to minimize glare.

(5) Open stairways shall be illuminated with a minimum maintained five-tenths (0.5) foot-candle of light in all landings and stair treads between sunset and sunrise. Enclosed stairways and enclosed common corridors shall be illuminated at all times with a minimum maintained one-foot candle of light on all landings and stair treads.

(6) Private streets, alleys, and emergency access roads shall be illuminated using the same standards as established for public thoroughfares.

(7) Aisles, passageways, pedestrian walkways and recessed areas related to and within a building, a building complex, or providing access to a building or building complex from a parking lot or right of way shall be illuminated with a minimum uniformly maintained minimum level of one foot candle of light between ground level and six vertical feet between sunset and sunrise or other methods approved by the Building Official.

(8) Open parking lot and/or carport and refuse areas shall be provided with and maintained to a minimum of one foot-candle of light on the parking surface. The Building Official may approve a lower light level, if it can be demonstrated that the lower level provides for sufficient security lighting.

(9) Covered parking lots or covered portions of parking lots shall be illuminated with a uniformly maintained minimum level of one-foot candle of light between ground level and 6

vertical feet between sunset and sunrise. Lighting shall be designed so that architectural or structural features do not obstruct the minimum light coverage.

(10) Parking structures or enclosed or partially enclosed parking lots shall be illuminated with a uniformly maintained minimum level of two-foot candles of light between ground level and 6 vertical feet between sunrise and sunset (daylight hours).

(11) Lighting fixtures shall be so arranged as to illuminate light uniformly over the parking surface and be tamper resistant.

(12) Public rest rooms, rooms identified for the general public and children's recreation areas shall be provided with emergency lighting meeting section 1006 of this Code.

All light sources required by this section shall be: (a) controlled by a photocell device or a time clock that will turn the lights on at dusk and off at dawn and (b) protected by weather and vandal resistant covers.

(E) **Garage Type (Vehicle) Doors:** Garage-type doors, which are either rolling overhead, solid overhead, swinging, sliding, or accordion style doors shall conform to the following standards:

(1) Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.

(2) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.

(3) Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.

(4) Doors utilizing a cylinder lock shall have a lock receiving point at each outer edge of the door; or, if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header.

(5) Doors with slide bolt assemblies shall have frames a minimum of .120 inches of thickness, with a minimum bolt diameter of one half (1/2) inch and protrude at least one and one half (1 ½) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

(6) Padlocks used with exterior mounted slide bolts shall have a hardened steel shackle locking at both heel and toe and a minimum five pin tumbler operation with non-removable key when in an unlocked position. Padlocks used with interior mounted slide bolts shall have a hardened steel shackle with a minimum 4-pin tumbler operation.

(F) **Emergency Access:**

(1) Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for emergency access as follows:

Radio frequency access or by providing the gate access code for distribution to emergency responders. When an access code is to be utilized, an illuminated control box is to be mounted on a control pedestal consisting of a metal post/pipe, which shall be installed at a height of 42 inches and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.

(2) Non-residential multi-tenant buildings utilizing electronic access control systems on the main entry doors, and enclosed retail shopping centers shall be provided with a means to allow for police emergency access.

(3) Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing, or other method approved by the Building Official that will provide for police emergency access. Options include radio frequency access or providing the gate access code for distribution to emergency responders.

(4) All lockable pedestrian gates to residential recreation areas serving 6 or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where there are 4 or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved Knox box. The Knox box shall be installed adjacent to each gate/door, securely attaching it to a fence or wall or location approved by the Building Official.

(5) Pedestrian gate doors utilizing mechanical locks shall install a Knox box adjacent to each gate/door, securely attaching it to a fence or wall

(G) **Keying requirements:**
Upon occupancy by the owner or proprietor, each single unit in a tract or commercial development, constructed under the same site development review, shall have locks using combinations that are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

(H) **Laundry rooms or areas:** Common area laundry rooms in multi-family complexes shall be designed and protected as follows:

(1) Entry doors shall have:
(a) A minimum six hundred (600) square inch clear vision panel in the upper half of the door, consisting of ¼" tempered glass;

(b) Automatic, hydraulic door closures;

(c) Self-locking door locks equipped with a deadlocking latch allowing exiting by a single motion and openable from the inside without the use of a key or any special knowledge or effort;

(d) Non-removable hinge pins for out-swinging doors to preclude removal of the door from the exterior by removing the hinge pins; and

(e) A latch protector consisting of minimum 0.125-inch-thick steel attached to the door's exterior by non-removable bolts from the exterior. It shall be two (2) inches wide and extend a minimum of five inches above and below the strike opening and extend a minimum of one (1) inch beyond the edge of the door. It shall have a metal anti-spread pin a minimum of one-half (1/2) inch in length.

(2) The laundry room shall be illuminated at all times with a minimum maintained one-foot candle of light at floor level, using a non-interruptible power source. There shall be no light switches inside the room that control light fixtures used to meet this lighting requirement.

(3) Any portion of an openable window which is within eight (8) feet vertically or six (6) feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar surface, or any climbable pole or tree, or any surface providing a foothold, shall be secured as required by section 1018 of the Uniform Building Security Code.

(4) The interior of laundry rooms shall be visible from the exterior along common walking or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement. Laundry rooms are to be located in high activity areas with natural surveillance opportunities and not in remote or isolated locations.

(I) **Elevators:**
Elevators shall be designed as follows:

Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on the 36 inches away from the door shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained 2-foot candles of light at floor level.

(J) **Stairways:**
Except for private stairways, Stairways shall be designed as follows:

(1) Interior doors shall have glazing panels a minimum of 5 inches wide and 20 inches in height and meet requirements of the California Building Code.

(2) Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.

(3) Enclosed stairways shall have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such manner as to provide visibility around corners.

(K) **Parking structures:**
(1) Parking structures shall be designed to restrict unauthorized access.

(2) Outside stairwells shall be open and not obstructed from view

(3) Security telephones with monitoring capability shall be located on every level adjacent to pedestrian ingress/egress points. If pedestrian ingress/egress points are more than 200 feet but less than 300 feet apart, additional security telephones shall be located at the midpoint between pedestrian ingress/egress points. If pedestrian ingress/egress points are more than 300 feet apart, security telephones will be located at 100-foot intervals. Security telephones shall be visible from all vehicular and pedestrian ingress/egress points and identified with appropriate signage.

(4) Blind corners shall be provided with shatterproof convex mirrors to improve visibility for both operators of vehicles and pedestrians.

(5) Doors shall be labeled with signage meeting the requirements of section 501.2

(6) Parking structures shall have the ceiling area of each floor or tier painted and maintained white or other reflective color approved by the Building Official.

(L) **Other requirements:**

(1) Storage Areas. Exterior storage area attached to a dwelling, apartment or condominium and enclosed by a door shall comply with this section or have a minimum 3/8" diameter hardened padlock hasp.

(2) Side Gates. Side gates shall be the full height of the adjacent fence or wall and be capable of being locked. Side gates shall be secured with a slide bolt mounted on the inside of the gate. The slide bolt shall have a bolt diameter of three-eighths (3/8) inch and protrude at least one and one-half (1 ½) inches into the receiving guide. The slide bolt shall be attached to the gate with non-removable bolts. Rivets shall not be used to attach slide bolt assemblies. The slide bolt shall be mounted at a height that is not accessible by reaching over the gate.

FINDING: The amendment is needed due to local geological and topographical conditions.

These modifications are necessary due to the topographical nature of the City and the easy access to freeways described in Section A of these Findings. In light of said conditions, it is necessary to adopt these requirements to enhance crime prevention. Additionally, this will bring the code into conformance with the City of Dublin Police Department requirements.

7.32.290 Section G101.4, Chapter Appendix G, Violations-Amended.
Section G101.4 is amended to read:

G101.4 Violations. Any violation of a provision of this appendix, or failure to comply with a permit or variance issued pursuant to this appendix or any requirement of this appendix, shall be enforced pursuant to Chapter 7.28 Dublin Municipal Code.

FINDING: Administrative – finding not required.

7.32.300 Section G101.5, Chapter Appendix G, Designation of floodplain administrator-Amended.

Section G101.5 is amended to read:

G101.5 Designation of floodplain administrator. The Building Official is designated as the floodplain administrator and is authorized and directed to enforce the provisions of this appendix. The floodplain administrator is authorized to delegate performance of certain duties to other employees of the jurisdiction. Such designation shall not alter any duties and powers of the Building Official.

FINDING: Administrative – finding not required.

3. California Residential Code.

7.34.010 Title.
The residential codes adopted by section 7.34.030 and the provisions of this Chapter shall constitute the Dublin Residential Code and may be referred to as such.

FINDING: Administrative – finding not required.

7.34.020 Purpose.
The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the residential codes referred to in Section 7.34.030 in order to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

FINDING: Administrative – finding not required.

7.34.030 Adoption of Residential Codes.
A. The 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Residential Code, 2024 Edition, including Appendix Chapters BB, BF, CI and CJ as published by the International Code Council, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "IRC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.34.030.A, the State Code and the IRC are amended as set forth in Sections 7.34.100 through 7.34.260.

FINDING: Administrative – finding not required. Note, the appendices' chapters have been adopted by the State and therefore, are not required to have findings.

7.34.040 Scope.
A. The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every detached one- and two-family dwellings, townhouse not more than three stories above grade plane in height with a separate means of egress and accessory structures not more than three stories above grade plan in height throughout the City.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with automatic sprinklers systems complying with Section R309:

1: Live/work units located in townhouses and complying with requirements of Section 508.5 of the California Building Code.

2: Owner-occupied lodging houses with five or fewer guestrooms.

B. The permissive provision of this Code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Buildings shall be made accessible to persons with disabilities as required by Title 24 California Code of Regulation. Whenever there is a conflict between the provisions of this Code and Title 24, California Code of Regulations with respect to the accessibility of buildings, structures or spaces to persons with disabilities, the provisions of Title 24 shall prevail.

D. See the California Energy Code for energy conservation requirements, California Mechanical Code for mechanical requirements, California Plumbing Code for plumbing requirements and the California Electrical Code for electrical requirements. In addition, see the California Building Code for interior environment requirements.

FINDING: Administrative – finding not required.

7.34.050 Additions, alterations and repairs-Generally.
Buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements of this Code for new buildings or structures except as specifically provided for in this section and Sections 7.34.060 through 7.34.090.

FINDING: Administrative – finding not required.

7.34.060 Additions, alterations and repairs-Code compliance.
Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this Code, provided the addition, alteration or repair conforms to that required for a new building or structure. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any of the provisions of this Code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of this Code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life. Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings. Additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provision of this Code.

FINDING: Administrative – finding not required.

7.34.070 Alterations and repairs.

A. The provisions of Section 7.34.060 shall not prohibit the alteration or repair of any legally established existing one- and two-family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress or structure accessory thereto which retains, replaces or extends the use of the original materials or continued use of original methods of construction provided such alteration or repair does not create or continue a dangerous building as defined in Section 7.28.020, a substandard building as defined in Section 7.28.090. However, such alteration or repair shall not reduce any required fire resistance below that specified by this Code, reduce the resistance to lateral forces below that specified by this Code, or increase the stress or deflection of any member so as to exceed that specified by this Code.

B. The provisions of Section 7.34.060 pertaining to additions shall not require any legally existing one- and two-family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress, or structure accessory thereto to be made to conform to the provisions of this Code solely because of the construction of the addition. However, this section shall not be construed to permit the addition to increase the stress or deflection of any existing member so as to exceed that specified by the Building Code. Whenever an addition increases the number of occupants which must exit through the existing building, all of the exit facilities serving the increased number of occupants shall comply with the provisions of this Code.

C. Whenever a new dwelling unit is created either by new construction, or by an alteration to an existing building, separate gas and electrical meters shall be provided, except where Government Code Section 65852.22 provides an exception to such a requirement.

FINDING: Administrative – finding not required.

7.34.080 Additions.

Notwithstanding the provisions of Section 7.28.240, whenever alterations, repairs, or additions requiring a permit or one (1) or more sleeping rooms are added or created in existing Group R, Division 3 Occupancies, the entire building shall be provided with smoke alarms and carbon monoxide alarms located as required for new Group R, Division 3 Occupancies.

Furthermore, spark arrestors shall be installed on all chimneys connected to solid burning fuel-burning appliances.

FINDING: Administrative – finding not required.

7.34.090 Repair of roof covering.

Roof coverings may be repaired or replaced with materials as set forth in Section 7.32.190 of the Dublin Municipal Code.

7.34.100 Chapter R1, Division II Administration-Deleted.

Chapter R1 Division II is deleted.

FINDING: **Administrative – finding not required.**

7.34.110 Section 202, Chapter 2, Definitions of Substantial Damage and Substantial Improvement.

The definitions of "Substantial Damage" and "Substantial Improvement" in Section 202 of the State Code are amended to read as follows:

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement. Any one or more or any combination of repair, reconstruction, rehabilitation, alterations, addition or other improvement of a building or structure taking place during a 10-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the 10-year period begins on the date of the first permit issued for improvement or repair of that building or structure subsequent to January 1, 2023. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification is necessary because the City of Dublin is a densely populated area having buildings and structures constructed near and within flood prone areas. The City codes require a definition for Substantial Damage and Substantial Improvement that includes repetitive loss and repetitive flood damage. Local climatic and topographical conditions include an average yearly rainfall, which tends to be concentrated from October to April.

7.34.120 Table R301.2, Chapter R3 – Amended.

Table R301.2 is amended to read:

GROUND SNOW LOAD [o]	WIND DESIGN				SEISMIC DESIGN CATEGORY [f]
	Speed (mph)	Topographic Effects [k]	Special wind region [l]	Windborne debris zone	
N/A	92	NO	NO	NO	D_2

SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED [h]	FLOOD HAZARDS [g]	AIR FREEZING INDEX [i]	MEAN ANNUAL TEMP [j]
Weathering [a]	Frost line depth [b]	Termite [c]				
Negligible	12"	Very Heavy	NO	9/14/1987 See FIRM	2%	58.7

MANUAL J DESIGN CRITERIA [n]						
Elevation	Altitude correction factor [e]	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor Winter design dry-bulb temperature	Heating temperature difference
200	1	67	75%	68%	32	36
Latitude	Daily range	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference	
38	35	75%	75%	90	15	

FINDING: **Administrative – finding not required.**

7.34.130 Section R301.2.4 Floodplain Construction – Amended.

Section R301.2.4 is amended to read:

Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in floor hazard areas, shall be designed and constructed in accordance with ASCE24. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area.

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

Local climatic and topographical conditions include an average yearly rainfall, which tends to be concentrated from October to April.

7.34.140 Section R309.1 Exception, Chapter R3 Townhouse Automatic Fire Sprinkler Systems – Amended.

Section R309.1 Exception is amended to read:

Exception: An automatic sprinkler system shall not be required where additions or alteration are made to existing townhouses that do not have an automatic sprinkler system installed, provided that the total square footage of the existing building plus the addition does not exceed

3600 square feet (334m²). Additions or alteration that remove 50 percent or more of the existing exterior walls of a dwelling shall be considered a new dwelling for the purposes of Section R309.1.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.34.150 Section R309.2 Exception 1, Chapter R3 One and Two-family Dwellings Automatic Fire Sprinkler Systems – Amended.

Section R309.2 Exception 1 is amended to read:

Exception: 1. An automatic residential fire sprinkler system shall not be required for additions or alteration to existing building that are not already provided with an automatic residential sprinkler system, provided that the total square footage of the existing building plus the addition does not exceed 3600 square feet (334m²). Additions or alteration that remove 50 percent or more of the existing exterior walls of a dwelling shall be considered a new dwelling for the purposes of Section R309.2.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.34.160 Section R308.2, Chapter R3, Site Address - Added.

Section R308.2, is added to read:

R308.2 Address Location. Address shall be installed in the following locations:

1. Walkways serving six (6) or more individual units where the front entrance is not parallel to the street and driveways servicing six (6) or more individual dwelling units shall have minimum of four (4) inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between thirty-six (36) and forty-two (42) inches above grade. The address numbers shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled only by a photoelectric device or photovoltaic powered.

2. No other number may be affixed to a structure that might be mistaken for, or confused with, the number assigned to the structure.

3. If the building is adjacent to an alley, the number shall also be placed on or adjacent to the rear gate accessing the alley.

4. For multifamily buildings with recessed entryway over 2 feet, an additional lighted address shall be placed at the entryway to the recessed area. If the recessed area provides access to more than one dwelling unit, the range of units shall be displayed.

5. Each principal building of a multifamily complex shall display the number or letter assigned to that building on each corner of the building at a height that will prevent the number from being obscured by landscaping.

6. Any building with vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective or illuminated address number a minimum of four (4) inches in height.

7. Address numbers shall not be obstructed by architectural structures such as trellises, arbors, balconies, light fixtures and or landscaping.

FINDING: The amendment is needed due to local geological and topographical conditions.

These modifications are necessary due to the topographical nature of the City and the easy access to freeways described in Section A of these Findings. In light of said conditions, it is necessary to adopt these requirements to enhance crime prevention. Additionally, this will bring the code into conformance with the City of Dublin Police Department requirements.

7.34.170 Section R306.1 Chapter R3, General – Amended.
Section R306.1 is amended to read:

R306.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with ASCE24 Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area.

FINDING: The amendment is needed due to local climatic and topographical conditions.

Local climatic and topographical conditions include an average yearly rainfall, which tends to be concentrated from October to April.

7.34.200 Section R350, Chapter R3, Building Security – Added.
Section R350 is added to read:

R350.1 Building Security. Residential building security shall be in accordance with the *Uniform Building Security Code* in addition to the following:

R350.2 Exterior doors: Each exterior door shall be secured as follows:
1. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwellings shall be equipped with a dead bolt lock with one-inch (1") throw.

2. Pairs of doors shall have flush bolts with a minimum throw of five-eighths inch (5/8") at the head and foot (floor and ceiling) of the inactive leaf.

3. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.

4. Locks shall be provided on all sliding patio doors.

5. Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.

6. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

R350.3 Landscaping.

1. Shrubs and ground cover shall not directly cover windows and doorways.

2. River rock used near parking lots or buildings shall be permanently affixed.

3. Backyard gates shall be the full height of the wall or fence adjacent and capable of being locked.

4. Open space and buildings shall be arranged to afford visibility and opportunity for surveillance by on-site users and passers-by.

5. Barriers, both real and symbolic, shall be designed to afford opportunities for surveillance through the barrier.

6. For residential development, walls or fences, if installed, shall be a minimum of 6 feet in height when adjacent to any of the following:
    - Reverse frontage,
    - Retention/detention areas,
    - Parks, Commercial areas,
    - Industrial areas, or
    - Bike paths.

R350.4 Garage Type (Vehicle) Doors. Garage-type doors, which are either rolling overhead, solid overhead, swinging, sliding, or accordion style doors shall conform to the following standards;

1. Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.

2.Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.

3. Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.

4. Doors utilizing a cylinder lock shall have a lock receiving point at each outer edge of the door; or, if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header.

5. Doors with slide bolt assemblies shall have frames a minimum of .120 inches of thickness, with a minimum bolt diameter of one half (1/2) inch and protrude at least one and one half (1 ½) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

R350.5 Emergency Access. Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for police emergency access as follows:

1. Radio frequency access or by providing the gate access code for distribution to emergency responders. When an access code is to be utilized, an illuminated control box shall be mounted on a control pedestal consisting of a metal post/pipe which shall be installed at a height of 42 inches and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.

2. All lockable pedestrian gates to residential recreation areas serving 6 or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where there are 4 or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved Knox box.

3. Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing, or other method approved by the Building Official that will provide for police emergency access. See 350.5.1 for options.

4. Pedestrian gate/doors (including pedestrian gates/doors in pool enclosures and recreational facilities) utilizing mechanical locks shall install a Knox box adjacent to each gate/door, securely attaching it to a fence or wall.

R350.6 Keying requirements. Upon occupancy by the owner or proprietor, each single unit in a tract constructed under the same site development review, shall have locks using combinations that are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

R350.7 Other requirements

1. Storage Areas. Any exterior storage area attached to a dwelling enclosed by a door shall comply with this section or have a minimum 3/8" diameter hardened padlock hasp.

2. Side Gates. Side gates shall be the full height of the adjacent fence or wall and be capable of being locked. Side gates shall be secured with a slide bolt mounted on the inside of the gate. The slide bolt shall have a bolt diameter of three-eighths (3/8) inch and protrude at least one and one-half (1 ½) inches into the receiving guide. The slide bolt shall be attached to the gate with non-removable bolts. The slide bolt shall be mounted at a height that is not accessible by reaching over the gate.

FINDING: The amendment is needed due to local geological and topographical conditions.

This modification is necessary due to the topographical nature of the City and the easy access to freeways described in Section A of these Findings. In light of said conditions, it is necessary to adopt these requirements to enhance crime prevention. Additionally, this will bring the code into conformance with the City of Dublin Police Department requirements.

7.34.210 Section R403.1.3, Chapter R4, Footing and stem wall reinforcing in Seismic Design Categories D_0, D_1, D_2. – Amended.

Section R403.1.3 is amended to read:

R403.1.3 Footing and stem wall reinforcing in Seismic Design Categories D_0, D_1, D_2.

Concrete footings located in Seismic Design Categories D_0, D_1 and D_2, as established in Table R301.2, shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and 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.

FINDING: The amendment is needed due to local geological, climatic and topographical conditions.

The San Francisco Bay Area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Earthquake activities, including the 1989 Loma Prieta 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 City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 20 years, while the USGS predict the probability of a powerful quake in the next 20 years at 72%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.34.220 Table R602.10.3(3), Chapter R6, Bracing Requirements – Amended.
Table R602.10.3(3) is amended by adding a new footnote "i" to read:

i. Methods PBS, HPS, SFB and CS-SFB are not permit in Seismic Design Categories D_0, D_1, and D_2 .
j. Methods GB, DWB and PCP are not permitted in Seismic Design Categories D_0, D_1, and D_2 where S_1 is greater than or equal to 0.75.

Add the "i, j" footnote notation in the title of Table R602.10.3(3) to read:

TABLE R602.10.3(3)[i, j]

FINDING: The amendment is needed due to local geological, climatic and topographical conditions.

The amendment addresses the problem of poor performance of these bracing materials in high seismic areas to limit potential structural damage. Shear walls sheathed with lath, plaster or gypsum board are less ductile than plywood shear walls, The poor performance of such shear walls in the 1994 Northridge earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force and formed the basis for this amendment. This amendment is also consistent with the design limitations for similar shear walls found in Table 2308.6.1 of the 2022 California Building Code.

7.34.230 Section R602.10.4.5, Chapter R6, Limits on methods GB and PCP – Added.
A new Section R602.10.4.5 is added to read:

R602.10.4.5 Limits on methods GB and PCP. In Seismic Design Categories D_0, D_1, and D_2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D_0, D_1, and D_2, the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

FINDING: The amendment is needed due to local geological, climatic and topographical conditions.

This section deletes the use of gypsum board for lateral bracing. This deletion is necessary because the City of Dublin is located in Seismic Zone D and E. Gypsum wallboard has performed poorly during California seismic events. The shear values for gypsum wallboard contained in the code are based on mono-directional testing. In addition, this section limits the use of portland cement plaster for lateral bracing to single story residential buildings. This limitation is necessary because the City of Dublin is located in Seismic Zone D and E. Exterior portland cement plaster has performed poorly during California seismic events. The shear values for portland cement stucco

contained in the code are based on mono-directional testing. It is appropriate to limit the use of this product until cyclic loading tests are performed and evaluated.

The San Francisco Bay Area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Earthquake activities, including the 1989 Loma Prieta 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 City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 20 years, while the USGS predict the probability of a powerful quake in the next 20 years at 72%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.34.240 Section R902, Chapter 9, Fire Classification-Amended.
Section R902.1 is amended to read:

R902.1 Roof assemblies. Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. A minimum Class A, B or C roofing shall be installed in areas designated below or where the edge of the roof deck is less than 3 fee (914 mm) from a lot line. Where Class A, B or C roof assemblies are required, they shall be tested in accordance with ASTM E108 or UL 790. Where required, the roof assembly shall be listed and identified as to class by an approved testing agency.

1. **Map of Fire Safe Roof Areas.** Figure 15-1* is a map of Fire Safe Roof areas. Said map may be amended from time to time by including areas which are annexed to the City within one of the two roofing areas. Said amendments may be made by the Building Official after consultation, with the Chief of the Fire Department or their designee having jurisdiction.

2. **Roofing Area 1.** Any new roof and any alteration, repair or replacement for buildings housing R & U-1 occupancies in Roofing Area 1 shall use roof covering material that conforms to Class B or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

3. **Roofing Area 2.** Any new roof for buildings using roof covering material that conforms to Class C or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

* Editor's Note: Figure 15-1 is on file in the office of the City Clerk.

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.34.250 Section R1001.1.2 Chapter 10, Prohibited Installations—Added.
A new Section R1001.1.2 is added to read:

R1001.1.2 Prohibited Installations. It shall be unlawful to install a new wood burning fireplace or appliance that is not one of the following:

4) Pellet-fueled wood heater,
5) EPA certified wood heater,
6) Fireplace certified by EPA

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification was necessary because fireplaces and wood stoves generate 40 percent of the particulate matter in the Bay Area during the winter months. Of greater concern are the fine particles, which can lodge deep in the lungs causing permanent lung damage and increasing mortality. Burning wood also generates carbon monoxide, nitrogen dioxide, volatile organic and toxic air pollutants.

7.34.260 Chapters 11 through 43 are Deleted.
Chapters 11 through 43 are deleted

FINDING: **Administrative – finding not required as the State did not adopt these chapters.**

4. California Electrical Code.

7.36.010 Title.
The buildings codes adopted by reference in Section 7.36.030 and the provisions of this Chapter shall constitute the Dublin Electrical Code and may be referred to as such.

FINDING: Administrative – finding not required.

7.36.020 Purpose.
A. The promotion and preservation of the public health, safety, and general welfare of the people of the City and the property situated therein have made necessary the adoption of the electrical codes referred to in Section 7.36.030 in order to adequately safeguard life, health, property, and general welfare.
B. The purpose of this code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this code.

FINDING: Administrative – finding not required.

7.36.030 Adoption of Electrical Codes.
A. The 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the National Electrical Code, 2023 Edition, as published by the National Fire Protection Association, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "NEC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.36.030.A, the State Code and the NEC are amended as set forth in Section 7.36.080.

FINDING: Administrative – finding not required.

7.36.040 Scope.
A. The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, moving, removal demolition, conversion, use, and maintenance of any electrical wiring, appliances, devices, equipment, and apparatuses used for or in connection with the transmission or use of electrical energy for light, heat, power, radio, signaling communication or for other purpose in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two (2) or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property or public welfare.
C. Electrical appliances and equipment shall be made accessible to the physically handicapped. Whenever there is a conflict between the provisions of this code and Title 24 California Code of Regulation, the provisions of Title 24 shall prevail.

FINDING: Administrative – finding not required.

7.36.050 Exceptions.
The provisions of this code shall not apply to:
A. Work located in a public street;
B. Electrical installations within trailer coaches, campers, motor vehicles, railroad cars and aircraft; however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of the electrical code;
C. Electrical installations within houseboats or other watercrafts; however, if any of the foregoing are stored out of the water and used for any purpose whatsoever, they shall comply with all the provisions of the electrical code;
D. Electrical installations owned or operated by a public utility for the use of such utility in the generation, transmission, distribution or metering of electrical energy;
E. Radio and television receiving equipment, amateur radio transmitting and receiving equipment, and community antenna television systems.

FINDING: Administrative – finding not required.

7.36.060 Additions, alterations and repairs.
A. All work done in connection with an addition to an existing electrical installation shall conform to the applicable provisions of this code. In addition, any portion of an existing electrical installation which would become overloaded or have its capacity exceeded as determined by the standards in this code for new installation as a result of the addition shall be made to conform to the applicable provisions of this code.
B. Alterations, repairs to, or replacement of equipment in any existing electrical installation shall conform to the applicable provisions of this code except that the Building Official may allow deviations from the provisions of this code, provided the deviations are necessary due to the circumstances of the existing conditions; the existing condition was permitted by a previous Code; and such deviation does not create or continue a hazard to life, health, and property.

FINDING: Administrative – finding not required.

7.36.070 Section 210.53, Office receptacle outlets-Added.
Section 210.53 is added to read:

210.53 Office Receptacle Outlets. In office buildings or offices exceeding ten (10) percent of the floor area of the major use, receptacle outlets shall be installed in all permanent walls or partitions of each office so that no point along the floor line any wall space is more than six (6) feet (1.83m) measured horizontally, from an outlet in that space including any wall space

two (2) feet (610 mm) or more in width and the wall space occupied by sliding panels in exterior walls.

As used in the section a "wall space" shall be considered a wall unbroken along the floor line by doorways, fireplaces and similar openings. Each wall space two (2) or more feet (610 mm) wide shall be treated individually and separately from other wall spaces within the room. A wall space shall be permitted to include two or more walls of a room (around corners) where unbroken at the floor line.

As used in this section “office space” means an enclosed office space with hard walls. Open office floor plans are not affected by this section.

Receptacle outlets shall, insofar as practicable be spaced equal distances apart. Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets unless located near the wall.

The receptacle outlets required by the section shall be in addition to any receptacle that is part of any lighting fixture or appliance, located within cabinets or cupboards, or located over five and one-half (5 ½) feet (1.68 m) above the floor.

FINDING: **The amendment is needed due to local geological conditions.**

This section requires additional receptacles. The City of Dublin is located in a highly active Seismic Zone D and E. In Office Buildings without these requirements extension codes are being used. Extension cords are not afforded the same protection from damage as wiring raceways. Damage to extension cords could occur in a seismic event, which increases the potential for a fire.

5. California Plumbing Code.

7.40.010 Title.

The plumbing codes adopted by reference in Section 7.40.030 and the provisions of this Chapter shall constitute the Dublin Plumbing Code and may be referred to as such.

FINDING: Administrative – finding not required.

7.40.020 Purpose

A. The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the plumbing codes referred to in Section 7.40.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this code.

FINDING: Administrative – finding not required.

7.40.030 Adoption of Plumbing Codes.

A. The 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Plumbing Code, 2024 Edition, including Appendix Chapters A, B, D, H, and I, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "UPC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.40.030.A, the State Code and the UPC are amended as set forth in Sections 7.40.070 through 7.40.080 of this Chapter.

FINDING: Administrative – finding not required. Note the appendix chapters listed were adopted by the State and therefore, are not required to have findings.

7.40.040 Scope.

A. The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, movement, relocation, replacement removal, demolition, conversion, use, and maintenance of any plumbing installation, gas or drainage piping installation or any fixture or water heating or treating equipment, or maintenance of plumbing systems in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two (2) or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Plumbing fixtures and equipment shall be made accessible to the physically handicapped. Whenever there is a conflict between the provisions of this code and Title 24, California Code of Regulations, the provisions of Title 24 shall prevail.

FINDING: Administrative – finding not required.

7.40.050 Exceptions.
The provisions of the plumbing code shall not apply to:

A. Work located in a public street.

B. Plumbing systems within trailer coaches, campers, motor vehicles, railroad cars and aircraft: however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of the plumbing code.

C. Plumbing systems within houseboats or other watercraft; however, if any of the foregoing are stored out of water and used for any purpose whatsoever, they shall comply with all the provisions of the plumbing code;

D. Building sewers as defined in Chapter 2 of the California Plumbing Code located within the boundaries of a sanitary district and such district has regulations for building sewers and such regulations are in force;

E. Sewage treatment and collection facilities of a sanitary district;

F. Water treatment, storage, transmission and distribution facilities of a water district or water company regulated by the Public Utilities Commission.

G. Gas storage, transmission and distribution facilities owned by a public utility.

H. Wells and water supply systems for irrigation and watering livestock provided such water is not used for human consumption.

FINDING: Administrative – finding not required.

7.40.060 Additions, alterations and repairs.
A. All work done in connection with an addition to an existing plumbing installation shall conform to the applicable provisions of this code. In an addition, any portion of an existing plumbing installation that would become overloaded or have its capacity exceeded as determined by the standards in this code for new installation as a result of the addition shall be made to conform to the applicable provision of this code.
B. Alterations, repairs to, or replacement of equipment in any existing plumbing installation shall conform to the applicable provisions of this code except that the Building Official may allow

deviations from the provisions of this code, provided the deviations are necessary due to the circumstance of the existing conditions; the existing condition was permitted by a previous code; and such deviation does not create or continue a hazard to life, health and property.

7.40.070 Chapter 1 Division II Administration–Deleted.
Chapter 1 Division II is deleted.

FINDING: Administrative – finding not required.

7.40.080 Section 609.3, Chapter 6, Under Concrete Slab–Amended.
Section 609.3, first paragraph, is amended by replacing it to read:

Section 609.3 Water piping shall not be installed in or under a concrete floor slab within a building without prior approval of the Building Official. When approved, such piping shall be installed in accordance with the following requirements:

FINDING: The amendment is needed due to local geological conditions.

This section eliminates water piping in or under concrete floor slabs within a building. This amendment is necessary for the following reasons:

Most of the surface soils in the City of Dublin are relatively young and unconsolidated sedimentary materials formed from a wide variety of parent materials. The varying chemical composition, degree of weathering and the relatively acid environment have created soils of varying types, which are particularly corrosive in nature.

Much of the surface soil in the City of Dublin is highly expansive (i.e., shrink-swell behavior) and have low bearing strength.

There are two types of expansive soils in the area:

a. **the organic silty clays which are the bay muds; and**
b. **the plastic silty clays which weather from the shale found in the hills surrounding the City of Dublin**

The local climate is characterized by markedly delineated rainy and dry seasons, which tend to maximize the expansive characteristics of soil.
Some parts of the City of Dublin have hard water, which is corrosive to ferrous pipe.

The groundwater table is unusually high in many places.
The City of Dublin is a highly active seismic area.

6. California Mechanical Code

7.44.010 Title

The mechanical codes adopted by reference in Section 7.44.030 and the provisions of this Chapter shall constitute the Dublin Mechanical Code and may be referred to as such.

FINDING: Administrative – finding not required.

7.44.020 Purpose.

A. The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the mechanical codes referred to in Section 7.44.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

FINDING: Administrative – finding not required.

7.44.030 Adoption of Mechanical Codes.

A. The 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Mechanical Code, 2024 Edition, including Appendix Chapters B, and C , as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "UMC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.44.030.A, the State Code and the UMC are amended as set forth in Section 7.44.070.

FINDING: Administrative – finding not required. Note, the two appendices' chapters adopted have been adopted by the State and therefore, are not required to have findings.

7.44.040 Scope.

A. The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, movement, relocation, removal, demolition, replacement, conversion, use, and maintenance of any heating, ventilating, comfort cooling, refrigeration systems, incinerators or other heat producing appliances, mechanical systems in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule or regulation. If two (2) or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property or public welfare.

C. Mechanical appliances and equipment shall be made accessible to the physically handicapped as required by Title 24 California Code of Regulations. Whenever there is a conflict between the provisions of this code and Title 24, California Code of Regulations, the provisions of Title 24 shall prevail.

FINDING: Administrative – finding not required.

7.44.050 Exceptions

The provisions of the mechanical code shall not apply to:

A. Work located in a public street;

B. Heating, ventilation, comfort cooling, refrigeration systems, incinerators or other heating or cooling appliances within trailer coaches, campers, mobile homes, motor vehicles and airplanes: however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of this code;

C. Heating, ventilating, comport cooling, refrigeration systems, incinerators or other heating or cooling appliances within houseboats or other watercraft: however, if any of the foregoing are stored out of water and used for any purpose whatsoever, they shall comply with all the provisions of this code.

FINDING: Administrative – finding not required.

7.44.060 Additions, alterations and repairs.

A. All work done in connection with an addition to an existing mechanical installation shall conform to the applicable provisions of this code. In addition, any portion of an existing mechanical installation which would become overloaded or have its capacity exceeded as determined by the standards in this code for new installations as a result of the addition shall be made to conform to the applicable provisions of this code.

B. Alterations, repairs to, or replacement of equipment in any existing mechanical installation shall conform to the applicable provisions of this code except that the Building Official may allow deviations from the provisions of this code, provided the deviations are necessary due to the circumstance of the existing condition; the existing condition was permitted by a previous code; and such deviation does not create or continue a hazard to life, health and property.

FINDING: Administrative – finding not required.

7.44.070 Chapter 1, Division II, Administration–Deleted.

Chapter 1, Division II, is deleted.

FINDING: Administrative – finding not required.

7. California Existing Building Code

7.46.010 Title.
The building codes adopted by section 7.46.030 and the provisions of this Chapter shall constitute the Dublin Existing Building Code and may be referred to as such.

FINDING: Administrative – finding not required.

7.46.020 Purpose.
The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to provide a reasonable level of safety, health, property protection and general welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

FINDING: Administrative – finding not required.

7.46.030 Adoption of Existing Building Code.
A. The 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Existing Building Code, 2024 Edition, including Appendix Chapter A, as published by the International Code Council, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "IEBC") are hereby adopted and incorporated by reference herein.

The codes and standards referenced in this code shall be considered part of this code to the prescribed extent of each such reference. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Building, Mechanical, Plumbing, Housing, Fire or Energy Codes, the provisions of these codes as applicable, shall take precedence over the provisions in the referenced code or standard.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.46.030.A, the State Code and the IEBC are amended as set forth in Sections 7.46.070 through 7.46.090.

FINDING: Administrative – finding not required. Note, the appendix chapter has been adopted by the State and therefore, is not required to have a finding.

7.46.040 Scope.

A. The provisions of this Code shall apply to repair, alteration, change of occupancy, addition to and relocation of existing buildings.

B. The permissive provision of this Code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Where work regulated by this code is also regulated by the construction requirements for existing buildings in Chapter 11 of the Fire Code, such work shall comply with applicable requirements of both codes.

D. Buildings shall be made accessible to persons with disabilities as required by Title 24 California Code of Regulation. Whenever there is a conflict between the provisions of this Code and Title 24, California Code of Regulations with respect to the accessibility of buildings to persons with disabled, the provisions of Title 24 shall prevail.

FINDING: Administrative – finding not required.

7.46.050 Exceptions.

The provisions of this Code shall not apply to:
Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the Residential Code.

FINDING: Administrative – finding not required.

7.46.060 Applicability.

This code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy, subject to the criteria of Sections 7.46.060 A and 7.46.060 B.

A. **Buildings not previously occupied**. A building or portion of a building that has not been previously occupied or used for its intended purpose, in accordance with the laws in existence at the time of its completion, shall be permitted to comply with the provisions of the laws in existence at the time of its original permit unless such permit has expired, Subsequent permits shall comply with the Building or Residential Codes, as applicable, for new construction.

B. **Buildings previously occupied.** The legal occupancy of any building 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 Fire Code, or the Building Maintenance Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

7.46.070 Chapter 1 Division II, Administration-Deleted.

Chapter 1 Division II is deleted.

FINDING: Administrative – finding not required.

7.46.080 Section 202, Chapter 2, Definitions of Substantial Damage and Substantial Improvement.

The definitions of "Substantial Damage" and "Substantial Improvement" in Section 202 of the State Code are amended to read as follows:

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement. Any one or more or any combination of repair, reconstruction, rehabilitation, alterations, addition or other improvement of a building or structure taking place during a 10-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the 10-year period begins on the date of the first permit issued for improvement or repair of that building or structure subsequent to January 1, 2023. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, included either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification is necessary because the City of Dublin is a densely populated area having buildings and structures constructed near and within flood prone areas. The City codes require a definition for Substantial Damage and Substantial Improvement that includes repetitive loss and repetitive flood damage. Local climatic and topographical conditions include an average yearly rainfall, which tends to be concentrated from October to April.

8. California Green Building Code

7.94.010 Title.

The green building standards codes adopted by Section 7.94.030 and the provisions of this Chapter shall constitute the Dublin Green Building Code and may be referred to as such.

FINDING: Administrative – finding not required.

7.94.020 Purpose.

A. To improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories:

1. Planning and design
2. Energy efficiency
3. Water efficiency and conservation
4. Material conservation and resource efficiency
5. Environmental quality

B. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

FINDING: Administrative – finding not required.

7.94.030 Adoption of the Green Building Code.

A. The 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.94.030.A, the State Code is amended as set forth in Sections 7.94.050 through 7.94.080.

FINDING: Administrative – finding not required.

7.94.040 Scope.

A. The provisions of this Code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this Code, within the City.

B. It is not the intent that this Code substitute or be identified as meeting the certification requirements of any green building program.

FINDING: Administrative – finding not required.

7.94.050 Section 202, Chapter 2 Definitions – Amended.
The following definitions are hereby added to Section 202 of the State Code to read as follows:

ALL-ELECTRIC BUILDING. A building that contains no combustion equipment or plumbing for combustion equipment within the building or building property lines, and instead uses electric appliances for service.

COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT. 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.

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

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.

FINDING: The amendment is needed due to local climatic conditions.

All-electric construction has a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Reduction of total and peak energy use because of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy capacity. Furthermore, the reduction of greenhouse gas emissions from all-electric buildings will help mitigate climate change and its negative effects such as extreme heat events, droughts, intense storms, and flooding, thus making these amendments reasonably necessary because of local climactic reasons.

7.94.060 Section 4.106.4 Electric vehicle (EV) charging for new construction – Deleted and Replaced.

Section 4.106.4 is deleted and replaced with Section A4.106.8 to read:

A4.106.8 Electric vehicle (EV) charging for new construction is adopted as mandatory at the Tier 1 level.

FINDING: **The amendment is needed due to local climatic, topographical and environmental conditions.**

This modification is necessary because the City of Dublin is a densely populated area having buildings and structures constructed within heavily traveled traffic corridors and highways (580 and 680), near and within flood prone areas. This impacts the quality of the air, causes higher decibel noise level, and increases the risk of rising sea or flood levels. The proposed modification to increase the number of EV charging spaces will help to address and significantly reduce local air and noise pollutions, greenhouse gas emissions, and will improve the health and welfare of the City's residents, businesses and visitors and reduce the rise in sea or flood levels that could put at risk the City's homes, businesses and public facilities at risk. Therefore, this amendment needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

7.94.070 Sections 4.106.5, 4.106.5.1, and 4.106.5.2 All Electric Buildings – Added.

Sections 4.106.5, 4.106.5.1, and 4.106.5.2 are added to read:

4.106.5 All-electric buildings. New construction buildings and qualifying alteration projects 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.

4.106.5.1. New construction and qualifying alteration projects. All newly constructed buildings shall be all-electric buildings. Qualifying alteration projects shall be limited to additions or alterations that remove 50 percent or more of the existing exterior walls of a dwelling and additions that increase the square footage of the structure by more than 50 percent.

The final determination whether a project meets the definition of a qualifying alteration project shall be made by the Building Official

Exception: 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 Building Official may grant a modification. The applicant shall comply with the following and Section 4.106.5.2.

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 Building Official shall have the authority to approve alternative materials and methods of construction as per the Dublin Municipal Code, Chapter 7.28.

4.106.5.2 Requirements for combustion equipment.
Where combustion equipment is allowed under subsection 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

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.

FINDING: The amendment is needed due to local climatic conditions.

All-electric construction has a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the

potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Reduction of total and peak energy use because of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy capacity. Furthermore, the reduction of greenhouse gas emissions from all-electric buildings will help mitigate climate change and its negative effects such as extreme heat events, droughts, intense storms, and flooding, thus making these amendments reasonably necessary because of local climactic reasons.

7.94.080 Section 4.107.1, Division 4.1, Chapter 4, Future access for solar systems- Added.

A new Section 4.107.1 is added to read:

4.107.1 Future Access for Solar Systems. A minimum one-inch (25.4 mm) electrical conduit shall be provided from the electrical service equipment to the solar zone as defined by the California Energy Code, Title 24, Part 6, Section 110.10. Where a solar zone is not required by the California Energy Code, the conduit location shall be subject to approval of the Building Official.

Exception: Where solar is installed as part of the original construction and prior to first occupancy.

FINDING: **The amendment is needed due to local climatic, topographical and environmental conditions.**

Green building design, construction and operation can have a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Reduction of total and peak energy use as a result of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy capacity.

7.94.090 Sections 5.106.5.3 and 5.106.5.3.1 Electric vehicle (EV) charging. – Deleted and Replaced.

Sections 5.106.5.3 and 5.106.5.3.1 are deleted and replaced with Section A5.106.5.3 to read:

Section A5.106.5.3 Electric vehicle (EV) charging for new construction is adopted as mandatory at the Tier 2 level.

FINDING: **The amendment is needed due to local climatic, topographical and environmental conditions.**

This modification is necessary because the City of Dublin is a densely populated area having buildings and structures constructed within heavily traveled traffic corridors and highways, near and within flood prone areas. This impacts the quality of the air, causes higher decibel noise level, and increases the risk of rising sea or flood levels. The proposed modification to increase the number of EV charging spaces will help to address and significantly reduce local air and noise pollution and greenhouse gas emissions, will improve the health and welfare of the City's residents, businesses and visitors, and reduce the rise in sea or flood levels that could put the City's homes, businesses and public facilities at risk. Therefore, this amendment needs to be incorporated into the code to ensure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

7.94.100 Section 5.106.13, 5.106.13.1 and 5.106.13.2 All electric buildings. – Added. Section 5.106.13, 5.106.13.1 and 5.106.13.5.2 are added to read:

5.106.13 All-electric buildings. New construction buildings and qualifying alteration projects 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.

5.106.13.1. New construction and qualifying alteration projects. All newly constructed buildings shall be all-electric buildings. Qualifying alteration projects shall be limited to additions or alterations that remove 50 percent or more of the existing exterior walls of a structure and additions that increase the square footage of the structure by more than 50 percent.

Tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of qualifying alteration project shall be made by the Building Official.

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 Building Official for a modification to install commercial food heat-processing equipment served by fuel gas. The Building Official may grant the modification, provided the following findings are made:
    a) The applicant has a business-related need to cook with combustion equipment; and
    b) The applicant has installed energy efficient equipment based on Energy Star or California Energy Wise qualifications, as available.
    c) The applicant will comply with Section 5.106.13.2.

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, 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 Building Official may grant a modification. The applicant shall comply with following and Section 5.106.13.2

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 be 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 Building Official shall have the authority to approve alternative materials and methods of construction as per the Dublin Municipal Code, Chapter 7.28.

5.106.13.2. Requirements for combustion equipment.
Where combustion equipment is allowed under Subsection 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

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.

FINDING: **The amendment is needed due to local climatic conditions.**

All-electric construction has a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power

reductions (i.e. "brownouts"). Reduction of total and peak energy use because of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy capacity. Furthermore, the reduction of greenhouse gas emissions from all-electric buildings will help mitigate climate change and its negative effects such as extreme heat events, droughts, intense storms, and flooding, thus making these amendments reasonably necessary because of local climactic reasons.

7.94.110 Section 5.107.1, Division 5.1, Chapter 5, Future access for solar systems- Added.

A new Section 5.107.1 is added to read:

5.107.1 Future Access for Solar Systems. Install conduit from the solar zone as defined by the California Energy Code, Title 24, Part 6, Section 110.10 to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter.

Exception: Where solar is installed as part of the original construction and prior to first occupancy.

FINDING: **The amendment is needed due to local climatic, topographical and environmental conditions.**

Green building design, construction and operation can have a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Reduction of total and peak energy use as a result of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy capacity.

9. Dublin Swimming Pool and Spa Code

7.45.010 Title

The International Swimming Pool and Spa Code adopted by Section 7.45.030 and the provisions of this chapter is the City swimming pool and spa code and may be cited as such and will be referred to in the International Swimming Pool and Spa Code and in this chapter as "this code."

FINDING: Administrative – finding not required.

7.45.020 Purpose.

A. The purpose of this code is to establish minimum requirements to provide a reasonable level of safety, health, property protection and general welfare by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of pools and spas.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

FINDING: Administrative – finding not required.

7.45.030 Adoption.

The 2024 International Swimming Pool and Spa Code, as published by the International Code Council a copy of which have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4 et seq. of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin. except as hereinafter modified in Sections 7.45.060 through 7.45.170

FINDING: Administrative – finding not required.

7.45.040 Scope.

A The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools, and spaces. The pools and spas covered by these codes are either permanent or temporary and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing, or wading.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule or regulation. If two (2) or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property or public welfare.

C. Swimming Pool Safety Act. The provisions contained in Appendix Chapter CI of the California Residential Code are mandatory to reflect the Swimming Pool Safety Act found in

Health and Safety Code Sections 115920 through 115929. Note: See Chapter 31, Section 3109 of the California Building Code.

FINDING: Administrative – finding not required.

7.45.050 Exceptions
The provisions of the swimming pool and spa code shall not apply to:
A. Flotation tank systems intended for sensory deprivation therapy.

FINDING: Administrative – finding not required.

7.45.060 Amendments to the International Swimming Pool and Spa Code.
The text of the International Swimming Pool and Spa Code, as adopted by section 7.45.030, is further amended to conform to the California Building Standards Code as follows:

Delete the following references	Insert the following references
International Building Code	California Building Code
International Residential Code	California Residential Code
International Mechanical Code	California Mechanical Code
National Electrical Code or NFPA 70	California Electrical Code
International Fire Code	California Fire Code
International Plumbing Code	California Plumbing Code
International Existing Building Code	California Existing Building Code
International Zoning Code	Zoning Ordinance of the City of Dublin
International Energy Conservation Code	California Energy Code
International Fuel Gas Code	California Plumbing Code
Name of jurisdiction	City of Dublin
Code official	Building Official
"in accordance with Section 102.7 and this section."	"this section."

FINDING: Administrative – finding not required.

7.45.070 Sections 101 through110, and Sections 112 through 114, Chapter 1, Scope and Administration-Deleted.
Sections 101 through 110, and Sections 112 through 114, Chapter 1 are deleted.

FINDING: Administrative – finding not required.

7.45.080 Chapter 2, Definitions - Added.
The following definitions are added to read:

ANSI/APSP Performance Standard. ANSI/APSP performance standard means a standard that is accredited by the American National Standards Institute (ANSI) and published by the Association of Pool and Spa Professionals (APSP).

Approved Safety Pool Cover. Approved safety pool cover means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society of Testing and Materials (ASTM), in compliance with standard F1346-91.

Enclosure. Enclosure means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

Exit Alarms. Exit alarms means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, in opened or is left ajar. Exist alarms may be battery operated or may be connected to the electrical wiring of the building.

Swimming Pool or Pool. Swimming pool of pool means any structure intended for swimming or recreational bathing that contains water over eighteen (18) inches deep. Swimming pool shall include in-ground and above ground structures and includes, but is not limited to, hot tubs, spaces, portable spas, and nonportable wading pools.

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code

7.45.090 Chapter 2, Definitions - Amend.
The following definitions are amended to read:

Public swimming pool. Public swimming pool means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the ground of a private single-family home.

Suction Outlet. Suction outlet means a fitting or fixture typically located at the bottom or on the sides of a swimming pool that conducts water to a recirculating pump.

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code

7.45.100 Section 303, Chapter 3, Energy - Amended.
Section 303. is deleted in its entirety and amended to read:

303 Energy. All pool and spa energy consumption shall meet the requirements in the California Energy Code.

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code

7.45.110 Section 304.2, Chapter 3, Determination of impacts based on locations - Amended.
Section 304.2. is amended to read:

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

The remainder of section 304.2 is unchanged.

FINDING: **These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code**

7.45.120 Section 305.2, Chapter 3, Outdoor Swimming Pools and Spas - Amended.
Section 305.2 is amended to read:

305.2 Outdoor swimming pools and spas. Other than those facilities regulated by the Swimming Pool Safety Act (Health and Safety Codes Sections 115920 through 115929), all outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7

FINDING: **These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code**

7.45.130 Section 319.4, Chapter 3, Water Conservation - Added.
Section 319.4 is added to read:

319.4 Water conservation. Water conservation efficiency in residential and public pools, spas, portable spas, and swim spas shall be provided for in accordance with APSP 13.

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.45.140 Section 901.2, Chapter 9, General - Deleted.
Section 901.2 is deleted.

FINDING: **These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code**

7.45.150 Section 1101.1, Chapter 11, Referenced Codes and Standards - Added.
Section 1101.1 is added to read:

1101.1 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in this chapter and such codes and standards shall be considered to be part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provision of this code shall be the minimum requirements.

FINDING: **These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code**

7.45.160 Section 1101.2, Chapter 11, Application of Codes- Added.

Section 1101.2 is added to read:

1101.2 Application of Codes. Where the Residential Code is referenced in this code, the provisions of the Residential Code shall apply to related systems in detached one- and two-family dwellings and townhouses not more than three stories in height. Other related systems shall comply with the applicable Code or referenced standard.

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code

7.45.170 Chapter 11, Referenced Standard-ANSI/APSP/ICC-13-2017 - Added.

Referenced standard ANSI/APSP/ICC-13-2017 is added to Chapter 11

Standard Acronym	Standard Name	Sections Herein Referenced
ANSI/APSP/ICC-13-2017	American National Standard for Water Conservation Efficiency in Residential and Public Pools, space, Portable Spas and Swim Spas	319.4

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code

10. Dublin Building Maintenance Code

7.48.010 Title.

The International Property Maintenance Code adopted by Section 7.48.030 and the provisions of this chapter are the City building maintenance code and may be cited as such and will be referred to in the International Property Maintenance Code and in this chapter as "this code."

FINDING: Administrative – finding not required.

7.48.020 Purpose.

A. The promotion and preservation of the public health, safety, and general welfare of the people of the City and the property situated therein have made necessary the adoption of the International Property Maintenance Code referred to in Section 7.48.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

FINDING: Administrative – finding not required.

7.48.030 Adoption.

The 2024 International Property Maintenance Code, including Appendix Chapter A, as published by the International Code Council a copy of which have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4 et seq. of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin. except as hereinafter modified in Sections 7.48.050 through 7.48.140.

FINDING: Administrative – finding not required.

7.48.040 Scope.

A. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance, the responsibility of owners, and owner’s authorized agent, operators and occupants: the occupancy of existing structures and premises, and for administration, enforcement and penalties. Such occupancies in existing buildings may be continued as provided in Section 7.28.240, except such as are found to be substandard as defined in this code.

B. Where any building or portion thereof is used or intended to be used as a combination apartment house-hotel, the provisions of this code shall apply to the separate portions as if they were separate buildings. Every rooming house or lodging house shall comply with all the requirements of this code for dwellings.

FINDING: Administrative – finding not required.

7.48.050 Amendments to the International Property Maintenance Code.
The text of the International Property Maintenance Code, as adopted by section 7.48.030, is further amended to conform to the California Building Standards Code as follows:

Delete the following references	Insert the following references
International Building Code	California Building Code California Residential Code
International Mechanical Code	California Mechanical Code
National Electrical Code or NFPA 70	California Electrical Code
International Fire Code	California Fire Code
International Plumbing Code	California Plumbing Code
International Existing Building Code	California Existing Building Code
International Zoning Code	Zoning Ordinance of the City of Dublin
International Fuel Gas Code	California Plumbing Code
Name of jurisdiction	City of Dublin

7.48.060 Chapter 1, Scope and Administration-Deleted.
Chapter 1 is deleted.

FINDING: Administrative – finding not required.

7.48.070 Sections 302.2, 302.3, 302.4 and 302.8, Chapter 3, Exterior Property Areas – Deleted.
Sections 302.2, 302.3, 302.4 and 302.8. are deleted

FINDING: The amendment is necessary to correct a conflict with the City of Dublin's Zoning Code.

7.48.080 Section 303.2, Chapter 3, Enclosures – Amended.
Section 303.2 is amended to read:

303.2 Enclosures. Private swimming pools, hot tubs, and spas enclosures shall meet the requirements of Section 3109.2 California Building Code, California Swimming Pool Safety Act and 7.45.120.

FINDING: The amendment is needed to correct a conflict with State Law.

7.48.090 Section 304.14, Chapter 3, Insect Screens – Amended.

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

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

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of the dryness and drought rodents may enter homes in search of water and shade.

7.48.100 Section 304.16, Chapter 3, Under-Floor areas – Amended.
Section 304.16 is amended to read:

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

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of the dryness and drought rodents may enter homes in search of water and shade.

7.48.110 Sections 308.2.1.1, Chapter 3, Garbage Receptacles – Added.
Section 308.2.1.1 is added to read:

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

FINDING: **The amendment is needed due to local climatic and topographical conditions.**

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of the dryness and drought rodents may enter homes in search of water and shade.

7.48.120 Sections 309.1 and 309.2, Chapter 3, Pest Elimination – Amended.
Sections 309.1 and 309.2 are amended to read:

309.1 Infestation. All structures shall be kept free from insect, rodent and vermin infestation. When an insect, rodent or vermin infestation is brought to the attention of the code official, he or she may require the owner or agent having charge or control of the building, lot or

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

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

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of the dryness and drought rodents may enter homes in search of water and shade.

7.48.130 Section 310.1, Chapter 3, Sanitation – Added.
Section 310.1 is added to read

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

FINDING: Administrative – finding not required.

7.48.140 Section 311, Chapter 3, Caretaker – Added.
Section 311.1 is added to read

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

address, or name and address of his agent shall be posted in a conspicuous place on the premises.

FINDING: **Administrative – finding not required.**

ORDINANCE NO. XX – 25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUBLIN

REPEALING AND REPLACING CHAPTERS 5.08 (FIRE CODE), 7.28 (BUILDING REGULATION ADMINISTRATION CODE), 7.32 (BUILDING CODE), 7.34 (RESIDENTIAL CODE), 7.36 (ELECTRCIAL CODE), 7.40 (PLUMBING CODE), 7.44 (MECHANICAL CODE), 7.45 (SWIMMING POOL AND SPA CODE), 7.46 (EXISTING BUILDING CODE), 7.48 (BUILDING MAINTENANCE CODE) AND 7.94 (GREEN BUILDING CODE)

WHEREAS, Health and Safety Code Section 18938 makes provisions published in the California Building Standards Code pursuant to Health and Safety Code Section 17922 applicable to all occupancies throughout the State and effective one hundred and eighty days after publication by the California Building Standards Commission (the "Commission"), or at a later date established by the Commission; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 establish the authority for a city to adopt and make local amendments and modifications to the building standards in the California Building Standards Code to establish more restrictive building standards than those contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 permit a city to make such local amendments and modifications as the city determines are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 require a city, before making any amendments and modifications to the California Building Standards Code, make an express finding that such amendments and modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958 (b), restricts the authority for a city to adopt and make local amendments and modifications, that affect residential units, to the building standards in the California Building Standards Code that are substantially equivalent to changes or modification that were previously filed by the governing body of the city and were in effect as of September 30, 2025; and

WHEREAS, under Health and Safety Code Section 17958.7, changes pursuant to Health and Safety Code Section 17958.5 may not become effective until the required findings, and the changes, have been filed with the California Building Standards Commission; and

WHEREAS, Government Code Section 50022.2 permits enactment of City Ordinances that adopt codes or statutes, including codes of the State of California, by reference; and

WHEREAS, notice of the Ordinance was published in accordance with Government Code Sections 50022.3 and 6066; and that such notice was sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof.

NOW, THEREFORE, The City Council of the City of Dublin does ordain as follows:

Section 1. Chapters 5.08 (Fire Code), 7.28 (Building Regulation Administration), 7.32 (Building Code), Chapter 7.34 (Residential Code), 7.36 (Electrical Code), 7.40 (Plumbing Code), 7.44 (Mechanical Code), 7.45 (Swimming Pool and Spa Code), 7.46 (Existing Building Code), 7.48 (Building Maintenance Code), and 7.94 (Green Building Code) of the Dublin Municipal Code are hereby repealed.

Section 2. Chapter 5.08 (Fire Code), which adopts by reference and amends the 2025 California Fire Code, is added to the Dublin Municipal Code as set forth in **Exhibit A** to this Ordinance.

Section 3. Chapter 7.28 (Building Regulation Administration) is added to the Dublin Municipal Code as set forth in **Exhibit B** to this Ordinance.

Section 4. Chapter 7.32 (Building Code), which adopts by reference and amends the 2025 California Building Code, is added to the Dublin Municipal Code as set forth in **Exhibit C** to this Ordinance.

Section 5. Chapter 7.34 (Residential Code), which adopts by reference and amends the 2025 California Residential Code, is added to the Dublin Municipal Code as set forth in **Exhibit D** to this Ordinance.

Section 6. Chapter 7.36 (Electrical Code), which adopts by reference and amends the 2025 California Electrical Code, is added to the Dublin Municipal Code as set forth in **Exhibit E** to this Ordinance.

Section 7. Chapter 7.40 (Plumbing Code), which adopts by reference and amends the 2025 California Plumbing Code, is added to the Dublin Municipal Code as set forth in **Exhibit F** to this Ordinance.

Section 8. Chapter 7.44 (Mechanical Code), which adopts by reference and amends the 2025 California Mechanical Code, is added to the Dublin Municipal Code as set forth in **Exhibit G** to this Ordinance.

Section 9. Chapter 7.45 (Swimming Pool and Spa Code), which adopts by reference and amends the 2024 International Swimming Pool and Spa Code, is added to the Dublin Municipal Code as set forth in **Exhibit H** to this Ordinance.

Section 10. Chapter 7.46 (Existing Building Code), which adopts by reference and amends the 2025 California Existing Building Code, is added to the Dublin Municipal Code as set forth in **Exhibit I** to this Ordinance.

Section 11. Chapter 7.48 (Building Maintenance Code), which adopts by reference and amends the 2024 International Property Maintenance Code, is added to the Dublin Municipal Code as set forth in **Exhibit J** to this Ordinance.

Section 12. Chapter 7.94 (Green Building Code), which adopts by reference and amends the 2025 California Green Building Standards Code, is added to the Dublin Municipal Code as set forth in **Exhibit K** to this Ordinance.

Section 13. Effect of Code on Past Actions and Obligations. The adoption of the Dublin Building, 2025, does not affect any civil lawsuit instituted or filed or prosecutions for ordinance

violations committed on or prior to the effective date of said Code, does not waive any fee or penalty due and unpaid prior to the effective date of said Code, and does not affect the validity of any bond or cash deposit posted, filed or deposited pursuant to the requirements of any ordinance.

Section 14. References to Prior Code. Unless superseded and expressly repealed, references in City forms, documents and regulations to the chapters and sections of the former Dublin Building Code, 2022, shall be construed to apply to the corresponding provisions contained within the Dublin Building Code, 2025.

Section 15. No penalty clauses are adopted by reference pursuant to this Ordinance. At least one true copy of codes adopted by reference pursuant to this Ordinance have been on file with the City Clerk since fifteen days prior to enactment of this Ordinance. While Chapters 5.08, 7.32, 7.34, 7.36, 7.40, 7.44, 7.45, 7.46, 7.48, and 7.94 of the Dublin Municipal Code remain in force, a reasonable supply of the incorporated codes shall be available in the office of the City Clerk for public purchase.

Section 16. Severability. The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the ordinance or their applicability to other persons or circumstances.

Section 17. Effective Date. This Ordinance shall take effect on January 1, 2026.

Section 18. Posting. The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

Section 19. The City Council hereby finds that the adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to California Code of Regulations Title 14, sections 15002 and 15378 as this Ordinance is not a "project" within the meaning of the State CEQA Guidelines. Specifically, this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment because it does not authorize the construction of any new large structures or other physical changes resulting in impacts to the environment.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 4th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Chapter 5.08

FIRE CODE

Sections:

5.08.010 Title.
5.08.020 Purpose.
5.08.030 Adoption of Fire Code.
5.08.040 Authority.
5.08.050 Section 102.13 Applicability-Added.
5.08.060 Section 103.2 Appointment – Amended.
5.08.070 General Authority and Responsibilities.
5.08.080 Section 104.10, Requests for Alternative Means of Protection-Amended.
5.08.090 Section 111.1 Board of Appeals-Amended.
5.08.100 Section 113.1.1 Stop Work Order-Amended.
5.08.110 Chapter 2 Definitions-Amended.
5.08.120 Section 503.2.9 Specifications-Added.
5.08.130 Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 – Deleted; 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1, 903.2.2, 903.2.3#1, 903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3 Amended; and 903.2.2.3, 903.2.8 Exception 5, 903.2.8 Exception 6 and 903.2.30 -Added.
5.08.140 Section 903.6-Amended; Sections 903.6.2 and 903.6.3-Added.
5.08.150 Section 907.1-Amended; Sections 907.11, 907.11.1, 907.11.2 and 907.11.3-Added.
5.08.160 Deleted
5.08.170 Section 5601.1.3 Fireworks-Amended.
5.08.180 Deleted
5.08.190 Deleted
5.08.200 Deleted
5.08.210 Deleted
5.08.220 New Materials, Processes or Occupancies which may require permits.
5.08.230 Section 112.4.1 Violation Penalties-Amended

5.08.010 Title.
The Fire Codes adopted by Section 5.08.030 and the provisions of this Chapter shall constitute the Dublin Fire Code and may be referred to as such.

5.08.020 Purpose
The promotion and preservation of the public health, safety, and general welfare of the people of the City and the property situated therein have made necessary the adoption of the International Fire Code referred to in Section 5.08.030 to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

5.08.030 Adoption of Fire Codes.
The 2025 California Fire Code, Part 9, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in California Health and Safety Code Section 18901 (hereinafter referred to as the "state code"), including Section 103.2, 104.2.4, 105.2.3, 105.3.1, 105.3.2, 114, 503, Appendices B and C, and any rules and regulations promulgated pursuant to the state code, and the International Fire Code, 2024 Edition, as published by the International Code Council (hereinafter referred to as the "IFC"), are hereby adopted and incorporated by reference herein for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion. Notwithstanding the foregoing, the provisions of the state code and the IFC are amended as set forth in Sections 5.08.050 through 5.08.230, inclusive.

Copies of the adopted code have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

5.08.040 Authority.
The Fire Department referred to herein and in codes adopted pursuant to Section 5.08.030 shall be the entity which provides fire suppression and prevention services to the City by contract, and the Fire Chief or Fire Code Official referred to herein and in codes adopted pursuant to Section 5.08.030 shall be the Fire Chief of the Fire Department, or his or her designee, acting under the direction of the City Manager.

5.08.050 Section 102.13 Applicability-Added.
Section 102.13 is added to read as follows:

102.13 **Applicability.** Where not otherwise limited by law, the provisions of this Code shall apply to vehicles, cargo containers, ships, boats, and mobile vehicles when fixed in a specific location within the boundaries of this jurisdiction.

5.08.060 Section 103.2 Appointment – Amended.
Section 103.2 is amended to read as follows:

103.2 **Appointment.** The fire code official shall be appointed by the fire chief for the City of Dublin.

5.08.070 General Authority and Responsibilities.
Sections 104.2.1, 104.2.2, 104.2.3, and 104.2.4 are added to read as follows:

104.2.1 **Fee for Plan Review, Inspection and Permits.** The City Council may, by resolution, establish a schedule of nondiscriminatory fees to be charged and collected for plans submitted under Section 104.2, solely to defray the City's reasonable costs for plan review of fire protection equipment and systems, requested or required inspection services and issuance of permits.

104.2.2 **Permit Processing Fee.** Each application for a permit shall be accompanied by a fee equal to forty percent (40%) of the total permit fee rounded off to the nearest dollar. The permit processing fee shall be credited toward the total permit fee required. After permit processing has commenced, no portion of the permit processing fee shall be refundable.

104.2.3 **Refunds.**

A. Sixty percent (60%) of any permit fee may be refunded to the applicant prior to the expiration of the permit provided that the work authorized under the permit has not commenced. Thirty percent (30%) of the permit fee may be refunded to the applicant after a permit has expired provided that the work has not commenced, but in no case shall any refund be allowed after one (1) year from the date of expiration of the permit. Requests for refund shall be in writing. Any expenses incurred by the City other than the permit processing fee may be deducted from the refund.

B. If there was an error in calculating the amount of the permit fee and such error resulted in overpayment of the permit fee, the amount of overpayment may be refunded.

104.2.4 **Fees-Partially completed work.**

A. Where permits expire and the work has not been completed and a new permit is subsequently issued for the completion of the work, the fee for the new permit shall be a percentage of the amount of the fee in effect at the time of issuance of the new permit.

Completed Inspections	**Percent of Permit Fee**
1. If no inspections have been made.	30
2. If rough inspection has been made.	15

B. The fee determined by the foregoing shall be rounded to the nearest dollar.

5.08.080 Section 104.10, Requests for Alternative Means of Protection-Amended.

Section 104.10. is amended to read as follows:

104.10 **Requests for Alternative Means of Protection.** Requests for approval to use an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection shall be made in writing to the Fire Code Official by the owner or owner's authorized representative and shall be accompanied by a full statement of the conditions. Sufficient evidence of proof shall be submitted to substantiate any claim that may be made regarding its conformance. The Fire Code Official may require tests and the submission of a test report from an approved testing organization to substantiate the equivalency of the proposed alternative means of protection.

Approval of a request for the use of an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection shall be limited to the particular case covered by the request and shall not be construed as establishing any precedent for any future request.

5.08.090 Section 112 Means of Appeals-Amended.

Section 112 is amended to read as follows:

112.1 **Board of Appeals-Established.**

A. Any person aggrieved with the decision of the Fire Chief in connection with the application or interpretation of this Code or an approval of alternative materials or methods of construction may appeal to the City Council. Such appeal shall be in writing and filed with the City Clerk within ten (10) days.

B. The City Council may, after hearing, interpret any provision of this Code.

C. The City Council may after hearing, vary the application of this Code in any specific cases when, in its opinion, the enforcement thereof would be contrary to the spirit and purpose of this Code or public interest. The City Council in granting

a variance may impose requirements or conditions to mitigate any adverse effects that may result from granting the grievance.

D. In making such interpretation or granting any variance, the City Council shall make the following findings:

1. That the interpretation or variance is consistent with the purpose of this Code;
2. That the interpretation or variance will not lessen the protection to the people of the City and the property situated therein.

E. The City Council may approve alternate materials or methods of construction by overruling the decisions of the Fire Chief. In approval of any alternate materials or methods of construction, the City Council shall make findings that the material, method or work proposed is for the purpose intended, at least equivalent of that prescribed by this Code in quality, strength effectiveness, fire resistance, durability, dimensional stability and safety.

F. The City Council may appoint a Board of Appeals to hear a specific appeal. The Board of Appeals shall consist of five (5) members qualified by training and experience to pass on matters pertaining to the subject matter of the appeal. The Board of Appeals shall have the same authority and duties as the City Council in interpreting this Code, granting variances, or approving alternate materials or methods of construction. The Fire Chief shall be an ex officio member of the Board of Appeals and shall act as secretary to the Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its hearings and investigations.

G. The decision of the City Council or Board of Appeals shall be final.

5.08.100 Section 114 Stop Work Order-Amended.
Section 114.1.1 is added to read as follows:

114.1.1 Stop Work Order. Whenever any installation of fire protection devices covered by this Code is concealed without first having been inspected, the Fire Chief may require, by written notice, that such work shall be exposed for inspection. Whenever any construction or installation work is being performed in violation of the plans and specifications as approved, a written notice shall be issued to the responsible party to stop work on that portion of the work which is in violation. The notice shall state the nature of the violation, and no work shall be done on that portion of the project until the violation has been corrected.

Where work for which a permit is required by this Chapter is started or proceeds prior to obtaining such permit, a penalty fee, in addition to the permit fee, shall be assessed as follows:

Violation within two-year period	Penalty Fee
First	Equal to the permit fee
Second	Double the permit fee
Third and subsequent	Ten times the permit fee

The payment of such penalty fee shall not relieve any person from fully complying with all of the provisions of this Chapter.

5.08.110 Chapter 2 Definitions-Amended.
Chapter 2 is amended by adding the following definitions to Section 202:

Section 202 General Definitions.

City Council shall mean the governing body of the City of Dublin.

City Manager shall mean the City Manager of the City of Dublin or his or her designee.

Fire Trail means a graded firebreak of sufficient width, surface, and design to provide access for personnel and equipment to suppress and to assist in preventing a surface extension of fires.

Fuel break means a wide strip or block of land on which the vegetation has been permanently modified to a low volume fuel type so that fires burning into it can be more readily controlled.

5.08.120 Section 503.2.9 Specifications-Added.
Section 503.2.9 is added to read as follows:

503.2.9 Fire and Emergency Access Roads approved for construction sites shall be designed to meet the requirements of Section 503.2. The access shall be approved by the Fire Department prior to commencement of combustible storage or vertical combustible construction on the site.

5.08.130 Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 – Deleted; 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1, 903.2.2, 903.2.3#1, 903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3 Amended; and 903.2.2.3, 903.2.8 Exception 5, 903.2.8 Exception 6 and 903.2.30 -Added.
Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 are deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1,

903.2.2, 903.2.3#1, 903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3, are amended to read as follows; and Sections 903.2.2.3, 903.2.5 Exception 5, 903.2.8 Exception 6 and 903.2.30 are added to read as follows:

903.2.1.1 **Group A-1 Occupancies.**

1. The fire area exceeds 3,000 square feet (279 m²).

903.2.1.2 **Group A-2 Occupancies.**

1. The fire area exceeds 3,000 square feet (279 m²).

903.2.30.3 **Group A-3 Occupancies.**

1. The fire area exceeds 3,000 square feet (279 m²).

903.2.30.3 **Group A-4 Occupancies.**

1. The fire area exceeds 3,000 square feet (279 m²).

903.2.2 **Group B Occupancies.**

An automatic fire-extinguishing system shall be provided for Group B occupancies as required in Sections 903.2.2.1, 903.2.2.2 and 903.2.2.3.

903.2.2.3 The fire area exceeds 3,000 square feet (279 m²).

903.2.30 **Group E Occupancies.**

1. Throughout all Group E fire areas greater than 3,000 square feet (279 m²).

903.2.4 **Group F Occupancies.**

An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:

903. A Group F fire area exceeds 2,500 square feet (232 m²).

903.2.7 **Group M Occupancies.**

1. A Group M fire area exceeds 2,500 square feet (232 m²).

903.2.8 **Exceptions 5 Group R Occupancies.**

5. Accessory Dwelling Unit, provided that all of the following are met:
   - 5.1 The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 66313.
   - 5.2 The existing primary residence does not have automatic fire sprinklers.
   - 5.3 The accessory dwelling unit does not exceed 1,200 square feet in size.

5.4 The unit is on the same lot as the primary residence.

903.2.8 **Exceptions 6 Group R Occupancies.**
The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in an existing principal residence or multifamily building. *(Government Code Sections 66314(d)(12) and 66323 (d).*

903.2.9 **Group S Occupancies.**
An automatic sprinkler system shall be installed in all Group S occupancies as follows:

1. The fire area exceeds 2,500 square feet (232 m^2);
2. Buildings with repair garages servicing vehicles parked in basements.
3. A Group S fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m^2).

903.2.11.3 **Buildings Three Or More Stories in Height.**
An automatic sprinkler system shall be installed in all occupancies, regardless of type of construction, if the building is three or more stories or more than 35 feet in height measured from the pad grade level to the highest point of the building. An automatic sprinkler system shall be installed in all other occupancies as may be required by the California Building and Residential Code.

903.2.30 **All Occupancies.**
An automatic fire-extinguishing system shall be installed in all occupancies located more than one and one half (1½) miles from a fire station providing fire protection to that location. Said distance shall be measured in a straight line.

Buildings containing portions which are required to have an automatic fire extinguishing system because of the number of stories shall have the automatic fire extinguishing system installed throughout and fire walls as set forth in Section 706 shall not be considered as creating separate buildings for the purpose of this section.

Whenever an addition is made to an existing building, automatic fire-extinguishing systems shall be installed if the existing building plus the addition exceeds the area or height limitations set forth in this section. Whenever the use of an existing building or portion thereof is changed in any manner so as to require the installation of

an automatic fire-extinguishing system, said system shall be installed in that portion of the building housing the new use.

(Sections 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 are deleted)

5.08.140 Section 903.6-Amended; Sections 903.6.1 and 903.6.2-Added.
Section 903.6 is amended, and Section 903.6.1 and 903.6.2 are added to read as follows:

903.6 **Existing Buildings.** All changes of occupancy classification in existing buildings shall comply with the requirements contained in Section 903.2 of this Code and Table 506.2 of the California Building Code.

903.6.1 When an addition to an existing building causes the total square footage of the building to exceed the maximum floor area specified in Table 506.2 of the California Building Code, fire sprinklers shall be installed throughout the entire building. Addition or alteration that removes 50% or more of the existing exterior walls of a building shall be considered a new building for the purposes of Section 903.

903.6.2 Existing buildings which do not conform to Current Building Code or Fire Code requirements may be required to install an automatic fire extinguishing system when an interior alteration or remodeling occurs, regardless of whether the floor area is increased or use changed. It shall be the responsibility of the Fire Code Official and the Building Official to evaluate the work being performed, non-complying features, and determine if an automatic fire extinguishing system will be required.

5.08.150 Section 907.1-Amended; Sections 907.11, 907.11.1, 907.11.2 and 907.11.3-Added.
Section 907.1 is amended and Sections 907.11, 907.11.1, 907.11.2 and 907.11.3 are added to read as follows:

907.1 **General.** This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of Section 907.9 are applicable to existing buildings and structures. In the event of a conflict between this section and the provisions of Chapter 5.20 of the Dublin Municipal Code, the provisions of this section shall control.

907.11 **False Alarms**.

907.11.1 **Excessive False Alarms.** Malfunctions, or mechanical trip of any sprinkler alarm or other fire protection or detection system resulting in an alarm and emergency dispatch of the Fire Department shall be subject to a false alarm charge as established by this Code.

Exception: During a thirty (30) day period following the installation of any new fire alarm system, the Fire Chief shall determine if the false alarms emanating from said new installation are excessive.

907.11.2 **Charges.** After the initial thirty (30) day period following the installation of a new system, two (2) false alarms within a consecutive ninety (90) day period shall be deemed excessive and will be charged as false alarms.

907.11.3 **False Alarm charges are as follows:**

1st false alarm -	Warning Letter
2nd false alarm in any 90 day period-	$100.00
3rd and subsequent false alarms in any 90 day period-	$200.00

5.08.160 Deleted

5.08.170 Section 5601.1.3 Fireworks-Amended.
Section 5601.1.3 is amended to add a fifth exception as follows:

5. The sale, use and discharge of fireworks are allowed in accordance with Chapter 5.24 of the Dublin Municipal Code.

5.08.180 Deleted

5.08.190 Deleted

5.08.200 Deleted

5.08.210 Deleted

5.08.220 New Materials, Processes or Occupancies which may Require Permits.
The City Manager, the Fire Chief and the Fire Code Official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those enumerated in the 2022 California Fire Code. The Fire Code Official shall post such list in a conspicuous place at the Dublin Civic Center and distribute copies thereof to interested persons.

5.08.230 Section 112.4 Violation penalties-Amended

Section 112.4 Violation Penalties is amended to read as follows:

112.4 Violation penalties.

A. Any person who violates any provisions of the 2022 California Fire Code as adopted and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specification or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or fails to comply with such an order as affirmed or modified by the City Council or by a court of competent jurisdiction, within the required time, shall severally for each such violation and noncompliance, respectively, be guilty of an infraction.

B. Any person convicted of an infraction under the provisions of this Ordinance shall be punished upon a first conviction by a fine of not more than one hundred dollars ($100), and for a second conviction within a period of one (1) year by a fine of not more than two hundred dollars ($200), and for a third or any subsequent conviction within a one (1) year period by a fine of not more than five hundred dollars ($500). Any violation beyond the third conviction within a one (1) year period may be charged by the District Attorney as a misdemeanor and the penalty for conviction of the same shall be a fine or imprisonment, or both, not to exceed the limits set forth in the California Penal Code Section 19.

C. At the discretion of the Fire Chief, any such violation constituting an infraction under this Ordinance may, instead, be charged and prosecuted as a misdemeanor, punishable by a fine or imprisonment, or both, not to exceed the limits set forth in California Penal Code Section 19.

D. In addition to the penalties provided in this section, any condition caused or permitted to exist in violation of any of the provisions on this Ordinance shall be deemed a public nuisance and may be summarily abated by the City as such.

E. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provisions of this Ordinance is committed, continued or permitted by such person and shall be punishable accordingly.

F. The Fire Chief shall have the power to designate by written order that particular officers or employees shall be authorized to enforce particular provisions of this Ordinance. Officers or employees so designated shall have the authority to cite or arrest persons who violate any of said provisions.

Chapter 7.28

BUILDING REGULATION ADMINISTRATION

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Article I. Definitions

7.28.010 Building Official.

There is established in the City the office of the Building Official, who is responsible for the administration and enforcement of this Chapter as hereinafter provided.

7.28.020 Dangerous building or structure.

"Dangerous building or structure" means any building or structure which has any or all of the following conditions or defects to an extent that endangers the life, health, property, or safety of the public or its occupants:

A. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic;

B. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in the building code for new buildings of similar structure, purpose or location;

C. Whenever any portion of a building or structure has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent the structural strength or stability of such building or structure is materially less than it was before such catastrophe and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location;

D. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property;

E. Whenever any portion of a building or structure, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not anchored, or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings;

F. Whenever any portion of a building or structure has cracked, warped, buckled, or settled to such an extent that walls or other structural portions of the building or structure have materially less resistance to winds or earthquakes than is required in the building code for similar new buildings or structures;

G. Whenever the building or structure, or any portion thereof, is likely to partially or completely collapse because of (1) dilapidation, deterioration, or decay; (2) faulty construction; (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting building; (4) the deterioration, decay or inadequacy of its foundation; or (5) any other cause;

H. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used;

I. Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base;

J. Whenever the building or structure, exclusive of the foundations, shows thirty-three percent (33%) or more damage or deterioration of its supporting member or members, or fifty percent (50%) damage or deterioration of its nonsupporting members, enclosing or outside walls coverings;

K. Whenever the building or structure has been so damaged by fire, wind, earthquake, wind, or flood, or has become so dilapidated or deteriorated as to become (1) an attractive nuisance to children; (2) a harbor for vagrants, criminal or immoral persons; or as to (3) enable persons to resort thereto for the purpose of committing unlawful or immoral acts;

L. Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by this Chapter or any law, ordinance, rule, or regulation in relation to the condition, location or structure of buildings;

M. Whenever any building or structure has less than fifty percent (50%) in any nonsupporting part, member or portion, or less than sixty-six percent (66%) in any supporting part, member or portion of the (1) strength; (2) fire resisting qualities or characteristics; or (3) weather resistance qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location regardless of whether such building or structure was erected in accordance with all applicable laws and ordinances. For buildings erected prior to the effective date of Alameda County Ordinance 74-66, the seismic forces specified in Alameda County Ordinance 950 N.S. shall be used for determining the percent of strength rather than the seismic forces required by law for a newly constructed building of like area, height, and occupancy in the same location;

N. Whenever a building or structure, used or intended to be used for dwelling purposes, is determined by the Building Official to be unsanitary, unfit for human habitation or in a condition that it is likely to cause sickness or disease due to inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, or inadequate light, air or sanitation facilities or other cause;

O. Whenever any building or structure is determined by the Building Official to be a fire hazard due to obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistive construction, faulty electric wiring, gas connections or heating apparatus or other cause;

P. Whenever any building or structure constitutes a public nuisance under this code or state law or in equity;

Q. Whenever any portion of a building or structure remains on a site after the demolition or destruction of such building or structure; or

R. Whenever any building or structure is abandoned and is determined by the Building Official to be an attractive nuisance or hazard to the public.

7.28.030 Dangerous electrical, plumbing or mechanical installation.

"Dangerous electrical, plumbing or mechanical installation" means any electrical, plumbing or mechanical installation which has any or all of the following conditions or defects and such conditions or defects endanger the life, health, property or safety of the public or any persons using such installation:

A. Whenever any protective or safety service specified in this Chapter is not provided, is inoperative, or fails to function as originally intended;

B. Whenever any installation or any portion thereof is (1) dilapidated, deteriorated, or decayed; (2) faulty; (3) obsolete; or (4) inadequately maintained;

C. Whenever any installation or any portion thereof is damaged by fire, wind, earthquake, flood or any other cause;

D. Whenever any installation or any portion thereof was constructed, installed, altered or maintained in violation of this Chapter; and/or

E. Whenever any installation is in such condition as to constitute a public nuisance under this code or state law or in equity.

7.28.040 Electrical installation.

“Electrical installation” means any electrical wiring, appliance, device, equipment, and apparatus used for or in connection with the transmission or use of electrical energy for light, power, radio, signaling communication or for any other purpose.

7.28.050 Health Officer.

“Health Officer” means the Alameda County Health Officer or his or her authorized representative.

7.28.060 Illegal building, structure or installation.
"Illegal building, structure or installation" means any building or structure or portion thereof, and any electrical, plumbing or mechanical installation or portion thereof, erected, installed, constructed, enlarged, altered, repaired, moved, converted, or improved without a permit in violation of this Chapter or any other applicable law, ordinance, rule or regulation.

7.28.070 Mechanical installation.
“Mechanical installation” means any appliance, device, equipment, system or apparatus used for or in connection with heating, ventilating, refrigeration or incineration.

7.28.080 Plumbing installation.
“Plumbing installation” means the use of water, all potable water supply and distribution pipes, all fixtures and traps, all drainage and vent pipes and all building drains, all private sewage disposal systems, including their respective joints and connections, devices, receptacles and appurtenances within property lines of the premises and shall include potable water piping, potable water treating or using equipment, fuel gas piping, water heaters and vents for same.

7.28.090 Substandard building.
"Substandard building" means all buildings or portions thereof which are determined to be substandard as defined in the Health and Safety Code, Division 13, Part 1.5, Chapter 2 Rules and Regulations, Section 17920.3.

7.28.100 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas (all buildings except 1 and 2 family dwellings and townhouses less than three stories).
For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine where the proposed work constitutes substantial improvement or repair of substantial damage. The substantial improvement determination requires evaluation of previous permits issued for improvements repairs as specified in the definition of “substantial improvement.” The substantial damage determination requires evaluation of previous permits issued for repair of flood damage as specified in the definition of “substantial damage.” Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Section 1612 of the Building Code.

7.28.110 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas (1 and 2 family dwellings and townhouses less than three stories).
For applications for reconstruction, rehabilitation, addition, alteration, repair or other improvement of existing buildings or structures located in a flood hazard area as established by Table R301.2(1), the building official shall examine or cause to be examined the construction documents and shall make a determination with regard to the

value of the proposed work. The substantial improvement determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of “substantial improvement.” The substantial damage determination requires evaluation of previous permits issued for repair of flood damage as specified in the definition of “substantial damage.” For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamaged condition. If the building official finds that the value of proposed work equals or exceeds 50 percent of the market value of the building or structure before the damage has occurred or the improvement is started, the proposed work is a substantial improvement or repair of substantial damage, and the building official shall require existing portions of the entire building or structure to meet the requirements of Section R322.

7.28.120 This Chapter.

Whenever the term “this Chapter” is used in this Chapter 7.28, it shall also mean and include Chapter 7.24 (Floodplain), Chapter 7.32 (Building Code); Chapter 7.34 (Residential Code), Chapter 7.36 (Electrical Code); Chapter 7.40 (Plumbing Code); Chapter 7.44 (Mechanical Code); Chapter 7.45 (Swimming Pool and Spa), Chapter 7.46 (Existing Building Code), Chapter 7.48 (Building Maintenance Code) and 7.94 (Green Building Code) of this Title.

Article II. Authority of Building Official

7.28.130 Enforcement Officer designated.

A. The Building Official is hereby authorized and directed to enforce the provisions of this Chapter. The Building Official shall have the authority to render interpretations of this Chapter and to adopt policies and procedures to clarify the application of the provisions of this Chapter. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this Chapter

B. The Building Official shall have the power to designate by written order that particular officers or employees shall be authorized to enforce particular provisions of this Chapter.

C. The Health Officer is hereby authorized and directed to enforce all of the provisions of this Chapter pertaining to:

1. Private water supply;
2. Private sewage disposal systems;
3. Infestation of insects, vermin or rodents;
4. Storage and removal of garbage; and
5. Sanitation of bedding.

For purposes of enforcement of the foregoing provisions of this Chapter the Health Officer shall have the same authority and duties that are assigned to the Building Official in Article II and Sections 7.28.280, and 7.28.290 of this Chapter.

D. The Building Official, the Health Officer, and any officer or employee designated by the Building Official pursuant to paragraph B of this Section shall have the power of a peace officer.

7.28.140 Right of entry.

Whenever necessary to make an inspection to enforce any of the provisions of this Chapter or whenever the Building Official has reasonable cause to believe that a violation of this Chapter exists in any building or any premises, or there exists in any building or upon any premises any condition which makes the building or premises dangerous, unsanitary, or a menace to life, health or property, the Building Official may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this Chapter or any other applicable law, ordinance, rule, or regulations provided that if such building or premises be occupied, he shall first present credentials and demand entry. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Building Official shall have recourse to every remedy provided by law to secure entry.

7.28.150 Alternative materials and methods of construction.

A. The provisions of this Chapter are not intended to prevent the use of any material or to prohibit any design or method of construction not specifically prescribed by this Chapter provided that any such alternative has been approved by the Building Official.

B. The Building Official may approve any alternative material, design or method of construction provided the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this Chapter, and that the material, method or work offered is, for the purpose intended, at least equivalent of that prescribed in this Chapter in quality, strength, effectiveness, fire resistance, durability, dimensional stability, and safety. The details of any action granting approval of an alternative material, design or method of construction shall be recorded and entered into the files of the City.

C. The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims for alternate materials or methods of construction.

7.28.160 Modifications.

Whenever there are practical difficulties involved in carrying out the provisions of this Chapter, the Building Official may grant modifications for individual cases upon application of the owner or the owner's representative, provided he shall first find that a special individual reason makes the strict letter of this Chapter impractical, the modification is in conformity with the intent and purpose of this Chapter and such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of any action granting modifications to the provisions of this Chapter shall be recorded and entered in the files of the City.

7.28.170 Compliance—Tests.

A. Whenever there is insufficient evidence of compliance with the provisions of this Chapter, or evidence that any material or any construction does not conform to the requirements of this Chapter, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests as proof of compliance to be performed by an approved agency at the expense of the owner or his agent.

B. Test methods shall be as specified by this Chapter for the material in question. If there are no appropriate test methods specified in this Chapter, the Building Official shall determine the test methods.

C. All tests shall be made by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for the retention of public records.

7.28.180 Stop work orders.

Whenever any work is being done contrary to the provisions of this Chapter or any other applicable law, ordinance, rule, regulation, or the approved plans, the Building Official may order the work stopped by serving written notice on the owner of the property involved, the owner's agent, or any persons engaged in, doing, or causing such work to be done. Upon issuance of a stop work order, the cited work shall immediately cease and shall not resume until authorized by the Building Official. If there are no persons present on the premises, the notice may be posted in a conspicuous place. The notice shall state the nature of the violation and the conditions under which the cited work will be permitted to resume.

7.28.190 Discontinuance of utilities—Authority.

A. The Building Official may order the discontinuance of the supply of electrical energy, fuel gas or water to any building or structure, electrical, plumbing, or mechanical installation which is:

1. Being occupied or used contrary to the provisions of this Chapter or any other applicable law, ordinance, rule or regulation;
2. A dangerous building or structure, or dangerous electrical, plumbing or mechanical installation;
3. An illegal building or structure, electrical, plumbing or mechanical installation; or
4. A substandard building.

B. Such order shall be in writing and shall state the nature of the condition requiring the discontinuance of utilities and the time when such utilities shall be discontinued. The order shall be directed to the person supplying electrical energy, fuel gas, or water and a copy of said order shall be sent to the person using said utilities and to the owner of the premises.

7.28.200 Liability.

The Building Official, or his authorized representative(s), charged with the enforcement of this Chapter, acting in good faith and without malice in the discharge of his duties required by this Chapter or any other applicable laws, ordinances, rules, or regulations, shall not thereby be rendered personally liable, and is hereby relieved from personal

liability, for any damage accruing to persons or property as a result of any act, or by reason of any act or omission, in the discharge of his or her duties. Any suit brought against the Building Official or employee because of such act or omission shall be defended by the City until final termination of such proceedings, and any judgment resulting therefrom, shall be assumed by the City.

Article III. Enforcement

7.28.210 Occupancy or use violations.

Whenever any building or structure, electrical, plumbing, or mechanical installation, or portion thereof, is being used contrary to the provisions of this Chapter or any other applicable law, ordinance, rule, or regulation, and whenever the existing use or occupancy of a building has been changed without the approval of the Building Official, the Building Official may order such use discontinued and, where deemed necessary for the safety of the occupants thereof, or the public, may order the building or structure or portion thereof to be vacated by serving written notice to any persons using or causing such use. If there are no persons present on the premises at the time, the notice may be posted in a conspicuous place on the premises. The notice shall state the nature of the violation and the time when said use shall be discontinued, and when required, the time when said building or structure or portion thereof shall be vacated. No person shall continue said use or continue to occupy said building or structure, electrical, plumbing, or mechanical installation, or portion thereof, contrary to the terms of said notice until the violation is corrected and use or occupancy is authorized by the Building Official.

7.28.220 Dangerous buildings, structures or installations.

A. It is unlawful to maintain or use a dangerous building or structure or a dangerous electrical, plumbing, or mechanical installation.

B. All dangerous buildings or structures or dangerous electrical, plumbing, or mechanical installations are hereby declared to be public nuisances and may be abated by repair, rehabilitation, demolition or removal in accordance with the procedures specified in Chapter 7.52 of this Title or by any other remedy available at law or in equity.

7.28.230 Illegal buildings, structures or installations.

A. All illegal buildings, structures or installations shall be made to conform to the provisions of this Chapter or shall be demolished and removed.

B. Whenever necessary to assure compliance with the foregoing provisions, the owner of any illegal building, structure or installation shall uncover any concealed portions of such building, structure, electrical, plumbing, or mechanical installation for inspection and shall perform such tests as may be required by the Building Official.

C. It is unlawful to use or maintain any illegal building, structure or installation or portion thereof which was erected, installed, constructed, enlarged, altered, repaired, moved, converted, or improved without a permit.

D. All illegal buildings, structures or installations or portions thereof are hereby declared to be public nuisances and may be abated in accordance with the provisions specified in Chapter 7.52 of this Title or by any other remedy available at law or in equity.

7.28.240 Existing buildings, structures or installations.

A. Except as required by Sections 7.32.090 and 7.34.090 of this code and Section 713.5 of the California Plumbing Code/Uniform Plumbing Code, buildings or structures, electrical, plumbing or mechanical installations in existence at the time of the adoption of the ordinance codified in this Chapter may have their existing use or occupancy continued if such use or occupancy was legal at the time of adoption of the ordinance codified in this Chapter and provided such continued use does not endanger the life, health, property, or safety of the public or the occupants of such buildings or structures.

B. Electrical, plumbing and mechanical systems installed in apartments, hotels and dwellings prior to January 1, 1975, shall be deemed to have conformed to applicable law in effect at the time of installation and to have been maintained in good condition if such systems are currently in good and safe condition and working properly.

7.28.250 Maintenance requirements.

A. All existing and new buildings or structures, electrical, plumbing and mechanical installations, and parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which were required by the building, electrical, plumbing, and mechanical codes when the building, structure, or installation was erected or installed shall be maintained in good working order. The owner or his designated agent shall be responsible for maintenance of all buildings, structures, installations or systems.

B. Private building sewers shall be maintained in a gastight and watertight condition. Where private sewage disposal systems are permitted, the effluent therefrom shall be contained beneath the surface of the ground level and within the property lines of the premises.

7.28.260 Code conflicts.

When any requirements of Chapters 7.24 7.28, 7.32, 7.34, 7.36, 7.40, 7.44, 7.45, 7.46, 7.48 or 7.94 of this Title and manufacturer's instructions conflict, the more stringent provisions shall prevail.

7.28.270 Violation.

A. Any person who violates a provision of this Chapter 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 Chapter, shall be prosecuted in accordance with the provisions set forth in Section 1.04.030 of the Dublin Municipal Code.

B. In addition to the penalties provided in Section 1.04.030 of the Dublin Municipal Code, any condition caused or permitted to exist in violation of any of the provisions of this

Chapter shall be deemed a public nuisance and may be abated in accordance with the provisions specified in Chapter 7.52 of this Title or by any other remedy available at law or in equity.

7.28.280 Appeals.

A. Any person aggrieved by any decision of the Building Official in connection with the application or interpretation of the provisions of this Chapter or in the approval of alternate materials or methods of construction may appeal to the City Council. Such appeal shall be in writing and filed within ten (10) days from the date of the Building Official's decision.

B. The City Council may, after a hearing, interpret any provision of this Chapter.

C. The City Council may, after a hearing, vary the application of the provisions of this Chapter in any specific case if it determines that enforcement thereof would be contrary to the spirit and purpose of this Chapter or to the public interest. In granting a variance, the City Council may impose any requirements or conditions to mitigate any adverse effects that may result from granting a variance.

D. In interpreting the provisions of this Chapter or in granting a variance the City Council shall make the following findings:

1. That the interpretation or variance is consistent with the purpose of this Chapter; and
2. That the interpretation or variance will not result in less protection to the people of the City or the property situated therein.

E. The City Council may approve alternate materials or methods of construction as set forth in Section 7.28.150 of this Chapter by overruling the decision of the Building Official. In approving any alternate materials or methods of construction the City Council shall find that such materials or methods of construction are for the purpose intended, at least the equivalent of that prescribed by this Chapter in quality, strength, effectiveness, durability, dimensional stability and safety.

F. The City Council may appoint a Board of Appeals to hear any specific appeal. The Board of Appeals shall consist of five (5) members qualified by training and experience to pass on matters pertaining to the subject matter of the appeal and to serve until the disposition of the appeal. The Board of Appeals shall have the same authority and duties as the City Council in interpreting this Chapter, granting variances, or approving alternate materials or methods of construction. The Building Official shall be an ex officio member of the Board of Appeals and shall act as secretary to the Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its hearings and investigations. The decision of the Board of Appeals shall be final.

7.28.290 Revocation or modification of variance.

The City Council may, after a public hearing held upon not less than ten (10) days notice, revoke or modify by written order any order permitting a variance. The City Council shall serve notice of the time and place of a hearing to revoke or modify any order permitting a variance not less than ten (10) days prior to such hearing, by personal service, or by

first class mail, postage prepaid, mailed to the person to whom such variance was granted at the address shown in the application for such variance or to such other address as may appear reasonable to the City Council under the particular circumstances.

Article IV. Permit Requirements

7.28.300 Permit—Required.

A. Except as provided in Section 7.28.310, no person shall install, erect, construct, enlarge, add to, alter, repair, move, remove, demolish, convert, occupy, equip or improve any building, structure or facility, any electrical, plumbing or mechanical installation or cause the same to be done without first obtaining a permit from the Building Official.

B. A separate permit shall be required for each building or structure, but the permit may include pertinent accessories such as fences, retaining walls, exterior lighting, underground utilities and sprinkler systems, provided such work is shown on the approved plans or described on the application. The Building Official may authorize issuance of a single permit for several buildings where in his or her opinion the convenience of the City will be served.

C. For private water supply and private sewage disposal systems, a separate permit or approval shall be secured from the Health Officer prior to issuance of a permit by the Building Official. In addition, any permits or approvals required by the Zone 7 Water Agency shall be secured prior to issuance of a permit by the Building Official.

D. Additional permits shall be required for pertinent accessories regulated by this Chapter which are proposed to be constructed but not shown on the approved plans or described on the application. A grading permit may also be required subject to the provisions of Chapter 7.16 of this Title.

7.28.310 Exceptions.

A. No permit shall be required for any of the following work; provided however, permits shall be required for electrical, plumbing and mechanical installations in any building or structure listed in subsections (A)(1) through (A)(20) of this section, and permits shall be required for all new construction and substantial improvements that are located within an area of special flood hazard in accordance with Chapter 7.24 of this Title:

1. Open wire fences not more than sixteen (16) feet in height and all other type fences not more than eight (8) feet in height;

2. Retaining walls that are not more than three (3) feet in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge or ground slope exceeding 1 (vertical):20 (horizontal) (5%) or impounding Class I, II or IIIA liquids. Note: Among other items, the presence of a geogrid is a surcharge. See Section 2304.12.2.8 of the California Building Code/International Building Code for requirements for treatment of wood used for retaining wall;

3. One (1) story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet (see section 710A CA Building Code for wildfire exposure requirements); Note: Offices, living rooms, sleeping areas and other similar habitable uses do not qualify as an exempt accessory structure;

4. One (1) story buildings not more than four hundred (400) square feet in area used exclusively for housing animals, poultry, livestock and similar animals and the storage of necessary food, hay and grain for the animals housed therein;

5. Agricultural buildings as defined in Section 202 of the California Building Code/International Building Code, on lots exceeding twenty (20) acres in area which are located in an A zoning district and where the principal use of the land is agriculture;

6. Lath structures and similar sunshade structures detached from the main dwelling without a solid roof, which are not more than ten (10) feet in height and one thousand (1,000) square feet in area;

7. Awnings over doors and windows in a Group R-3 or Group U occupancy, supported by an exterior wall that do not project more than fifty four (54) inches from the exterior wall and do not require additional support;

8. Temporary construction offices and storage sheds, not associated and or used by the public, which are used on a site where there is a valid building permit, grading permit or which are used in connection with a construction project where no building permit or grading permit is required; however, this provision shall not apply to such building remaining on the site thirty (30) days after the completion of construction;

9. Temporary construction offices and storage sheds when stored in a contractor's equipment yard; provided however, a permit shall be required if such offices or sheds are used for any purpose whatsoever;

10. Decks, meeting all of the following conditions, not exceeding 200 square feet in area, that that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.2.

11. Treehouses or other structures which are designed to be used by children for play;

12. Flag poles, radio or TV antennas and towers, less than thirty-five (35) feet in height when not attached to a building and less than twenty (20) feet in height when attached to a building, except permits are required for dish-type antennas more than four (4) feet in diameter;

13. Swimming, bathing and wading pools, and fish ponds not exceeding eighteen (18) inches in depth;

14. Prefabricated swimming pools, spas or hot tubs accessory to a Group R-3 occupancy not exceeding four (4) feet in depth if resting on the surface of the ground or a concrete slab on the ground;

15. Painting, papering, floor tile, carpeting and similar finish work;

16. Nonfixed and moveable cases, counters, racks and partitions not over five (5) feet nine (9) inches high;

17. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter or width does not exceed two to one (2:1);

18. Water storage tanks of any size if resting on the surface of the ground or on a concrete slab on the ground when used only for watering livestock or irrigation;

19. Swings and other playground equipment accessory to detached one and two family dwellings;

20. Sidewalks and driveways not more than thirty (30) inches above adjacent grade, and not over a basement or story below and are not part of an accessible route.

21. The replacement of lamps or the connection of portable electrical appliances to suitable receptacles which have been permanently installed;

22. Nonelectrical signs less than eight (8) feet in height; nonelectrical signs which do not exceed three (3) pounds per square foot nor four (4) inches in thickness when fastened flat against the wall of any building; and provided further, that the sign does not extend above the top of the wall of the building;

23. Clearing stoppage or repairing leaks in pipes, valves, fittings or fixtures when such repairs do not involve the replacement or rearrangement of pipes, valves, fittings or fixtures;

24. Buildings and structures owned by a sanitary district used exclusively for storage, collection, conveying and treating sewage;

25. Demolition or exploration work that may be necessary in order to determine conditions in connection with a proposed addition or alteration to an existing building if an application for a permit is on file and prior approval for the demolition or exploration work is obtained from the Building Official;

26. Small or unimportant work when approved by the Building Official.

B. Exemption from the permit requirements of this Chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Chapter or any other law, ordinance, rule or regulation.

C. Any person may obtain inspection services for work exempt from the permit requirements of this Chapter by applying for a permit for such work and paying the applicable fee.

D. Emergency Repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working day to the Building Official.

7.28.320 Permit—Application for permit.

Every application for permits shall be made in writing on the forms furnished for that purpose. Every application shall include the following:

A. The location of the premises by address and by legal description or County Assessor's description;

B. The name, address and phone number of the applicant;

C. The signature of the applicant or the applicant's authorized agent, who may be required to submit evidence of such authority;

D. Identify and describe the work to be covered by the permit for which application is made;

E. A description of the proposed use and occupancy of the proposed building, structure, or electrical, plumbing or mechanical installation and where existing buildings, structures, electrical, plumbing or mechanical installations are located on the premises, a complete description of the current and proposed use or occupancy of such buildings, structures or installations;

F. Any other such information that may be reasonably required by the Building Official;

G. An authorization to enter the property for the purpose of inspecting the work without an inspection warrant; and

H. An indication as to whether the building is to be heated and/or cooled.

I. State the valuation of the proposed work.

J. Include a nonconversion agreement signed by the applicant if the building in a flood hazard area has enclosed areas below the lower floor.

7.28.330 Permit—Application—Submittal Documents.

A. Application shall be submitted in a digital format. When authorized by the Building Official to be submitted in a paper format, a minimum of Five (5) sets of plans and two (2) sets of specifications shall be submitted with each application for examination except that plans and specifications shall not be required for small or unimportant work when approved by the Building Official.

B. Engineering calculations, stress diagrams, soil investigation reports, geological investigation reports, test data, electrical load calculations, gas and water supply demand calculations and other data sufficient to show the correctness of the plans and specifications and to assure that the proposed work will conform to all of the provisions of this Chapter shall also be submitted when required by the Building Official. Plans and specifications shall be prepared by a California licensed design professional (licensed architect or registered engineer) when required by the Building Official. The owner shall also submit a complete outline of the testing and inspection program proposed when special inspection is required pursuant to Section 7.28.620 of this Chapter.

C. Deferred Submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a later specified period of time. Deferral of any submittal items shall have prior written approval of the Building Official. The licensed design professional of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the Building Official. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official.

D. When it is required that documents be prepared by a California design professional, the Building Official may require the owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all the duties required of the original architect or engineer of record. The Building Official shall be notified in writing by the owner if the design professional of record is changed or is unable to continue to perform the duties. The design professional of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

7.28.340 Plans and specifications—Requirements.

A. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in three or more sets with each permit application. The construction documents shall be prepared by a California licensed design professional (a licensed architect or registered engineer) where required by the statute. Where special conditions exist, the Building Official is authorized

to require additional construction documents to be prepared by a registered design professional.

B. The first sheet of each set of plans shall contain the address or legal description of the property where the work is proposed to be done, the name and address of the owner of the property and the name, address and signature of the person who has prepared the plans.

C. The plans shall include a plot plan which shall show the location of existing and proposed buildings or structures. The plot plan shall also show the location of all existing or proposed gas mains and services; water mains, water services, fire hydrants, sewer mains; underground or overhead power and communication lines; poles and transformers; waterways, storm drains, inlets, culverts, curbs, gutters, sidewalks, building sewer, wells, septic tanks and drainage fields. The plans shall also include a grading and drainage plan which shall show all existing elevations or contours and all proposed final elevations and the elevation of the first floor. This plan shall also show how all portions of the lot are to be drained and any necessary drainage structures. The grading and drainage plan may be combined with the plot plan if such information can be clearly shown on the plot plan.

D. Where balconies or other elevated walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, the construction document shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

E. If the proposed work does not involve new buildings or structures and does not change the configuration of existing buildings or structures the Building Official may waive the requirements for a plot plan and grading or drainage plan. Where only minor grading is proposed and existing drainage patterns are not materially affected and the proposed work does not fall under the provisions of special flood hazard areas as set forth in Chapter 7.24 of this Title, the Building Official may waive the requirements for a grading and drainage plan.

7.28.350 Permit—Application—Plats required.

A. Three (3) copies of a topographic plat prepared and signed by a licensed land surveyor or a registered civil engineer shall be submitted with the application for a permit for any new building or structure or building proposed to be moved.

B. The Building Official may waive the requirements for such a plat for minor buildings or structures on parcels containing substantial existing development or where a plat has been previously submitted for a permit and where there have been no substantial changes in the elevations of the finished grade.

C. The plat shall show the location of all aboveground structures, retaining walls, fences, poles, transformers, overhead power and communication lines, wells, fire hydrants, drainage inlets, culverts, curbs, gutters, sidewalks, and waterways. The plat shall also

show the known or reported location of underground structures, such as underground storm drains, water, sewer, gas, power and communication lines, septic tanks, and drainage fields.

D. The plat shall be drawn to a scale and shall show contours at intervals of one (1) foot or less on slopes up to three percent (3%) and contours at intervals not more than five (5) feet on slopes more than three percent (3%). Contours shall extend to the center of the street if not improved with curbs and gutters and need extend only to the gutter when improved with curbs and gutters.

E. Plat of the entire parcel shall not be required for parcels exceeding one acre located in a R-1 or A district, however, the following shall be provided:

1. Contours within one hundred (100) feet of any proposed building;

2. Contours or a profile of any existing or proposed access driveway. The Building Official may waive this requirement when the applicant can otherwise demonstrate that the access driveway in conformance with the City standards plans and specifications or in accordance with the Director of Public Works.

F. A topographic plat is not required on any lot shown on any subdivision tract map if such tract map was filed within five (5) years prior to the application for a permit.

G. The Building Official may require a plat of a property line survey where the exact location of the property line is necessary for the enforcement of any of the provisions of this Chapter. If, after the issuance of a permit, a question arises as to the exact location of the property line, the Building Official may require a property line survey. Whenever a property line survey has been made, the property line shall be located by appropriate stakes or monuments and three copies of a plat of the survey shall be filed with the Building Official.

H. Nothing contained herein shall be constructed as relieving the land surveyor or civil engineer from complying with the provisions of the Land Surveyor's Act, Business and Professions Code, beginning with Section 8700.

7.28.360 Permit—Issuance—Generally.

A. If it appears upon examination of the application, plans, specifications and other information furnished by the applicant that the proposed work will conform to the provisions of this Chapter and any other applicable laws, ordinances, rules, and regulations, and upon payment of the prescribed fees, the Building Official shall issue a permit to the applicant.

B. When the Building Official issues a permit, he shall affix an official stamp of approval on three sets of plans and specifications. One (1) set of plans and specifications shall be retained by the City, one (1) set of plans and specifications shall be kept on the site of the construction or work, and one (1) set of plans and specifications shall be provided to the

Office of the Alameda County Assessor. The approved plans shall not be changed without approval of the Building Official. All work authorized by the permit shall be done in accordance with the approved plans.

C. Permits are not transferable.

D. The set of plans and specifications retained by the City at the time of issuance of the permit shall be retained by the Building Official for a period not less than ninety (90) days from the date of the completion of the work covered therein, except that this provision shall not apply to plans and specifications required to be retained by Section 19850 of the Health and Safety Code of the State of California.

E. An accessory dwelling unit that is proposed to replace a detached garage shall be reviewed and issued a demolition permit concurrently with the review and issuance of a building permit for the accessory dwelling unit. The applicant shall not be required to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless the property is located within an architecturally and historically significant historic district. *Government Code Sections 66314.(e) and (f).*

7.28.370 Permit—Issuance—Restrictions.
Permits may be issued to any person not acting in violation of Chapter 7, Division 3, of the Business and Professions Code of the State of California (Contractor's License Law).

7.28.380 Permittee responsibility.
It shall be the responsibility of a permittee to assure that all work authorized thereunder is done in accordance with the provisions of this Chapter and any other applicable law, ordinance, rule or regulations, and to make arrangements for the inspection of the work by the Building Official. If after inspection by the Building Official, correction of work completed is necessary, the holder of the permit shall be responsible for such correction.

7.28.390 Live loads posted.
In commercial. institutional or industrial buildings, for each floor or portion thereof designed for live loads exceeding 50 psf, such design live loads shall be conspicuously posted by the owner or the owner's authorized agent in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices. A certificate of occupancy shall not be issued until the floor load signs have been installed.

7.28.400 Granting of permit not approval for violation.
A. The issuance of a permit or approval of plans and specifications shall not be construed to authorize any violation of any of the provisions of this Chapter or any other applicable laws, ordinances, rules, or regulations; and any permit or document purporting to give authority to violate this Chapter, or any other law, ordinance, rule or regulation shall not be valid except insofar as the work or use which it authorizes is lawful.

B. The issuance of a permit or approval based upon plans and specifications shall not prevent the Building Official from thereafter requiring the correction of errors in such plans and specifications or from preventing work being carried out thereunder in violation of this Chapter or any other applicable law, ordinance, rule or regulation.

7.28.410 Permit—Expiration.

A. Permits issued pursuant to this Chapter having a valuation of less than one million dollars ($1,000,000) shall expire one year from the date of issuance; and permits having a valuation of over one million dollars ($1,000,000) shall expire in two (2) years from the date of issuance.

B. Exception: whenever a permit is issued to correct a violation of this Chapter, or any other law, ordinance, rule or regulation, or to rehabilitate, repair, or demolish a dangerous, substandard, illegal, unsafe or unsanitary building or structure, electrical, plumbing or mechanical installation, or to otherwise abate a nuisance, the Building Official shall establish a reasonable time for the completion of the work.

C. Where permits for more than one building on the same site or subdivision are issued to the same applicant, the total valuation of all the permits shall be used for determining when the permits expire.

7.28.420 Application— Expiration.

A. Every application for a permit shall expire six (6) months after the application and accompanying plans and specifications have been checked by the Building Official.

B. Plans and specifications accompanying an expired application may be destroyed ten (10) days from the date of mailing the applicant notice of intention to destroy said plans and specifications.

7.28.430 Permit and Application—Extensions.

A. A permittee may request an extension of an issued permit prior to the expiration date. The Building Official may grant, in writing, one or more extensions of time for periods of not more than 180 days per extension. The permittee shall request an extension pursuant to this subdivision in writing and demonstrate justifiable cause for the extension.

B. Where work authorized by any permit has not commenced, extensions shall not be allowed if there have been revisions to any applicable law, ordinance, rule or regulations which would otherwise prohibit the proposed construction. Where work authorized by any permit has commenced any extension shall also require all work to conform to any applicable law, ordinance, rule, or regulation in effect at the time of the extension.

C. In requiring compliance with new laws, ordinances, rules or regulations, the Building Official shall consider the practical difficulties in making changes to existing construction and may allow work completed to remain without changes. The Building Official may also allow uncompleted work to proceed in accordance with the original approved plans.

D. An extension may be allowed for an application for a permit, but the work shall comply with applicable laws, ordinances, rules, and regulations in effect at the time of issuance of the extension. The applicant shall request the extension in writing and demonstrate justifiable cause for the extension. The extension request shall be received by the City prior to the expiration date of the application. The Building Official may grant, in writing, one or more extensions of time for periods of not more than 90 days per extension.

E. In allowing an extension additional fees may be imposed to cover any additional costs incurred by the City because of the extension.

7.28.440 Building Official—Authority to deny permit.

The Building Official may refuse to issue any permit where it cannot be demonstrated that:

A. The hazards of land slippage, erosion or settlement will be eliminated;

B. The proposed work will not be located on a trace of an active fault;

C. The proposed work will conform to Chapters 7.20 and 7.24 of this Title;

D. The placement of existing fills has not been subject to continuous inspection by a special inspector as required by Section 1705.6 of the California Building Code/International Building Code;

E. The private water supply will conform to Chapter 6 of the California Plumbing Code/Uniform Plumbing Code;

F. The private sewage disposal system shall be in conformance with Section 713 of the California Plumbing Code/Uniform Plumbing Code;

G. Whenever a licensed contractor has failed to make corrections as specified in Sections 7.28.570 through 7.28.610 of this Chapter.

H. A building permit for an unpermitted accessory dwelling unit or unpermitted junior accessory dwelling unit that was constructed prior to January 1, 2020, shall not be denied because the accessory dwelling unit violates building standards or because the accessory dwelling unit does not comply with state accessory dwelling unit law or this Chapter. This exception does not apply if a finding is made that correcting the violation is necessary to protect the health and safety of the public or occupants of the accessory dwelling unit or to a building that is deemed substandard pursuant to Health and Safety Code Section 17920.3. *(See Government Code Section 66332 for additional information).*

7.28.450 Permit—Suspension or revocation.

The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Chapter whenever the permit has been issued in error, or on the basis of incorrect information supplied, or in violation of this Chapter or any other applicable laws, ordinances, rules, or regulations.

7.28.460 Fees—Generally.

The provisions of this Chapter apply to fees collected by the Building Official.

A. The City Council shall, by resolution, adopt a schedule of fees for permits, reinspections, code compliance surveys, moved building inspections, plan and specification storage fees, additional plan checking, hourly rates for inspection services not covered by specific fees, and fees authorized by the Alquist-Priolo Geologic Hazards Zones Act.

B. At time of issuance of any permit required by this Chapter, the applicant shall pay the fees as established by resolution of the City Council.

C. Where work for which a permit is required by this Chapter is started or proceeds prior to obtaining such permit, a penalty fee, in addition to the permit fee, shall be assessed as follows:

Violation within two-year period	Penalty Fee
First	Equal to the permit fee
Second	Double the permit fee
Third and subsequent	Ten times the permit fee

The payment of such penalty fee shall not relieve any person from fully complying with all of the provisions of this Chapter.

D. The payment of a penalty fee shall not be required where the work was done two (2) years before the date it was determined that the work was done without a permit. A penalty fee shall not be required when the work was done or caused to be done by a previous owner of the property.

E. The determination of value or valuation under any of the provisions of this Chapter shall be made by the Building Official. The value to be used in computing the building permit and permit processing fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment at the time the permit is issued.

7.28.470 Permit processing fee.

Each application for a permit shall be accompanied by a fee equal to forty percent (40%) of the total permit fee rounded off to the nearest dollar. The permit processing fee shall be credited toward the total permit fee required. After permit processing has commenced, no portion of the permit processing fee shall be refundable.

7.28.480 Refunds.

A. Sixty percent (60%) of any permit fee may be refunded to the applicant prior to the expiration of the permit provided that the work authorized under the permit has not commenced. Thirty percent (30%) of the permit fee may be refunded to the applicant after a permit has expired provided that the work has not commenced, but in no case shall any refund be allowed after one (1) year from the date of expiration of the permit. Requests for refund shall be in writing. Any expenses incurred by the City other than the permit processing fee may be deducted from the refund.

B. If there was an error in calculating the amount of the permit fee and such error resulted in overpayment of the permit fee, the amount of overpayment may be refunded.

7.28.490 Fees—Partially completed work.

A. Where permits expire and the work has not been completed and a new permit is subsequently issued for the completion of the work, the fee for the new permit shall be based upon the fee schedule in effect at the time of issuance of the new permit based on the valuation to complete the work as determined by the Building Official (not on the original valuation assigned to the permit).

	Completed Inspections	Percent of Permit Fee
1.	If no inspections have been made	30
2.	If a foundation inspection has been made	27
3.	If the underground inspections have been made	24
4.	If the underfloor frame inspection has been made	21
5.	If the rough electric and rough plumbing inspections all have been made	18
6.	If the frame inspection has been made	15
7.	If the exterior lath inspection has been made	12
8.	If the insulation inspection has been made	9
9.	If the wallboard inspection has been made	6

B. The fee determined by the foregoing shall be rounded to the nearest dollar.

C. The foregoing is intended to apply to conventional wood-frame construction and is based on the number of inspections remaining to be made. Where the work is not conventional wood-frame construction, or does not constitute a complete building, or is a structure other than a building; the Building Official shall establish the fee based upon the number of inspections remaining to be made. The fee so established shall not exceed thirty percent (30%) or be less than six percent (6%); however, in no case shall the fee be less than the minimum permit fee approved under Section 7.28.460 of this Chapter.

D. Where a new permit is applied for more than one (1) year after the expiration of the original permit, the fee shall be based on the valuation of the work remaining to be done. The valuation shall be determined by the Building Official based on the cost to complete

the work (not on the original valuation assigned to the permit) and the fees shall be based upon the fee schedule in effect at the time of the issuance of the new permit.

7.28.500 Additional fees for changes.

A. After a permit has been issued, minor changes or additions may be allowed under any permit when approved by the Building Official. However, additional fees shall be required when the permit fee calculated for both the original work and the work in the proposed change exceeds the original permit fee by ten percent (10%). The additional fee shall be the difference between the original fee and the new fee.

B. Any change in use or in the number of guest rooms or dwelling units shall require the submission of a new application and the payment of an additional fee.

C. Any change which does not increase the amount of the original permit fee by ten percent (10%) but requires additional plan checking shall require the payment of a plan checking fee.

D. No refund shall be allowed for changes which would decrease the amount of the permit fee.

7.28.510 Reinspections.

Where an inspection is made and corrections are required and said corrections require more than one reinspection, or where an inspection has been called for and the work to be inspected is not ready for inspection, or where the approved plans and specifications are not on the job site, a reinspection fee shall be paid prior to making the reinspection.

7.28.520 Code compliance survey.

The owner of any property on payment of the required fee may request an inspection to determine if a building, structure or installation is in compliance with this Chapter and the City zoning ordinance.

7.28.530 Inspection fee—Moved building.

Prior to application for permits to move a building, structure, electrical, plumbing or mechanical installation, a moved building inspection shall be required.

7.28.540 Plan and specification storage fee.

A plan and specification storage fee shall be paid at the time of issuance of a permit for buildings for plans and specifications that are required to be maintained by Section 19850, Health and Safety Code of the state of California.

7.28.550 Fees for additional plan checking.

A rechecking fee shall be paid prior to performing additional plan checking or prior to approval of the plans where incomplete plans and specifications are submitted for checking and complete rechecking is required, or where corrections are not completely or correctly made and additional plan checking is required, or where changes are made

to the plans and specifications which require additional plan checking, or when the project involves deferred submittal documents as defined in Section 7.28.330C of this Chapter.

7.28.560 Fees—Other inspection services.
The fee for other inspection services provided by the City for which no specific fee is established shall be at an hourly rate.

Article V. Inspections

7.28.570 Generally.
All construction or work for which a permit is required shall be subject to inspection by the Building Official and certain types of construction shall have continuous inspection by special inspectors, as specified in Section 7.28.620 of this Chapter.

7.28.580 Approvals required.
A. No work shall be done on any part of the building or structure, electrical, plumbing or mechanical installation beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall only be given after an inspection shall have been completed for each previous step in the construction. Written approvals may be indicated on an inspection record card which is provided for that purpose. All tests required by this Chapter shall be conducted in the presence of the Building Official. If the work will not pass the test, necessary corrections shall be made and the work shall be retested.

B. If the work inspected does not comply with this Chapter or any other applicable law, ordinance, rule, or regulation, written notice shall be given indicating the nature of the violation. Such notice may be delivered to the permittee, or the person in apparent control of the work on the site or may be posted in a conspicuous place on the site. Refusal, failure or neglect to comply with such notice within ten (10) days shall be considered a violation of this Chapter and any other applicable law, ordinance, rule or regulation.

C. Whenever a licensed contractor has failed to make corrections in the time specified in the notice, the Building Official may refuse to issue permits for any other work to be performed by such contractor at any location within the City until all necessary corrections have been made.

D. Work requiring a permit shall not be commenced until the permit holder or the agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the Building Official conveniently to make the required entries thereon regarding inspection of the work. This card shall be made available by the permit holder until final approval has been granted by the Building Official.

7.28.590 Inspection required before use commences.
No work shall be covered, concealed or put to use until it has been tested, inspected, and approved as prescribed by this Chapter and any other applicable law, ordinance, rule or regulation. Any such work which has been covered or concealed before being inspected,

tested and approved shall be uncovered for inspection after notice to uncover has been given by the Building Official.

7.28.600 Notification for inspections required.

The permittee or his agent shall notify the Building Official when construction work is ready for inspection and make the necessary arrangement for inspection of the work for each of the following inspections:

A. Underground. When the excavation for any underground gas, water, sewage, steam, electrical lines, cables or conduits, or any ventilating ducts, septic tanks or fuel tanks or drainage fields, which have been completed and all such lines, cable conduits or ducts and tanks are in place and are ready for any required tests, but before backfilling;

B. Foundation. When the excavation for foundations is completed and forms and required reinforcing steel are in place but before any concrete is placed;

C. Drainage for Retaining Walls. When any required drainage facility is in place but before backfilling;

D. Underfloor. When all gas, water, steam, sewage, electrical lines, cables or conduits, or any ventilating ducts are in place and ready for any required tests but before any concrete, wood or steel flooring is placed;

E. Underfloor Framing. When all the underfloor framing, bracing and supports are in place and when all underfloor, electrical, plumbing, and mechanical work is in place but before any flooring is installed;

F. Lowest Floor Elevation. In flood hazard areas, upon placement of the lowest floor, including a basement, and prior to further vertical construction, the elevation certification required by the Chapter 7.24 of this code and Section 1612.4 of the Building Code or the Residential Code, as applicable shall be submitted to the Floodplain Administrator;

G. Shearwall or Diaphragm. When shear walls or diaphragms are installed and nailed or otherwise fastened to the structural framework and all hold downs, drag ties, chord splices, and anchor bolts are in place, but before any of the foregoing is covered or concealed;

H. Rough. When the roof, walls, floors, framing, bracing and supports are in place and all gas, water, drainage, and vent piping; all electrical cable, conduit, panels, outlets, junction boxes and wiring; all ventilating ducts equipment, vents and flues are in place and ready for any required tests but before any such work is covered or concealed;

I. Wood Frame. When all roof, wall, floor, framing, bracing, blocking, and chimneys are in place and all electrical, plumbing and mechanical work is in place but before any such work is covered or concealed;

J. Reinforced Concrete. When forms and reinforcing steel, sleeves, and inserts, and all electrical, plumbing and mechanical work is in place but before any concrete is placed;

K. Structural Steel. When all structural steel members are in place and all connections are complete but before such work is covered or concealed;

L. Reinforced Masonry. In grouted brick masonry when the vertical steel is in place and other reinforcing steel, bolts, anchors, and inserts are distributed. In masonry blocks when the units are laid up, and any reinforcing steel, bolts, anchors, and inserts are in place and when required cleanouts are installed but prior to placing any grout;

M. Types IV-A, IV-B, IV-C connection protection inspection. In buildings of Types IV-A, IV-B, IV-C construction, where connection fire-resistance ratings are provided by wood cover calculated to meet the requirements of Section 2304.10.1, inspection of the wood cover shall be made after the cover is installed, but before any others coverings or finishes are installed.

N. Insulation. When all insulation is in place but before the insulation is covered;

O. Lath. When all backing and lathing, interior and exterior, is in place but before any plaster is applied;

P. Wallboard. When all wallboard is in place but before joints and fasteners are taped and finished;

Q. Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

R. Suspended Ceilings. When the hangers, lighting fixtures, sir diffusers, fire dampers, protective boxes, and the runners and supporting members are in place but before the ceiling is installed;

S. Fire Dampers. When the fire dampers are installed in the openings to be protected but before the ducts are connected;

T. Weather Exposed Balcony and Walking Surface Waterproofing. Where balconies or other elevated walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved. Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the Building Code.

U. Flood hazard documentation. If located in a flood hazard area, documentation of the elevation of the lowest floor as required in Section 1612.4 of the Building Code, shall be submitted to the building official prior to the final inspection.

V. Final. When all construction work including electrical, plumbing and mechanical work, exterior finish grading, required paving, and required landscaping is completed and the building, structure or installation is ready to be occupied or used but before being occupied or used.

7.28.610 Other inspections.

In addition to the foregoing called inspections, the Building Official may make or require any other inspection of any construction work to ascertain compliance with the provisions of this Chapter and any other applicable law, ordinance, rule, or regulation.

7.28.620 Special inspections.

A. In addition to the inspections required by Sections 7.28.570 through 7.28.610 of this Chapter, special inspections shall be provided in accordance with Chapter 17 of the California Building Code/International Building Code.

B. The inspection program required to be submitted in Section 7.28.330 shall designate the portions of the work to have special inspection and indicate the duties of the special inspectors. The special inspector shall be employed by the owner, the architect or engineer of record, or an agent of the owner, but not the contractor or any other person responsible for the work. When structural observation is required by the architect or engineer of record or the Building Official, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

C. Structural observation or special inspection does not include or waive the responsibility for inspections required by Section 1704 of the California Building Code/International Building Code, Section 7.28.600 of this code, or other sections of this code.

D. Exception. The Building Official may waive the requirement or the employment of a special inspector if the construction is of a minor nature.

7.28.630 Inspections—Moved buildings, structures, installations or systems.

A. Notwithstanding the provisions of Section 7.28.240 of this Chapter, all existing buildings or structures, including all electrical, plumbing or mechanical installations, and all existing electrical, plumbing and mechanical installations which are moved into or within the City shall comply with all the requirements of this Chapter for new buildings, structures, or installation. Moved apartment houses and dwellings may retain existing materials and methods of construction; provided however, this section shall not be interpreted to permit such apartment houses and dwellings to become or continue to be a dangerous building or substandard building.

B. Prior to issuance of a permit to move any building, structure, electrical, plumbing or mechanical installation into or within the City, the Building Official shall inspect the

building, structure, electrical, plumbing or mechanical installation proposed to be moved for compliance with this Chapter and any other law, ordinance, rule, or regulation. The Building Official may require the applicant to remove all or a portion of the wall or ceiling and any other material to inspect concealed portions of the building, structure, electrical, plumbing or mechanical installation proposed to be moved. If after inspection of the building, structure, electrical, plumbing or mechanical installation proposed to be moved, the Building Official determines that it is not practical to alter the building, structure, electrical, plumbing or mechanical installation so that it will comply with the foregoing provisions, the Building Official may deny the application for a permit. The Building Official shall notify the applicant in writing, stating the reason for such denial.

C. After the building has been moved it shall be placed upon a new foundation as soon as practical but not later than one hundred twenty (120) days from the time the building was moved to the site. If after one hundred twenty (120) days the building has not been placed on the foundation, said building shall be deemed to be a public nuisance and may be abated in accordance with the procedures specified in Chapter 7.52 of this Title or by any other remedy available at law or in equity.

Article VI. Occupancy

7.28.640 Generally.

No building, structure, electrical, plumbing, or mechanical installation or portion thereof shall be occupied or used unless the Building Official has made final inspections and approved the work regulated by this Chapter and all work required by other City departments or other agencies has been inspected and approved by such department or agency.

7.28.650 Approval to connect utilities.

No person shall supply water, electrical energy, or fuel gas to any building, structure, electrical, plumbing or mechanical installation until the building, structure, electrical, plumbing or mechanical installation has been inspected and approved by the Building Official. The Building Official may withhold approval to supply water, electrical energy, or fuel gas to any building, structure, electrical, plumbing or mechanical installation until there is full compliance with the provisions of this Chapter or compliance with applicable laws, ordinances, rules or regulations enforced by other agencies concerned with the construction of such building, structure, electrical, plumbing, or mechanical installation.

7.28.660 Temporary or partial occupancy.

The Building Official may authorize the use or occupancy of all or portions of a building, structure, electrical, plumbing, or mechanical installation prior to completion of the entire building, structure, electrical, plumbing, or mechanical provided that the work completed has been inspected and approved and that no hazard would result by such use or occupancy. The Building Official in granting such authorization may impose any reasonable conditions as may be necessary to protect life, health and property. Such authorization may include a time limit and may be revoked for violation of conditions and shall expire in the time specified. The Building Official may order any person supplying

water, electrical energy, or fuel gas to discontinue supplying water, electrical energy, or fuel gas when authorization to use or occupy pursuant to this section has expired or been revoked.

7.28.670 Authority to withhold approval to occupy.

A. The Building Official may withhold approval to occupy or use any building, structure, electrical, plumbing or mechanical installations until all fees charged by the City for any zoning application development approval, inspection fee or any other fee has been paid. In the case of a subdivision this provision shall apply to all buildings or structures located within said subdivision.

B. The Building Official may withhold approval to occupy or use any building, structure, electrical, plumbing or mechanical installations until all development improvements including off-site improvements have been completed and approved by other City departments or any other agency concerned with said improvements.

7.28.680 Change of Occupancy.

A building or structure shall not be used or occupied in whole or in part, and a change of occupancy or a change of use of a building or structure or portion thereof shall not be made, until the Building Official has made final inspections and approved the change of occupancy. Approval to occupy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the City.

Chapter 7.32

BUILDING CODE

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7.32.190 Section 1505.1, Chapter 15, Fire Classification-Amended.
7.32.200 Table 1607.1, Chapter 16, Minimum Uniformly Distributed Live Loads, L_o, and Minimum Concentrated Live Loads -Amended.
7.32.210 Section 1705.3, Exception 1, Chapter 17, Concrete Construction – Amended.
7.32.220 Section 1905.6.2 Seismic Design Categories C, D, E and F— Amended.
7.32.230 Table 2308.10.1, Chapter 23, Wall Bracing Requirements-Amended.
7.32.240 Section 2308.6.10.9, Attachment of Sheathing-Amended.
7.32.250 Section 3115.1, Chapter 31, Prohibited Installations-Added.

7.32.260 Section 3203, Chapter 32, Signs-Added.
7.32.270 Section H101.2, Signs exempt from permits -Deleted.
7.32.280 Section 1010, Appendix Chapter 10, Building security – Added.
7.32.290 Section G101.4, Chapter Appendix G, Violations-Amended.
7.32.300 Section G101.5, Chapter Appendix G, Designation of floodplain administrator-Amended.

7.32.010 Title.
The building codes adopted by section 7.32.030 and the provisions of this Chapter shall constitute the Dublin Building Code and may be referred to as such.

7.32.020 Purpose.
The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the building codes referred to in Section 7.32.030 in order to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

7.32.030 Adoption of Building Codes.
A. The 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Building Code, 2024 Edition, including Appendix Chapters, F, G, H, and I, , as published by the International Code Council, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "IBC") are hereby adopted and incorporated by reference herein.

The codes and standards referenced in this code shall be considered part of this code to the prescribed extent of each such reference. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Mechanical, Plumbing, Housing, Fire or Energy Codes, the provisions of these codes as applicable, shall take precedence over the provisions in the referenced code or standard.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.32.030.A, the State Code and the International Building Code are amended as set forth in Sections 7.32.110 through 7.32.300.

7.32.040 Scope.

A. The provisions of this Code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, relocation, removal, demolition, conversion, replacement, equipment, use and occupancy, location, replacement, and maintenance of every building or structure or any appurtenances connected or attached to such buildings or structures within the City.

B. The permissive provision of this Code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Buildings shall be made accessible to persons with disabilities as required by Title 24 California Code of Regulation. Whenever there is a conflict between the provisions of this Code and Title 24, California Code of Regulations with respect to the accessibility of buildings to persons with disabled, the provisions of Title 24 shall prevail.

7.32.050 Exceptions.

The provisions of this Code shall not apply to:

A. Work located in a public street;

B. Trailer coaches, campers, mobile homes, motor vehicles, railroad cars, and aircraft; however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all of the provisions of this Code;

C. Houseboats or other watercraft; however, if any of the forgoing are stored out of the water and are used for any purpose whatsoever, they shall comply with all of the provisions of this Chapter;

D. Towers or poles supporting communication lines or power transmission lines;

E. Dams, flood control and drainage structures;

F. Portable amusement devices and structures, including merry-go-rounds, ferris wheels, rotating conveyances, slides, similar devices, and portable accessory structures whose use is necessary for the operation of such amusement devices and structures but not including any storage building or detached structure which is not an integral part of the device.

G. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the Residential Code.

7.32.060 Additions, alterations and repairs-Generally.

Buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements of this Code for new buildings or structures except as specifically provided for in this section and Sections 7.32.070 through 7.32.100.

7.32.070 Additions, alterations and repairs-Code compliance.

Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this Code, provided the addition, alteration or repair conforms to that required for a new building or structure. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any of the provisions of this Code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of this Code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life. Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings. Additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provision of this Code.

7.32.080 Alterations and repairs-Apartment houses, hotels and dwellings.

A. The provisions of Section 7.32.070 shall not prohibit the alteration or repair of any legally established existing apartment house, hotel, dwelling or structure accessory thereto which retains, replaces or extends the use of the original materials or continued use of original methods of construction provided such alteration or repair does not create or continue a dangerous building as defined in Section 7.28.220, a substandard building as defined in Section 7.28.090 of the Dublin Municipal Code. However, such alteration or repair shall not reduce any required fire resistance below that specified by this Code, reduce the resistance to lateral forces below that specified by this Code, or increase the stress or deflection of any member so as to exceed that specified by this Code.

B. The provisions of Section 7.32.070 pertaining to additions shall not require any legally existing apartment house, hotel, dwelling, or structure accessory

thereto to be made to conform to the provisions of this Code solely because of the construction of the addition. However, this section shall not be construed to permit the addition to increase the stress or deflection of any existing member so as to exceed that specified by the building code. Whenever an addition increases the number of occupants which must exit through the existing building all of the exit facilities serving the increased number of occupants shall comply with the provisions of this Code.

C. Whenever a new dwelling unit is created either by new construction, or by an alteration to an existing building, separate gas and electrical meters shall be provided.

7.32.090 Additions-Apartment houses, hotels and dwellings.
Notwithstanding the provisions of Section 7.28.240 whenever alterations, repairs, or additions requiring a permit or one (1) or more sleeping rooms are added or created in existing Group R Occupancies, the entire building shall be provided with smoke alarms and carbon monoxide alarms located as required for new Group R Occupancies.

Furthermore, spark arrestors shall be installed on all chimneys connected to solid burning fuel-burning appliances.

7.32.100 Repair of roof covering.
Roof coverings may be repaired or replaced with materials as set forth in Section 7.32.190.

7.32.110 Chapter 1 Division II, Administration-Deleted.
Chapter 1 Division II is deleted.

7.32.120 Section 202, Chapter 2, Definitions of Substantial Damage and Substantial Improvement – Added.
The definitions of “Substantial Damage” and “Substantial Improvement” in Section 202 of the State Code are amended to read as follows:

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement. Any one or more or any combination of repair, reconstruction, rehabilitation, alterations, addition or other improvement of a building or structure taking place during a 10-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before

the improvement or repair is started. For each building or structure, the 10-year period begins on the date of the first permit issued for improvement or repair of that building or structure subsequent to January 1, 2023. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, included either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

7.32.125 Section 310.1.1, Chapter 3, Accessory Dwelling Unit Occupancy – Added.

Section 310.1.1 is added to read:

310.1.1 Accessory Dwelling Unit Occupancy. Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the building code, unless the Building Official makes a written finding based on substantial evidence in the record that the construction of the accessary dwelling unit could have a specific, adverse impact on public health and safety. Nothing in this paragraph shall be interpreted to prevent the Building Official from changing the occupancy code of a space that was unhabitable or was only permitted for non-residential use and was subsequently converted for residential use pursuant to *Government Code Section 66314.(d)(8).*

7.32.130 Sections 502.2.1, 502.2.2, 502.2.3, 502.2.4, Chapter 5, Address illumination – Added.

Sections 502.2.1, 502.2.2, 502.2.3, 502.2.4 are added to read:

502.2.1 The address number(s) shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled by a photoelectric device.

502.2.2 Exterior doors in commercial tenant space numbers shall be addressed as required in section 502.1. Exception, dual doors may have the addresses on one door or centered above the doors. In addition, all rear doors or service doors will have the name of the business in 4-inch-high lettering.

502.2.3 No other number may be affixed to a structure that might be mistaken for, or confused with, the number assigned to the structure.

502.2.4 The assigned address, including the suite number, shall be displayed on all electric meters in accordance with utility company standards.

7.32.140 Section 507.14, Chapter 5, Frontage Restriction-Added.
A new Section 507.14 is added to read:

507.14 Frontage Restriction. The increase in area permitted by Sections 506.3, 507.1 through 507.13 of this Section shall not be allowed unless or until the owner of the required yard shall file an agreement binding such owner, his heirs, and assignees, to set aside the required yard as unobstructed space having no improvements. Such agreement shall be recorded in the Alameda County Recorder's Office.

Exception: When using the public way for frontage increase.

7.32.150 Section 706.1, Chapter 7, Fire Walls-Amended.
Section 706.1 is amended by adding a new subsection 706.1.3 to read:

706.1.3 Fire walls shall not be considered to create separate buildings for the purpose of automatic fire-sprinkler system requirements as set forth in Chapter 9.

7.32.160 Deleted

7.32.170 Deleted

7.32.180 Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 – Deleted; 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1, 903.2.2, 903.2.3#1, 903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3 Amended; and 903.2.2.3, 903.2.8 Exception 5, 903.2.8 Exception 6 and 903.2.30 -Added.
Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception, 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 are deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1. 903.2.1.4#1, 903.2.2, 903.2.3#1, 903.2.4, 903.2.4#1, 903.2.7#1, 903.2.9, 903.2.9#1, 903.2.9#2, 903.2.9#3 and 903.2.11.3, are amended to read as follows; and Sections 903.2.2.3, 903.2.8 Exception 5, 903.2.8 Exception 6 and 903.2.30 are added to read as follows:

903.2.1.1 **Group A-1 Occupancies.**
1. The fire area exceeds 3,000 square feet (279 m²).

903.2.1.2 **Group A-2 Occupancies.**
1. The fire area exceeds 3,000 square feet (279 m²).

903.2.1.3 **Group A-3 Occupancies.**
1. The fire area exceeds 3,000 square feet (279 m²).

903.2.1.4 **Group A-4 Occupancies.**
1. The fire area exceeds 3,000 square feet (279 m²).

903.2.2 **Group B Occupancies.**
An automatic sprinkler system shall be provided for Group B occupancies as required in sections 903.2.2.1, 903.2.2.2 and 903.2.2.3.

902.2.2.3. The fire area exceeds 3,000 square feet (279 m²).

903.2.3 **Group E Occupancies.**
1. Throughout all Group E fire areas greater than 3,000 square feet (279 m²).

903.2.4 **Group F Occupancies.**
An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:
1. A Group F fire area exceeds 2,500 square feet (232 m²).

903.2.7 **Group M Occupancies.**
1. A Group M fire area exceeds 2,500 square feet (232 m²).

903.2.8 **Exceptions 5 Group R Occupancies.**
5. Accessory Dwelling Unit, provided that all of the following are met:
- 5.1 The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 66313.
- 5.2 The existing primary residence does not have automatic fire sprinklers.
- 5.3 The accessory dwelling unit does not exceed 1,200 square feet in size.
- 5.4 The unit is on the same lot as the primary residence.

903.2.8 **Exceptions 6 Group R Occupancies.**
The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in an existing principal residence or multifamily building. *(Government Code Sections 66314(d)(12) and 66323 (d).*

903.2.9 **Group S Occupancies.**
An automatic sprinkler system shall be installed in all Group S occupancies as follows:

1. The fire area exceeds 2,500 square feet (232 m²);
2. Buildings with repair garages servicing vehicles parked in basements.
3. A Group S fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m^2)

903.2.11.3 **Buildings Three Or More Stories in Height.**
An automatic sprinkler system shall be installed in all occupancies, regardless of type of construction, if the building is three or more stories or more than 35 feet in height measured from the pad grade level to the highest point of the building. An automatic sprinkler system shall be installed in all other occupancies as may be required by the California Building and Residential Code.

903.2.30 **All Occupancies.**
An automatic fire-extinguishing system shall be installed in all occupancies located more than one and one half (1½) miles from a fire station providing fire protection to that location. Said distance shall be measured in a straight line.

Buildings containing portions which are required to have an automatic fire extinguishing system because of the number of stories shall have the automatic fire extinguishing system installed throughout and fire walls as set forth in Section 706 shall not be considered as creating separate buildings for the purpose of this section.

Whenever an addition is made to an existing building, automatic fire-extinguishing systems shall be installed if the existing building plus the addition exceeds the area or height limitations set forth in this section. Whenever the use of an existing building or portion thereof is changed in any manner so as to require the installation of an automatic fire-extinguishing system, said system shall be installed in that portion of the building housing the new use.

(Sections 903.2 Exception, 903.2.1.2#4, 903.2.1.3#4, 903.2.2.1 Exception 903.2.3#2 Exception, 903.2.3#5, 903.2.4#2, 903.2.4#3, 903.2.7#2, 903.2.7#3, 902.2.7#4, 903.2.7.2, 903.2.9#3, 903.2.9#4, 903.2.9.1, 903.2.10, and 903.2.10.1 are deleted)

7.32.190 Section 1505.1, Chapter 15, Fire Classification-Amended.
Section 1505.1 is amended to read:

1505.1 General. Roof Assemblies shall be divided into the classes defined below. Class A, B, and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall comply with the following:

1. **Map of Fire Safe Roof Areas.** Figure 15-1* is a map of Fire Safe Roof areas. Said map may be amended from time to time by including areas which are annexed to the City within one of the two roofing areas. Said amendments may be made by the Building Official after consultation, with the Chief of the Fire Department having jurisdiction.

2. **Roofing Area 1.** Any new roof and any alteration, repair or replacement for buildings housing R & U occupancies in Roofing Area 1 shall use roof covering material that conforms to Class B or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

3. **Roofing Area 2.** Any new roof for buildings using roof covering material that conforms to Class C or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

4. **Other Occupancies.** Any new roof covering and any alterations, repairs or replacement of roof covering material for buildings housing all other occupancies shall conform to the requirements as set forth in Roofing Area 1.

* Editor's Note: Figure 15-1 is on file in the office of the City Clerk.

7.32.200 Table 1607.1, Chapter 16, Minimum Uniformly Distributed Live Loads, L_o, and Minimum Concentrated Live Loads -Amended.

Table 1607.1 is amended by adding a new Footnote e to read:

e. Bridges for vehicular traffic shall be designed for H20 loading as designated by the American Association of State Highway Officials.

7.32.210 Section 1705.3 Exception 1, Chapter 17, Concrete Construction – Amended.

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) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

7.32.220 Section 1905.6.2 Seismic Design Categories C, D, E and F— Amended.

Section, 1905.6.2 Seismic Design Categories – Amended

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 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 dwelling 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 footing supporting walls are permitted, provided the footings have no 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. 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.

7.32.230 Table 2308.10.1, Chapter 23, Wall Bracing Requirements– Amended.
Table 2308.10.1 is amended by adding new footnotes “f” and “g” to read:

f. Methods PBS, HPS, and SFB are not permitted in Seismic Design Category D and E.
g. Methods GB, DWB and PCP are not permitted in Seismic Design Category E.

7.32.240 Section2308.6.10.9, Attachment of Sheathing-Amended.
Section 2308.6.10.9 is amended by adding a second paragraph:

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

7.32.250 Section 3116.1, Chapter 31, Prohibited Installations-Added.
A new Section 3116.1 is added to read:

3116.1 Prohibited Installations. It shall be unlawful to install a wood burning fireplace or wood burning appliance that is not one of the following:

1) Pellet-fueled wood heater,
2) EPA certified wood heater,
3) Fireplace certified by EPA

7.32.260 Section 3203, Chapter 32, Signs-Added.
A new Section 3203 is added to read:

3203 Signs. Signs when placed flat against the wall of a building shall not project beyond the front property line more than 12 inches (305mm).

7.32.270 Section H101.2, Signs exempt from permits -Deleted.
Section H101.2 is deleted.

7.32.280 Section 1010, Appendix Chapter 10, Building security – Added.
Appendix Chapter 10 is added to read:

Section 1010 building security shall be in accordance with the *Uniform Building Security Code* in addition to the following:

* *Editor's Note: See Chapter 7.34 Residential Code for single family or townhouse requirements.*

(A) **Addressing:** All buildings shall be addressed as follows:

(1) Walkways serving six (6) or more individual units where the front entrance is not parallel to the street and driveways servicing six (6) or more individual dwelling units shall have minimum of 4-inch-high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between thirty-six (36) and forty-two (42) inches above grade. The address numbers shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled only by a photoelectric device.

(2) There shall be positioned at each street entrance of a multi- family complex having more than one structure, an illuminated diagrammatic representation (map) of the complex that shows the location of the viewer and the unit designations within the complex. It shall be lighted during the hours of darkness utilizing a light source, which is constructed of weather and vandal resistant materials and provided with an uninterruptible AC power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.

(3) If the building is adjacent to an alley, the number shall also be placed on or adjacent to the rear gate accessing the alley. Any building with vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective or illuminated address number a minimum of four (4) inches in height.

(4) Where more than one (1) building is accessed by a common street entrance or there are multiple buildings on the same lot, each principal building shall display the number or letter assigned to that building on each corner of the building, as determined by the Building Official. These numbers shall be made visible during the hours of darkness. The street name may also be required when there is a secondary street frontage.

(5) Addressing shall not be obstructed by architectural structures such as trellises, arbors, balconies, light fixtures and or landscaping.

(6) In Commercial Day Care or Education facilities, all interior and exterior doors shall be provided with a room number on the door. A map of the facilities detailing location of all rooms and their uses shall be kept on file at the facilities on-site office.

(B) **Exterior Openings:** Exterior opening shall be as follows:

(1) Swinging exterior wood and steel doors shall be equipped as follows:

(a) A single or double door shall be equipped with a double- or single-cylinder deadbolt. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. The provisions of this paragraph do not apply where: (a) panic hardware is required, (b) conflicts with emergency egress requirements of the building and fire codes or (C) an equivalent device is approved by the authority having jurisdiction.

(b) Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.

(c) For the purpose of this section, doors leading from garage areas into a dwelling are exterior doors.

(2) Double doors shall be equipped as follows:

(a) The inactive leaf of double door(s) shall be equipped with metal flush bolts that have a minimum embedment of five-eighths (5/8) inch into the head and threshold of the doorframe.

(b) Double doors shall have an astragal constructed of steel a minimum of .125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with non-removable bolts spaced apart on not more than ten (10) inch centers. (The door to which such an astragal is attached must be determined by the fire safety codes adopted by the enforcing authority.)

(3) Aluminum frame swinging doors shall be equipped as follows:

(a) The jamb on all aluminum frame-swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike, to prevent violation of the strike.

(b) A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one (1) inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five pin tumblers and a cylinder guard.

(4) Panic hardware, whenever required by the California Building Code or Title 19, California Administration Code, shall be installed as follows:

(a) Panic hardware shall contain a minimum of two (2) locking points on each door; or

(b) On single doors, panic hardware may have one locking point, which is not to be located at either the top or bottom frame. The door shall have an astragal constructed of steel .125 inch thick, which shall be attached with non-removable pins to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.

(c) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door. (The astragal shall not interfere with the safe operation of emergency egress).

(5) Horizontal or Sliding Doors shall be installed as follows:

(a) In commercial occupancies, horizontal sliding doors shall be equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(b) In residential occupancies, locks shall be provided on all sliding patio doors. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and

operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

(c) Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.

(6) In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

(7) In commercial occupancies, windows shall be deemed accessible if less than twelve (12) feet above the ground. Accessible windows having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches and not visible from a public or private thoroughfare shall be protected with burglary resistant glazing or other approved methods as determined by the Building Official.

(8) Side or rear windows of the type that can be opened shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with a hardened steel shackle, a minimum four pin tumbler operation.

(9) Protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be operable by the California Building Code.

(10) All exterior transoms exceeding ninety-six (96) square inches on the side and rear of any building or premises used for business purposes shall be protected with burglary resistant glazing or other approved methods as determined by the Building Official.

(11) Roof openings shall be equipped as follows:

(a) All skylights on the roof of any building or premises used by business purposes shall be provided with:

(1) Rated burglary resistant glazing; or

(2) Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x ¼) inch flat steel material under the skylight and securely fastened; or

(3) Steel grills of at least one-eighth (1/8) inch material with a maximum two (2) inches mesh under the skylight and securely fastened.

(4) A monitored intrusion alarm system. The system shall be kept operable at all times. The Chief of Police may require periodic testing of the alarm system to verify proper operation.

(b) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

(1) If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen (16) U.S. gauge sheet metal, or its equivalent, attached with screws.

(2) The hatchway shall be secured from the inside with a slide bar or slide bolts. (Fire Department approval may be desired.)

(3) Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

(c) All air duct or air vent openings exceeding ninety-six (96) square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

(1) Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x ¼) inch flat steel material spaced no more than five (5) inches apart and securely fastened; or

(2) Iron or steel grills of at least one-eighth (1/8) inch material with a maximum two (2) inch mesh and securely fastened.

(3) If the barrier is on the outside, it shall be secured with bolts which are non-removable from the exterior.

(4) The above must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or Title 19, California Administrative Code.

(12) Exterior roof ladders shall not be permitted.

(13) Exterior electrical or phone panels are not permitted in commercial occupancies.

(14) Separation walls for individual commercial tenant spaces housed within a common structure shall be solid with sheathing and continuous from the structure's foundation to roof or floor / ceiling assembly. If both sides of the tenant spaces are accessible, then each side shall be sheathed.

(15) Intrusion Devices.

(a) If the enforcing authority determines that the security measures and locking devices described in this Chapter do not adequately secure the building, due to special conditions, he/she may require the installation and maintenance of an intrusion device (burglar alarm system).

(C) **Landscaping:**

(1) Shrubs and ground cover shall not directly cover windows and doorways.

(2) River rock used near parking lots or buildings shall be permanently affixed.

(3) Open space and buildings shall be arranged to afford visibility and opportunity for surveillance by on-site users and passers-by.

(4) Barriers, both real and symbolic, shall be designed to afford opportunities for surveillance through the barrier.

(5) For residential development, backyard gates shall be the full height of the wall or fence adjacent and capable of being locked.

(6) For residential development, walls or fences, if installed, shall be a minimum of 6 feet in height when adjacent to any of the following:

Reverse frontage
Retention/detention areas
Parks
Commercial areas
Industrial areas
Bike paths

(D) **Lighting:** Lighting of buildings or complexes shall at a minimum be illuminated as follows:

(1) A site plan shall be provided showing buildings, parking areas, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels.

(2) All exterior entrances shall be illuminated with a uniformly maintained minimum level of one foot candle of light between ground level and 6 vertical

feet within a minimum radius of 15 feet from the center of the entrance between sunset and sunrise.

(3) Postal Service “gang boxes” (group postal boxes) shall be illuminated with a uniformly maintained minimum level of one foot candle of light.

(4) Lighting of all exterior areas shall be designed to maximize surveillance and reduce conflicts with building design, mature landscaping, and to minimize glare.

(5) Open stairways shall be illuminated with a minimum maintained five-tenths (0.5) foot-candle of light in all landings and stair treads between sunset and sunrise. Enclosed stairways and enclosed common corridors shall be illuminated at all times with a minimum maintained one-foot candle of light on all landings and stair treads.

(6) Private streets, alleys, and emergency access roads shall be illuminated using the same standards as established for public thoroughfares.

(7) Aisles, passageways, pedestrian walkways and recessed areas related to and within a building, a building complex, or providing access to a building or building complex from a parking lot or right of way shall be illuminated with a minimum uniformly maintained minimum level of one foot candle of light between ground level and six vertical feet between sunset and sunrise or other methods approved by the Building Official.

(8) Open parking lot and/or carport and refuse areas shall be provided with and maintained to a minimum of one foot-candle of light on the parking surface. The Building Official may approve a lower light level, if it can be demonstrated that the lower level provides for sufficient security lighting.

(9) Covered parking lots or covered portions of parking lots shall be illuminated with a uniformly maintained minimum level of one-foot candle of light between ground level and 6 vertical feet between sunset and sunrise. Lighting shall be designed so that architectural or structural features do not obstruct the minimum light coverage.

(10) Parking structures or enclosed or partially enclosed parking lots shall be illuminated with a uniformly maintained minimum level of two-foot candles of light between ground level and 6 vertical feet between sunrise and sunset (daylight hours).

(11) Lighting fixtures shall be so arranged as to illuminate light uniformly over the parking surface and be tamper resistant.

(12) Public restrooms, rooms identified for the general public and children's recreation areas shall be provided with emergency lighting meeting section 1006 of this Code.

All light sources required by this section shall be: (a) controlled by a photocell device or a time clock that will turn the lights on at dusk and off at dawn and (b) protected by weather and vandal resistant covers.

(E) **Garage Type (Vehicle) Doors:** Garage-type doors, which are either rolling overhead, solid overhead, swinging, sliding, or accordion style doors shall conform to the following standards:

(1) Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.

(2) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.

(3) Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.

(4) Doors utilizing a cylinder lock shall have a lock receiving point at each outer edge of the door; or, if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header.

(5) Doors with slide bolt assemblies shall have frames a minimum of .120 inches of thickness, with a minimum bolt diameter of one half (1/2) inch and protrude at least one and one half (1 ½) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

(6) Padlocks used with exterior mounted slide bolts shall have a hardened steel shackle locking at both heel and toe and a minimum five pin tumbler operation with non-removable key when in an unlocked position. Padlocks used with interior mounted slide bolts shall have a hardened steel shackle with a minimum 4-pin tumbler operation.

(F) **Emergency Access:**

(1) Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for emergency access as follows:

Radio frequency access or by providing the gate access code for distribution to emergency responders. When an access code is to be utilized, an illuminated control box is to be mounted on a control pedestal consisting of a metal post/pipe, which shall be installed at a height of 42 inches and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.

(2) Non-residential multi-tenant buildings utilizing electronic access control systems on the main entry doors, and enclosed retail shopping centers shall be provided with a means to allow for police emergency access.

(3) Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing, or other method approved by the Building Official that will provide for police emergency access. Options include radio frequency access or providing the gate access code for distribution to emergency responders.

(4) All lockable pedestrian gates to residential recreation areas serving 6 or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where there are 4 or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved Knox box. The Knox box shall be installed adjacent to each gate/door, securely attaching it to a fence or wall or location approved by the Building Official.

(5) Pedestrian gate doors utilizing mechanical locks shall install a Knox box adjacent to each gate/door, securely attaching it to a fence or wall

(G) **Keying requirements:**
Upon occupancy by the owner or proprietor, each single unit in a tract or commercial development, constructed under the same site development review, shall have locks using combinations that are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

(H) **Laundry rooms or areas:** Common area laundry rooms in multi-family complexes shall be designed and protected as follows:

(1) Entry doors shall have:

(a) A minimum six hundred (600) square inch clear vision panel in the upper half of the door, consisting of ¼" tempered glass;

(b) Automatic, hydraulic door closures;

(c) Self-locking door locks equipped with a deadlocking latch allowing exiting by a single motion and openable from the inside without the use of a key or any special knowledge or effort;

(d) Non-removable hinge pins for out-swinging doors to preclude removal of the door from the exterior by removing the hinge pins; and

(e) A latch protector consisting of minimum 0.125-inch-thick steel attached to the door's exterior by non-removable bolts from the exterior. It shall be two (2) inches wide and extend a minimum of five inches above and below the strike opening and extend a minimum of one (1) inch beyond the edge of the door. It shall have a metal anti-spread pin a minimum of one-half (1/2) inch in length.

(2) The laundry room shall be illuminated at all times with a minimum maintained one-foot candle of light at floor level, using a non-interruptible power source. There shall be no light switches inside the room that control light fixtures used to meet this lighting requirement.

(3) Any portion of an openable window which is within eight (8) feet vertically or six (6) feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar surface, or any climbable pole or tree, or any surface providing a foothold, shall be secured as required by section 1018 of the Uniform Building Security Code.

(4) The interior of laundry rooms shall be visible from the exterior along common walking or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement. Laundry rooms are to be located in high activity areas with natural surveillance opportunities and not in remote or isolated locations.

(l) **Elevators:**
Elevators shall be designed as follows:

Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on the 36 inches away from the door shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained 2-foot candles of light at floor level.

(J) **Stairways:**
Except for private stairways, Stairways shall be designed as follows:

(1) Interior doors shall have glazing panels a minimum of 5 inches wide and 20 inches in height and meet requirements of the California Building Code.

(2) Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.

(3) Enclosed stairways shall have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such manner as to provide visibility around corners.

(K) **Parking structures:**

(1) Parking structures shall be designed to restrict unauthorized access.

(2) Outside stairwells shall be open and not obstructed from view

(3) Security telephones with monitoring capability shall be located on every level adjacent to pedestrian ingress/egress points. If pedestrian ingress/egress points are more than 200 feet but less than 300 feet apart, additional security telephones shall be located at the midpoint between pedestrian ingress/egress points. If pedestrian ingress/egress points are more than 300 feet apart, security telephones will be located at 100-foot intervals. Security telephones shall be visible from all vehicular and pedestrian ingress/egress points and identified with appropriate signage.

(4) Blind corners shall be provided with shatterproof convex mirrors to improve visibility for both operators of vehicles and pedestrians.

(5) Doors shall be labeled with signage meeting the requirements of section 501.2

(6) Parking structures shall have the ceiling area of each floor or tier painted and maintained white or other reflective color approved by the Building Official.

(L) **Other requirements:**

(1) Storage Areas. Exterior storage area attached to a dwelling, apartment or condominium and enclosed by a door shall comply with this section or have a minimum 3/8” diameter hardened padlock hasp.

(2) Side Gates. Side gates shall be the full height of the adjacent fence or wall and be capable of being locked. Side gates shall be secured with a slide

bolt mounted on the inside of the gate. The slide bolt shall have a bolt diameter of three-eighths (3/8) inch and protrude at least one and one-half (1 ½) inches into the receiving guide. The slide bolt shall be attached to the gate with non-removable bolts. Rivets shall not be used to attach slide bolt assemblies. The slide bolt shall be mounted at a height that is not accessible by reaching over the gate.

7.32.290 Section G101.4, Chapter Appendix G, Violations-Amended.
Section G101.4 is amended to read:

G101.4 Violations. Any violation of a provision of this appendix, or failure to comply with a permit or variance issued pursuant to this appendix or any requirement of this appendix, shall be enforced pursuant to Chapter 7.28 Dublin Municipal Code.

7.32.300 Section G101.5, Chapter Appendix G, Designation of floodplain administrator-Amended.
Section G101.5 is amended to read:

G101.5 Designation of floodplain administrator. The Building Official is designated as the floodplain administrator and is authorized and directed to enforce the provisions of this appendix. The floodplain administrator is authorized to delegate performance of certain duties to other employees of the jurisdiction. Such designation shall not alter any duties and powers of the Building Official.

Chapter 7.34

RESIDENTIAL CODE

Sections:

7.34.010 Title.
7.34.020 Purpose.
7.34.030 Adoption of Residential Codes.
7.34.040 Scope.
7.34.050 Additions, alterations and repairs-Generally.
7.34.060 Additions, alterations and repairs-Code compliance.
7.34.070 Alterations and repairs.
7.34.080 Additions.
7.34.090 Repair of roof covering.
7.34.100 Chapter R1, Division II, Administration- Deleted.
7.34.110 Section 202, Chapter 2, Definitions of Substantial Damage and Substantial Improvement – Added.
7.34.120 Table R301.2(1), Chapter R3 – Amended.
7.34.130 Section R301.2.4 Floodplain Construction – Amended.
7.34.140 Section R309.1 Exception, Chapter R3 Automatic Fire Sprinkler Systems – Amended.
7.34.150 Section R309.2 Exception, Chapter R3 Automatic Fire Sprinkler Systems – Amended.
7.34.160 Section R308.2, Chapter R3, Site Address - Added.
7.34.170 Section R306.1 Chapter R3, General – Amended.
7.34.180 Deleted
7.34.190 Deleted
7.34.200 Section R350, Chapter R3, Building Security – Added.
7.34.210 Section R403.1.3, Chapter R4, Footing and stem wall reinforcing in Seismic Design Categories D_0, D_1, D_2 – Amended.
7.34.220 Table R602.10.3(3), Chapter R6, Bracing Requirements – Amended.
7.34.230 Section R602.10.4.4, Chapter R6, Limits on methods GB and PCP – Added.
7.34.240 Section R902, Chapter 9, Fire Classification-Amended.
7.34.250 Section R1001.1.2 Chapter 10, Prohibited Installations—Added.
7.34.260 Chapters 11 through 43 are Deleted.

7.34.010 Title.
The residential codes adopted by section 7.34.030 and the provisions of this Chapter shall constitute the Dublin Residential Code and may be referred to as such.

7.34.020 Purpose.
The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the residential codes referred to in Section 7.34.030 in order to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

7.34.030 Adoption of Residential Codes.
A. The 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Residential Code, 2024 Edition, including Appendix Chapters BB, BF, CI and CJ as published by the International Code Council, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the “IRC”) are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.34.030.A, the State Code and the IRC are amended as set forth in Sections 7.34.100 through 7.34.260.

7.34.040 Scope.
A. The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every detached one- and two-family dwellings, townhouse not more than three stories above grade plane in height with a separate means of egress and accessory structures not more than three stories above grade plan in height throughout the City.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with automatic sprinklers systems complying with Section R309:

1: Live/work units located in townhouses and complying with requirements of Section 508.5 of the California Building Code.

2: Owner-occupied lodging houses with five or fewer guestrooms.

B. The permissive provision of this Code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Buildings shall be made accessible to persons with disabilities as required by Title 24 California Code of Regulation. Whenever there is a conflict between the provisions of this Code and Title 24, California Code of Regulations with respect to the accessibility of buildings, structures or spaces to persons with disabilities, the provisions of Title 24 shall prevail.

D. See the California Energy Code for energy conservation requirements, California Mechanical Code for mechanical requirements, California Plumbing Code for plumbing requirements and the California Electrical Code for electrical requirements. In addition, see the California Building Code for interior environment requirements.

7.34.050 Additions, alterations and repairs-Generally.
Buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements of this Code for new buildings or structures except as specifically provided for in this section and Sections 7.34.060 through 7.34.090.

7.34.060 Additions, alterations and repairs-Code compliance.
Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this Code, provided the addition, alteration or repair conforms to that required for a new building or structure. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any of the provisions of this Code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of this Code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life. Any building so altered, which involves a change in use or occupancy, shall

not exceed the height, number of stories and area permitted for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings. Additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provision of this Code.

7.34.070 Alterations and repairs.

A. The provisions of Section 7.34.060 shall not prohibit the alteration or repair of any legally established existing one- and two-family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress or structure accessory thereto which retains, replaces or extends the use of the original materials or continued use of original methods of construction provided such alteration or repair does not create or continue a dangerous building as defined in Section 7.28.020, a substandard building as defined in Section 7.28.090. However, such alteration or repair shall not reduce any required fire resistance below that specified by this Code, reduce the resistance to lateral forces below that specified by this Code, or increase the stress or deflection of any member so as to exceed that specified by this Code.

B. The provisions of Section 7.34.060 pertaining to additions shall not require any legally existing one- and two-family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress, or structure accessory thereto to be made to conform to the provisions of this Code solely because of the construction of the addition. However, this section shall not be construed to permit the addition to increase the stress or deflection of any existing member so as to exceed that specified by the Building Code. Whenever an addition increases the number of occupants which must exit through the existing building, all of the exit facilities serving the increased number of occupants shall comply with the provisions of this Code.

C. Whenever a new dwelling unit is created either by new construction, or by an alteration to an existing building, separate gas and electrical meters shall be provided, except where Government Code Section 65852.22 provides an exception to such a requirement.

7.34.080 Additions.

Notwithstanding the provisions of Section 7.28.240, whenever alterations, repairs, or additions requiring a permit or one (1) or more sleeping rooms are added or created in existing Group R, Division 3 Occupancies, the entire building shall be provided with smoke alarms and carbon monoxide alarms located as required for new Group R, Division 3 Occupancies.

Furthermore, spark arrestors shall be installed on all chimneys connected to solid burning fuel-burning appliances.

7.34.090 Repair of roof covering.

Roof coverings may be repaired or replaced with materials as set forth in Section 7.32.190 of the Dublin Municipal Code.

7.34.100 Chapter R1, Division II Administration-Deleted.

Chapter R1 Division II is deleted.

7.34.110 Section 202, Chapter 2, Definitions of Substantial Damage and Substantial Improvement.

The definitions of "Substantial Damage" and "Substantial Improvement" in Section 202 of the State Code are amended to read as follows:

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement. Any one or more or any combination of repair, reconstruction, rehabilitation, alterations, addition or other improvement of a building or structure taking place during a 10-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the 10-year period begins on the date of the first permit issued for improvement or repair of that building or structure subsequent to January 1, 2023. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

7.34.120 Table R301.2, Chapter R3 – Amended.

Table R301.2 is amended to read:

GROUND SNOW LOAD [o]	WIND DESIGN				SEISMIC DESIGN CATEGORY [f]	
	Speed (mph)	Topographic Effects [k]	Special wind region [l]	Windborne debris zone		
N/A	92	NO	NO	NO	D_2	
SUBJECT TO DAMAGE FROM						

Weathering [a]	Frost line depth [b]	Termite [c]	ICE BARRIER UNDERLAYMENT REQUIRED [h]	FLOOD HAZARDS [g]	AIR FREEZING INDEX [i]	MEAN ANNUAL TEMP [j]
Negligible	12"	Very Heavy	NO	9/14/1987 See FIRM	2%	58.7

MANUAL J DESIGN CRITERIA [n]						
Elevation	Altitude correction factor [e]	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor Winter design dry-bulb temperature	Heating temperature difference
200	1	67	75%	68%	32	36
Latitude	Daily range	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference	
38	35	75%	75%	90	15	

7.34.130 Section R301.2.4 Floodplain Construction – Amended.
Section R301.2.4 is amended to read:

Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in floor hazard areas, shall be designed and constructed in accordance with ASCE24. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area.

7.34.140 Section R309.1 Exception, Chapter R3 Townhouse Automatic Fire Sprinkler Systems – Amended.
Section R309.1 Exception is amended to read:

Exception: An automatic sprinkler system shall not be required where additions or alteration are made to existing townhouses that do not have an automatic sprinkler system installed, provided that the total square footage of the existing building plus the addition does not exceed 3600 square feet (334m²). Additions or alteration that remove 50 percent or more of the existing exterior walls of a dwelling shall be considered a new dwelling for the purposes of SectionR309.1.

7.34.150 Section R309.2 Exception 1, Chapter R3 One and Two-family Dwellings Automatic Fire Sprinkler Systems – Amended.
Section R309.2 Exception 1 is amended to read:

Exception: 1. An automatic residential fire sprinkler system shall not be required for additions or alteration to existing building that are not already provided with an automatic residential sprinkler system, provided that the total square footage of the existing building plus the addition does not exceed 3600 square feet (334m²). Additions or alteration that remove 50 percent or more of the existing exterior walls of a dwelling shall be considered a new dwelling for the purposes of SectionR309.2.

7.34.160 Section R308.2, Chapter R3, Site Address - Added.
Section R308.2, is added to read:

R308.2 Address Location. Address shall be installed in the following locations:

1. Walkways serving six (6) or more individual units where the front entrance is not parallel to the street and driveways servicing six (6) or more individual dwelling units shall have minimum of four (4) inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between thirty-six (36) and forty-two (42) inches above grade. The address numbers shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled only by a photoelectric device or photovoltaic powered.

2. No other number may be affixed to a structure that might be mistaken for, or confused with, the number assigned to the structure.

3. If the building is adjacent to an alley, the number shall also be placed on or adjacent to the rear gate accessing the alley.

4. For multifamily buildings with recessed entryway over 2 feet, an additional lighted address shall be placed at the entryway to the recessed area. If the recessed area provides access to more than one dwelling unit, the range of units shall be displayed.

5. Each principal building of a multifamily complex shall display the number or letter assigned to that building on each corner of the building at a height that will prevent the number from being obscured by landscaping.

6. Any building with vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective or illuminated address number a minimum of four (4) inches in height.

7. Address numbers shall not be obstructed by architectural structures such as trellises, arbors, balconies, light fixtures and or landscaping.

7.34.170 Section R306.1 Chapter R3, General – Amended.
Section R306.1 is amended to read:

R306.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with ASCE24 Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area.

7.34.180 Deleted

7.34.190 Deleted

7.34.200 Section R350, Chapter R3, Building Security – Added.
Section R350 is added to read:

R350.1 Building Security. Residential building security shall be in accordance with the *Uniform Building Security Code* in addition to the following:

R350.2 Exterior doors: Each exterior door shall be secured as follows:

1. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwellings shall be equipped with a dead bolt lock with one inch (1") throw.

2. Pairs of doors shall have flush bolts with a minimum throw of five-eighths inch (5/8") at the head and foot (floor and ceiling) of the inactive leaf.

3. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.

4. Locks shall be provided on all sliding patio doors.

5. Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.

6. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

R350.3 Landscaping.

1. Shrubs and ground cover shall not directly cover windows and doorways.

2. River rock used near parking lots or buildings shall be permanently affixed.

3. Backyard gates shall be the full height of the wall or fence adjacent and capable of being locked.

4. Open space and buildings shall be arranged to afford visibility and opportunity for surveillance by on-site users and passers-by.

5. Barriers, both real and symbolic, shall be designed to afford opportunities for surveillance through the barrier.

6. For residential development, walls or fences, if installed, shall be a minimum of 6 feet in height when adjacent to any of the following:
    - Reverse frontage,
    - Retention/detention areas,
    - Parks, Commercial areas,
    - Industrial areas, or
    - Bike paths.

R350.4 Garage Type (Vehicle) Doors. Garage-type doors, which are either rolling overhead, solid overhead, swinging, sliding, or accordion style doors shall conform to the following standards;

1. Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.

2. Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.

3. Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.

4. Doors utilizing a cylinder lock shall have a lock receiving point at each outer edge of the door; or, if the door does not exceed 19 feet, a single bolt

may be used if placed in the center of the door with the locking point located either at the floor or door frame header.

5. Doors with slide bolt assemblies shall have frames a minimum of .120 inches of thickness, with a minimum bolt diameter of one half (1/2) inch and protrude at least one and one half (1 ½) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

R350.5 Emergency Access. Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for police emergency access as follows:

1. Radio frequency access or by providing the gate access code for distribution to emergency responders. When an access code is to be utilized, an illuminated control box shall be mounted on a control pedestal consisting of a metal post/pipe which shall be installed at a height of 42 inches and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.

2. All lockable pedestrian gates to residential recreation areas serving 6 or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where there are 4 or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved Knox box.

3. Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing, or other method approved by the Building Official that will provide for police emergency access. See 350.5.1 for options.

4. Pedestrian gate/doors (including pedestrian gates/doors in pool enclosures and recreational facilities) utilizing mechanical locks shall install a Knox box adjacent to each gate/door, securely attaching it to a fence or wall.

R350.6 Keying requirements. Upon occupancy by the owner or proprietor, each single unit in a tract constructed under the same site development review, shall have locks using combinations that are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

R350.7 Other requirements

1. Storage Areas. Any exterior storage area attached to a dwelling enclosed by a door shall comply with this section or have a minimum 3/8" diameter hardened padlock hasp.

2. Side Gates. Side gates shall be the full height of the adjacent fence or wall and be capable of being locked. Side gates shall be secured with a slide bolt mounted on the inside of the gate. The slide bolt shall have a bolt diameter of three-eighths (3/8) inch and protrude at least one and one-half (1 ½) inches into the receiving guide. The slide bolt shall be attached to the gate with non-removable bolts. The slide bolt shall be mounted at a height that is not accessible by reaching over the gate.

7.34.210 Section R403.1.3, Chapter R4, Footing and stem wall reinforcing in Seismic Design Categories D_0, D_1, D_2. – Amended.

Section R403.1.3 is amended to read:

R403.1.3 Footing and stem wall reinforcing in Seismic Design Categories D_0, D_1, D_2. Concrete footings located in Seismic Design Categories D_0, D_1 and D_2, as established in Table R301.2, shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and 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.

7.34.220 Table R602.10.3(3), Chapter R6, Bracing Requirements – Amended.

Table R602.10.3(3) is amended by adding a new footnote "i" to read:

i. Methods PBS, HPS, SFB and CS-SFB are not permit in Seismic Design Categories D_0, D_1, and D_2.
j. Methods GB, DWB and PCP are not permitted in Seismic Design Categories D_0, D_1, and D_2 where S_1 is greater than or equal to 0.75.

Add the "i, j" footnote notation in the title of Table R602.10.3(3) to read:

TABLE R602.10.3(3)[i, j]

7.34.230 Section R602.10.4.5, Chapter R6, Limits on methods GB and PCP – Added.

A new Section R602.10.4.5 is added to read:

R602.10.4.5 Limits on methods GB and PCP. In Seismic Design Categories D_0, D_1, and D_2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced

wall panel sheathing. In Seismic Design Categories D_0, D_1, and D_2, the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

7.34.240 Section R902, Chapter 9, Fire Classification-Amended.
Section R902.1 is amended to read:

R902.1 Roof assemblies. Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. A minimum Class A, B or C roofing shall be installed in areas designated below or where the edge of the roof deck is less than 3 fee (914 mm) from a lot line. Where Class A, B or C roof assemblies are required, they shall be tested in accordance with ASTM E108 or UL 790. Where required, the roof assembly shall be listed and identified as to class by an approved testing agency.

1. **Map of Fire Safe Roof Areas.** Figure 15-1* is a map of Fire Safe Roof areas. Said map may be amended from time to time by including areas which are annexed to the City within one of the two roofing areas. Said amendments may be made by the Building Official after consultation, with the Chief of the Fire Department or their designee having jurisdiction.

2. **Roofing Area 1.** Any new roof and any alteration, repair or replacement for buildings housing R & U-1 occupancies in Roofing Area 1 shall use roof covering material that conforms to Class B or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

3. **Roofing Area 2.** Any new roof for buildings using roof covering material that conforms to Class C or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

* Editor's Note: Figure 15-1 is on file in the office of the City Clerk.

7.34.250 Section R1001.1.2 Chapter 10, Prohibited Installations—Added.
A new Section R1001.1.2 is added to read:

R1001.1.2 Prohibited Installations. It shall be unlawful to install a new wood burning fireplace or appliance that is not one of the following:

1) Pellet-fueled wood heater,
2) EPA certified wood heater,
3) Fireplace certified by EPA

7.34.260 Chapters 11 through 43 are Deleted.
Chapters 11 through 43 are deleted.

Chapter 7.36

ELECTRICAL CODE

Sections:

7.36.010 Title.
7.36.020 Purpose.
7.36.030 Adoption of Electrical Codes.
7.36.040 Scope.
7.36.050 Exceptions.
7.36.060 Additions, alterations and repairs.
7.36.070 Section 210.53, Office receptacle outlets-Added.

7.36.010 Title.

The buildings codes adopted by reference in Section 7.36.030 and the provisions of this Chapter shall constitute the Dublin Electrical Code and may be referred to as such.

7.36.020 Purpose.

A. The promotion and preservation of the public health, safety, and general welfare of the people of the City and the property situated therein have made necessary the adoption of the electrical codes referred to in Section 7.36.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this code.

7.36.030 Adoption of Electrical Codes.

A. The 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the National Electrical Code, 2023 Edition, as published by the National Fire Protection Association, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "NEC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date

on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.36.030.A, the State Code and the NEC are amended as set forth in Section 7.36.080.

7.36.040 Scope.

A. The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, moving, removal demolition, conversion, use, and maintenance of any electrical wiring, appliances, devices, equipment, and apparatuses used for or in connection with the transmission or use of electrical energy for light, heat, power, radio, signaling communication or for other purpose in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two (2) or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property or public welfare.

C. Electrical appliances and equipment shall be made accessible to the physically handicapped. Whenever there is a conflict between the provisions of this code and Title 24 California Code of Regulation, the provisions of Title 24 shall prevail.

7.36.050 Exceptions.

The provisions of this code shall not apply to:

A. Work located in a public street;

B. Electrical installations within trailer coaches, campers, motor vehicles, railroad cars and aircraft; however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of the electrical code;

C. Electrical installations within houseboats or other watercrafts; however, if any of the foregoing are stored out of the water and used for any purpose whatsoever, they shall comply with all the provisions of the electrical code;

D. Electrical installations owned or operated by a public utility for the use of such utility in the generation, transmission, distribution or metering of electrical energy;

E. Radio and television receiving equipment, amateur radio transmitting and receiving equipment, and community antenna television systems.

7.36.060 Additions, alterations and repairs.

A. All work done in connection with an addition to an existing electrical installation shall conform to the applicable provisions of this code. In addition, any portion of an existing electrical installation which would become overloaded or have its capacity exceeded as determined by the standards in this code for new installation as a result of the addition shall be made to conform to the applicable provisions of this code.

B. Alterations, repairs to, or replacement of equipment in any existing electrical installation shall conform to the applicable provisions of this code except that the Building Official may allow deviations from the provisions of this code, provided the deviations are necessary due to the circumstances of the existing conditions; the existing condition was permitted by a previous Code; and such deviation does not create or continue a hazard to life, health, and property.

7.36.070 Section 210.53, Office receptacle outlets-Added.
Section 210.53 is added to read:

210.53 Office Receptacle Outlets. In office buildings or offices exceeding ten (10) percent of the floor area of the major use, receptacle outlets shall be installed in all permanent walls or partitions of each office so that no point along the floor line any wall space is more than six (6) feet (1.83m) measured horizontally, from an outlet in that space including any wall space two (2) feet (610 mm) or more in width and the wall space occupied by sliding panels in exterior walls.

As used in the section a "wall space" shall be considered a wall unbroken along the floor line by doorways, fireplaces and similar openings. Each wall space two (2) or more feet (610 mm) wide shall be treated individually and separately from other wall spaces within the room. A wall space shall be permitted to include two or more walls of a room (around corners) where unbroken at the floor line.

As used in this section, “office space” means an enclosed office space with hard walls. Open office floor plans are not affected by this section.

Receptacle outlets shall, insofar as practicable, be spaced equal distances apart. Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets unless located near the wall.

The receptacle outlets required by the section shall be in addition to any receptacle that is part of any lighting fixture or appliance, located within cabinets or cupboards, or located over five and one-half (5 ½) feet (1.68 m) above the floor.

Chapter 7.40

PLUMBING CODE

Sections:

7.40.010 Title.
7.40.020 Purpose.
7.40.030 Adoption of Plumbing Codes.
7.40.040 Scope.
7.40.050 Exceptions.
7.40.060 Additions, alterations and repairs.
7.40.070 Chapter 1, Division II, Administration–Deleted.
7.40.080 Section 609.3, Chapter 6, Water piping in slab floors–Amended.

7.40.010 Title.

The plumbing codes adopted by reference in Section 7.40.030 and the provisions of this Chapter shall constitute the Dublin Plumbing Code and may be referred to as such.

7.40.020 Purpose

A. The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the plumbing codes referred to in Section 7.40.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this code.

7.40.030 Adoption of Plumbing Codes.

A. The 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Plumbing Code, 2024Edition, including Appendix Chapters A, B, D, H, and I, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "UPC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as

fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.40.030.A, the State Code and the UPC are amended as set forth in Sections 7.40.070 through 7.40.080 of this Chapter.

7.40.040 Scope.

A. The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, movement, relocation, replacement removal, demolition, conversion, use, and maintenance of any plumbing installation, gas or drainage piping installation or any fixture or water heating or treating equipment, or maintenance of plumbing systems in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two (2) or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Plumbing fixtures and equipment shall be made accessible to the physically handicapped. Whenever there is a conflict between the provisions of this code and Title 24, California Code of Regulations, the provisions of Title 24 shall prevail.

7.40.050 Exceptions.

The provisions of the plumbing code shall not apply to:

A. Work located in a public street.

B. Plumbing systems within trailer coaches, campers, motor vehicles, railroad cars and aircraft: however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of the plumbing code.

C. Plumbing systems within houseboats or other watercraft; however, if any of the foregoing are stored out of water and used for any purpose whatsoever, they shall comply with all the provisions of the plumbing code.

D. Building sewers as defined in Chapter 2 of the California Plumbing Code located within the boundaries of a sanitary district and such district has regulations for building sewers and such regulations are in force.

E. Sewage treatment and collection facilities of a sanitary district.

F. Water treatment, storage, transmission and distribution facilities of a water district or water company regulated by the Public Utilities Commission.

G. Gas storage, transmission and distribution facilities owned by a public utility.

H. Wells and water supply systems for irrigation and watering livestock provided such water is not used for human consumption.

7.40.060 Additions, alterations and repairs.

A. All work done in connection with an addition to an existing plumbing installation shall conform to the applicable provisions of this code. In an addition, any portion of an existing plumbing installation that would become overloaded or have its capacity exceeded as determined by the standards in this code for new installation as a result of the addition shall be made to conform to the applicable provision of this code.

B. Alterations, repairs to, or replacement of equipment in any existing plumbing installation shall conform to the applicable provisions of this code except that the Building Official may allow deviations from the provisions of this code, provided the deviations are necessary due to the circumstance of the existing conditions; the existing condition was permitted by a previous code; and such deviation does not create or continue a hazard to life, health and property.

7.40.070 Chapter 1 Division II Administration–Deleted.

Chapter 1 Division II is deleted.

7.40.080 Section 609.3, Chapter 6, Under Concrete Slab–Amended.

Section 609.3, first paragraph, is amended by replacing it to read:

Section 609.3 Water piping shall not be installed in or under a concrete floor slab within a building without prior approval of the Building Official. When approved, such piping shall be installed in accordance with the following requirements:

Chapter 7.44

MECHANICAL CODE

Sections:

7.44.010 Title.
7.44.020 Purpose.
7.44.030 Adoption of Mechanical Codes.
7.44.040 Scope.
7.44.050 Exceptions.
7.44.060 Additions, alterations and repairs.
7.44.070 Chapter 1, Division II, Administration–Deleted.

7.44.010 Title

The mechanical codes adopted by reference in Section 7.44.030 and the provisions of this Chapter shall constitute the Dublin Mechanical Code and may be referred to as such.

7.44.020 Purpose.

A. The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the mechanical codes referred to in Section 7.44.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

7.44.030 Adoption of Mechanical Codes.

A. The 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Mechanical Code, 2024 Edition, including Appendix Chapters B, and C , as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "UMC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date

on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.44.030.A, the State Code and the UMC are amended as set forth in Section 7.44.070.

7.44.040 Scope.

A The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, movement, relocation, removal, demolition, replacement, conversion, use, and maintenance of any heating, ventilating, comfort cooling, refrigeration systems, incinerators or other heat producing appliances, mechanical systems in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule or regulation. If two (2) or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property or public welfare.

C. Mechanical appliances and equipment shall be made accessible to the physically handicapped as required by Title 24 California Code of Regulations. Whenever there is a conflict between the provisions of this code and Title 24, California Code of Regulations, the provisions of Title 24 shall prevail.

7.44.050 Exceptions

The provisions of the mechanical code shall not apply to:

A. Work located in a public street;

B. Heating, ventilation, comfort cooling, refrigeration systems, incinerators or other heating or cooling appliances within trailer coaches, campers, mobile homes, motor vehicles and airplanes: however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of this code;

C. Heating, ventilating, comport cooling, refrigeration systems, incinerators or other heating or cooling appliances within houseboats or other watercraft: however, if any of the foregoing are stored out of water and used for any purpose whatsoever, they shall comply with all the provisions of this code.

7.44.060 Additions, alterations and repairs.

A. All work done in connection with an addition to an existing mechanical installation shall conform to the applicable provisions of this code. In addition, any portion of an existing mechanical installation which would become overloaded or have its capacity exceeded as determined by the standards in this

code for new installations as a result of the addition shall be made to conform to the applicable provisions of this code.

B. Alterations, repairs to, or replacement of equipment in any existing mechanical installation shall conform to the applicable provisions of this code except that the Building Official may allow deviations from the provisions of this code, provided the deviations are necessary due to the circumstance of the existing condition; the existing condition was permitted by a previous code; and such deviation does not create or continue a hazard to life, health and property.

7.44.070 Chapter 1, Division II, Administration–Deleted.

Chapter 1, Division II, is deleted.

Chapter 7.45

SWIMMING POOL AND SPA CODE

Sections:

7.45.010 Title
7.45.020 Purpose.
7.45.030 Adoption.
7.45.040 Scope.
7.45.050 Exceptions
7.45.060 Amendments to the International Swimming Pool and Spa Code.
7.45.070 Sections 101 through 110, and Sections 112 through 114, Chapter 1, Scope and Administration-Deleted.
7.45.080 Chapter 2, Definitions - Added.
7.45.090 Chapter 2, Definitions - Amend.
7.45.100 Section 303, Chapter 3, Energy - Amended.
7.45.110 Section 304.2, Chapter 3, Determination of impacts based on locations - Amended.
7.45.120 Section 305.2, Chapter 3, Outdoor Swimming Pools and Spas - Amended.
7.45.130 Section 319.4, Chapter 3, Water Conservation - Added.
7.45.140 Section 901.2, Chapter 9, General - Deleted.
7.45.150 Section 1101.1, Chapter 11, Referenced Codes and Standards - Added.
7.45.160 Section 1101.2, Chapter 11, Application of Codes- Added.
7.45.170 Chapter 11, Referenced Standard-ANSI/APSP/ICC-13-2017 - Added.

7.45.010 Title

The International Swimming Pool and Spa Code adopted by Section 7.45.030 and the provisions of this chapter is the City swimming pool and spa code and may be cited as such and will be referred to in the International Swimming Pool and Spa Code and in this chapter as “this code.”

7.45.020 Purpose.

A. The purpose of this code is to establish minimum requirements to provide a reasonable level of safety, health, property protection and general welfare by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of pools and spas.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

7.45.030 Adoption.

The 2024 International Swimming Pool and Spa Code, as published by the International Code Council a copy of which have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4 et seq. of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin. except as hereinafter modified in Sections 7.45.060 through 7.45.170

7.45.040 Scope.

A. The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools, and spaces. The pools and spas covered by these codes are either permanent or temporary and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing, or wading.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule or regulation. If two (2) or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property or public welfare.

C. Swimming Pool Safety Act. The provisions contained in Appendix Chapter CI of the California Residential Code are mandatory to reflect the Swimming Pool Safety Act found in Health and Safety Code Sections 115920 through 115929. Note: See Chapter 31, Section 3109 of the California Building Code.

7.45.050 Exceptions

The provisions of the swimming pool and spa code shall not apply to:
A. Flotation tank systems intended for sensory deprivation therapy.

7.45.060 Amendments to the International Swimming Pool and Spa Code.
The text of the International Swimming Pool and Spa Code, as adopted by section 7.45.030, is further amended to conform to the California Building Standards Code as follows:

Delete the following references	Insert the following references
International Building Code	California Building Code
International Residential Code	California Residential Code
International Mechanical Code	California Mechanical Code
National Electrical Code or NFPA 70	California Electrical Code
International Fire Code	California Fire Code
International Plumbing Code	California Plumbing Code
International Existing Building Code	California Existing Building Code
International Zoning Code	Zoning Ordinance of the City of Dublin
International Energy Conservation Code	California Energy Code
International Fuel Gas Code	California Plumbing Code
Name of jurisdiction	City of Dublin
Code official	Building Official
“in accordance with Section 102.7 and this section.”	“this section.”

7.45.070 Sections 101 through110, and Sections 112 through 114, Chapter 1, Scope and Administration-Deleted.
Sections 101 through 110, and Sections 112 through 114, Chapter 1 are deleted.

7.45.080 Chapter 2, Definitions - Added.
The following definitions are added to read:

ANSI/APSP Performance Standard. ANSI/APSP performance standard means a standard that is accredited by the American National Standards Institute (ANSI) and published by the Association of Pool and Spa Professionals (APSP).

Approved Safety Pool Cover. Approved safety pool cover means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society of Testing and Materials (ASTM), in compliance with standard F1346-91.

Enclosure. Enclosure means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

Exit Alarms. Exit alarms means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, in opened or is left ajar. Exist alarms may be battery operated or may be connected to the electrical wiring of the building.

Swimming Pool or Pool. Swimming pool of pool means any structure intended for swimming or recreational bathing that contains water over eighteen (18) inches deep. Swimming pool shall include in-ground and above ground structures and includes, but is not limited to, hot tubs, spaces, portable spas, and nonportable wading pools.

7.45.090 Chapter 2, Definitions - Amend.
The following definitions are amended to read:

Public swimming pool. Public swimming pool means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the ground of a private single-family home.

Suction Outlet. Suction outlet means a fitting or fixture typically located at the bottom or on the sides of a swimming pool that conducts water to a recirculating pump.

7.45.100 Section 303, Chapter 3, Energy - Amended.
Section 303. is deleted in its entirety and amended to read:

303 Energy. All pool and spa energy consumption shall meet the requirements in the California Energy Code.

7.45.110 Section 304.2, Chapter 3, Determination of impacts based on locations - Amended.
Section 304.2. is amended to read:

304.2 Determination of impacts based on location. Pools and spas in flood hazard areas indicated within the City of Dublin shall comply with 304.2.1 or 304.2.2.
The remainder of section 304.2 is unchanged.

7.45.120 Section 305.2, Chapter 3, Outdoor Swimming Pools and Spas - Amended.
Section 305.2 is amended to read:

305.2 Outdoor swimming pools and spas. Other than those facilities regulated by the Swimming Pool Safety Act (Health and Safety Codes Sections 115920 through 115929), all outdoor pools and spas and indoor swimming pools

shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7

7.45.130 Section 319.4, Chapter 3, Water Conservation - Added.
Section 319.4 is added to read:

319.4 Water conservation. Water conservation efficiency in residential and public pools, spas, portable spas, and swim spas shall be provided for in accordance with APSP 13.

7.45.140 Section 901.2, Chapter 9, General - Deleted.
Section 901.2 is deleted.

7.45.150 Section 1101.1, Chapter 11, Referenced Codes and Standards - Added.
Section 1101.1 is added to read:

1101.1 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in this chapter and such codes and standards shall be considered to be part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provision of this code shall be the minimum requirements.

7.45.160 Section 1101.2, Chapter 11, Application of Codes- Added.
Section 1101.2 is added to read:

1101.2 Application of Codes. Where the Residential Code is referenced in this code, the provisions of the Residential Code shall apply to related systems in detached one- and two-family dwellings and townhouses not more than three stories in height. Other related systems shall comply with the applicable Code or referenced standard.

7.45.170 Chapter 11, Referenced Standard-ANSI/APSP/ICC-13-2017 - Added.
Referenced standard ANSI/APSP/ICC-13-2017 is added to Chapter 11

Standard Acronym	Standard Name	Sections Herein Referenced
ANSI/APSP/ICC-13-2017	American National Standard for Water Conservation Efficiency in Residential and Public Pools, space, Portable Spas and Swim Spas	319.4

Chapter 7.46

EXISTING BUILDING CODE

Sections:

7.46.010 Title.
7.46.020 Purpose.
7.46.030 Adoption of Existing Building Codes.
7.46.040 Scope.
7.46.050 Exceptions.
7.46.060 Applicability.
7.46.070 Chapter 1 Division II, Administration-Deleted.
7.46.080 Section 202, Chapter 2, Definitions of Substantial Damage and Substantial Improvement.

7.46.010 Title.

The building codes adopted by section 7.46.030 and the provisions of this Chapter shall constitute the Dublin Existing Building Code and may be referred to as such.

7.46.020 Purpose.

The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to provide a reasonable level of safety, health, property protection and general welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

7.46.030 Adoption of Existing Building Code.

A. The 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Existing Building Code, 2024 Edition, including Appendix Chapter A, as published by the International Code Council, and as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "IEBC") are hereby adopted and incorporated by reference herein.

The codes and standards referenced in this code shall be considered part of this code to the prescribed extent of each such reference. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Building, Mechanical, Plumbing, Housing, Fire or

Energy Codes, the provisions of these codes as applicable, shall take precedence over the provisions in the referenced code or standard.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.46.030.A, the State Code and the IEBC are amended as set forth in Sections 7.46.070 through 7.46.090.

7.46.040 Scope.

A. The provisions of this Code shall apply to repair, alteration, change of occupancy, addition to and relocation of existing buildings.

B. The permissive provision of this Code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Where work regulated by this code is also regulated by the construction requirements for existing buildings in Chapter 11 of the Fire Code, such work shall comply with applicable requirements of both codes.

D. Buildings shall be made accessible to persons with disabilities as required by Title 24 California Code of Regulation. Whenever there is a conflict between the provisions of this Code and Title 24, California Code of Regulations with respect to the accessibility of buildings to persons with disabled, the provisions of Title 24 shall prevail.

7.46.050 Exceptions.

The provisions of this Code shall not apply to:
Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the Residential Code.

7.46.060 Applicability.

This code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy, subject to the criteria of Sections 7.46.060 A and 7.46.060 B.

A. **Buildings not previously occupied**. A building or portion of a building that has not been previously occupied or used for its intended purpose, in accordance with the laws in existence at the time of its completion, shall be permitted to comply with the provisions of the laws in existence at the time of its original permit unless such permit has expired, Subsequent permits shall comply with the Building or Residential Codes, as applicable, for new construction.

B. **Buildings previously occupied.** The legal occupancy of any building 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 Fire Code, or the Building Maintenance Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

7.46.070 Chapter 1 Division II, Administration-Deleted.

Chapter 1 Division II is deleted.

7.46.080 Section 202, Chapter 2, Definitions of Substantial Damage and Substantial Improvement.

The definitions of “Substantial Damage” and “Substantial Improvement” in Section 202 of the State Code are amended to read as follows:

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement. Any one or more or any combination of repair, reconstruction, rehabilitation, alterations, addition or other improvement of a building or structure taking place during a 10-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the 10-year period begins on the date of the first permit issued for improvement or repair of that building or structure subsequent to January 1, 2023. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, included either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure provided that the alteration will not preclude the structure’s continued designation as a historic structure.

Chapter 7.48

BUILDING MAINTENANCE CODE

Sections:

7.48.010 Title.
7.48.020 Purpose.
7.48.030 Adoption.
7.48.040 Scope.
7.48.050 Amendments to the International Property Maintenance Code.
7.48.060 Chapter 1, Scope and Administration-Deleted.
7.48.070 Sections 302.2, 302.3, 302.4 and 302.8, Chapter 3, Exterior Property Areas – Deleted.
7.48.080 Section 303.2, Chapter 3, Enclosures – Amended.
7.48.090 Section 304.14, Chapter 3, Insect Screens – Amended.
7.48.100 Section 304.16, Chapter 3, Under-Floor areas – Amended.
7.48.110 Sections 308.2.1.1, Chapter 3, Garbage Receptacles – Added.
7.48.120 Sections 309.1 and 309.2, Chapter 3, Pest Elimination – Amended.
7.48.130 Section 310.1 Chapter 3, Sanitation – Added.
7.48.140 Section 311, Chapter 3, Caretaker – Added.

7.48.010 Title.

The International Property Maintenance Code adopted by Section 7.48.030 and the provisions of this chapter are the City building maintenance code and may be cited as such and will be referred to in the International Property Maintenance Code and in this chapter as "this code."

7.48.020 Purpose.

A. The promotion and preservation of the public health, safety, and general welfare of the people of the City and the property situated therein have made necessary the adoption of the International Property Maintenance Code referred to in Section 7.48.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

7.48.030 Adoption.

The 2024 International Property Maintenance Code, including Appendix Chapter A, as published by the International Code Council a copy of which have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4 et seq. of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the

date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin. except as hereinafter modified in Sections 7.48.050 through 7.48.140.

7.48.040 Scope.

A. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance, the responsibility of owners, and owner's authorized agent, operators and occupants: the occupancy of existing structures and premises, and for administration, enforcement and penalties. Such occupancies in existing buildings may be continued as provided in Section 7.28.240, except such as are found to be substandard as defined in this code.

B. Where any building or portion thereof is used or intended to be used as a combination apartment house-hotel, the provisions of this code shall apply to the separate portions as if they were separate buildings. Every rooming house or lodging house shall comply with all the requirements of this code for dwellings.

7.48.050 Amendments to the International Property Maintenance Code.

The text of the International Property Maintenance Code, as adopted by section 7.48.030, is further amended to conform to the California Building Standards Code as follows:

Delete the following references	**Insert the following references**
International Building Code	California Building Code California Residential Code
International Mechanical Code	California Mechanical Code
National Electrical Code or NFPA 70	California Electrical Code
International Fire Code	California Fire Code
International Plumbing Code	California Plumbing Code
International Existing Building Code	California Existing Building Code
International Zoning Code	Zoning Ordinance of the City of Dublin
International Fuel Gas Code	California Plumbing Code
Name of jurisdiction	City of Dublin

7.48.060 Chapter 1, Scope and Administration-Deleted.

Chapter 1 is deleted.

7.48.070 Sections 302.2, 302.3, 302.4 and 302.8, Chapter 3, Exterior Property Areas – Deleted.

Sections 302.2, 302.3, 302.4 and 302.8. are deleted

7.48.080 Section 303.2, Chapter 3, Enclosures – Amended.

Section 303.2 is amended to read:

303.2 Enclosures. Private swimming pools, hot tubs, and spas enclosures shall meet the requirements of Section 3109.2 California Building Code, California Swimming Pool Safety Act and 7.45.120.

7.48.090 Section 304.14, Chapter 3, Insect Screens – Amended.
Section 304.14 is amended to read:

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

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

7.48.100 Section 304.16, Chapter 3, Under-Floor areas – Amended.
Section 304.16 is amended to read:

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

7.48.110 Sections 308.2.1.1, Chapter 3, Garbage Receptacles – Added.
Section 308.2.1.1 is added to read:

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

7.48.120 Sections 309.1 and 309.2, Chapter 3, Pest Elimination – Amended.
Sections 309.1 and 309.2 are amended to read:

309.1 Infestation. All structures shall be kept free from insect, rodent and vermin infestation. When an insect, rodent or vermin infestation is brought to the attention of the code official, he or she may require the owner or agent having charge or control of the building, lot or premises to hire a licensed exterminator or other qualified professional to inspect the building, lot or premises and provide a written report verifying the presence and severity of such infestation including in the report a recommendation for proper extermination of the infestation. All structures in which insect, rodent or vermin

infestations are found shall be promptly exterminated by approved processes that will not be injurious to human health. After the extermination of the infestation is complete, the code official may request a written notice from the licensed exterminator or other qualified professional attesting to the completion and success of the recommended extermination procedures. After the infestation is eliminated, proper precautions shall be taken to prevent reinfestation.

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

7.48.130 Section 310.1, Chapter 3, Sanitation – Added.
Section 310.1 is added to read

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

7.48.140 Section 311, Chapter 3, Caretaker – Added.
Section 311.1 is added to read

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

Chapter 7.94

GREEN BUILDING

Sections:

7.94.010 Title.
7.94.020 Purpose.
7.94.030 Adoption of the Green Building Code.
7.94.040 Scope.
7.94.050 Section 202, Chapter 2 Definitions – Amended.
7.94.060 Section 4.106.4 Electric vehicle (EV) charging for new construction – Deleted and Replaced.
7.94.070 Sections 4.106.5, 4.106.5.1, and 4.106.5.2 All Electric Buildings – Added.
7.94.080 Section 4.107.1, Division 4.1, Chapter 4, Future access for solar systems-Added.
7.94.090 Sections 5.106.5.3 and 5.106.5.3.1 Electric vehicle (EV) charging. – Deleted and Replaced.
7.94.100 Section 5.106.13, 5.106.13.1 and 5.106.13.2 All electric buildings. – Added.
7.94.110 Section 5.107.1, Division 5.1, Chapter 5, Future access for solar systems-Added.

7.94.010 Title.

The green building standards codes adopted by Section 7.94.030 and the provisions of this Chapter shall constitute the Dublin Green Building Code and may be referred to as such.

7.94.020 Purpose.

A. To improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories:

1. Planning and design
2. Energy efficiency
3. Water efficiency and conservation
4. Material conservation and resource efficiency
5. Environmental quality

B. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

7.94.030 Adoption of the Green Building Code.

A. The 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as referenced in and adopted pursuant to California Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the Building Official, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.94.030.A, the State Code is amended as set forth in Sections 7.94.050 through 7.94.080.

7.94.040 Scope.

A. The provisions of this Code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this Code, within the City.

B. It is not the intent that this Code substitute or be identified as meeting the certification requirements of any green building program.

7.94.050 Section 202, Chapter 2 Definitions – Amended.

The following definitions are hereby added to Section 202 of the State Code to read as follows:

ALL-ELECTRIC BUILDING. A building that contains no combustion equipment or plumbing for combustion equipment within the building or building property lines, and instead uses electric appliances for service.

COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT. 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.

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

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.

7.94.060 Section 4.106.4 Electric vehicle (EV) charging for new construction – Deleted and Replaced.

Section 4.106.4 is deleted and replaced with Section A4.106.8 to read:

A4.106.8 Electric vehicle (EV) charging for new construction is adopted as mandatory at the Tier 1 level.

7.94.070 Sections 4.106.5, 4.106.5.1, and 4.106.5.2 All Electric Buildings – Added.

Sections 4.106.5, 4.106.5.1, and 4.106.5.2 are added to read:

4.106.5 All-electric buildings. New construction buildings and qualifying alteration projects 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.

4.106.5.1. New construction and qualifying alteration projects. All newly constructed buildings shall be all-electric buildings. Qualifying alteration projects shall be limited to additions or alterations that remove 50 percent or more of the existing exterior walls of a dwelling and additions that increase the square footage of the structure by more than 50 percent.

The final determination whether a project meets the definition of a qualifying alteration project shall be made by the Building Official

Exception: 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 Building Official may grant a modification. The applicant shall comply with the following and Section 4.106.5.2.

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 Building Official shall have the authority to approve alternative materials and methods of construction as per the Dublin Municipal Code, Chapter 7.28.

4.106.5.2 Requirements for combustion equipment.
Where combustion equipment is allowed under subsection 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

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.

7.94.080 Section 4.107.1, Division 4.1, Chapter 4, Future access for solar systems-Added.
A new Section 4.107.1 is added to read:

4.107.1 Future Access for Solar Systems. A minimum one inch (25.4 mm) electrical conduit shall be provided from the electrical service equipment to the solar zone as defined by the California Energy Code, Title 24, Part 6, Section

110.10. Where a solar zone is not required by the California Energy Code, the conduit location shall be subject to approval of the Building Official.

Exception: Where solar is installed as part of the original construction and prior to first occupancy.

7.94.090 Sections 5.106.5.3 and 5.106.5.3.1 Electric vehicle (EV) charging. – Deleted and Replaced.

Sections 5.106.5.3 and 5.106.5.3.1 are deleted and replaced with Section A5.106.5.3 to read:

Section A5.106.5.3 Electric vehicle (EV) charging for new construction is adopted as mandatory at the Tier 2 level.

7.94.100 Section 5.106.13, 5.106.13.1 and 5.106.13.2 All electric buildings. – Added.

Section 5.106.13, 5.106.13.1 and 5.106.13.5.2 are added to read:

5.106.13 All-electric buildings. New construction buildings and qualifying alteration projects 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.

5.106.13.1. New construction and qualifying alteration projects. All newly constructed buildings shall be all-electric buildings. Qualifying alteration projects shall be limited to additions or alterations that remove 50 percent or more of the existing exterior walls of a structure and additions that increase the square footage of the structure by more than 50 percent.

Tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of qualifying alteration project shall be made by the Building Official.

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 Building Official for a modification to install commercial food heat-processing equipment served by fuel gas. The Building Official may grant the modification, provided the following findings are made:
The applicant has a business-related need to cook with combustion equipment; and the applicant has installed energy-efficient equipment based on Energy Star or California Energy Wise qualifications, as available.
The applicant will comply with Section 5.106.13.2.

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, 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 Building Official may grant a modification. The applicant shall comply with following and Section 5.106.13.2

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 be 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 Building Official shall have the authority to approve alternative materials and methods of construction as per the Dublin Municipal Code, Chapter 7.28.

5.106.13.2. Requirements for combustion equipment.
Where combustion equipment is allowed under Subsection 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

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.

7.94.110 Section 5.107.1, Division 5.1, Chapter 5, Future access for solar systems-Added.

A new Section 5.107.1 is added to read:

5.107.1 Future Access for Solar Systems. Install conduit from the solar zone as defined by the California Energy Code, Title 24, Part 6, Section 110.10 to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter.

Exception: Where solar is installed as part of the original construction and prior to first occupancy.

2025 California Building Standards Code

November 4, 2025



DUBLIN
CALIFORNIA

2025 California Building Standards Code

- CA Building Standards Commission adopts new codes every 3 years.
- These codes include the CA Fire, Building, Residential, Electrical, Plumbing, Mechanical, and Green Codes.
- Enforceable at the Local Level.
- Approved by the Commission with an enforcement date of January 1, 2026.
- Financial Impact.

2025 California Building Standards Code

- The City of Dublin may amend the Codes to account for Local:
  - Climatic,
  - Geological,
  - Topographical Conditions, or
  - Environmental Conditions (Green Code Only)
- Historical Modifications by the City of Dublin
- “Carry Forward” requirement - Health & Safety Code §§ 17958

Fire Code
Chapter 5.08 DMC

- 2025 California Fire Code
- Modifications
  - Official Copy Location
  - Board of Appeals changed to Means of Appeals
  - Fire Sprinklers
- Deletions
  - Above Ground Tank restrictions
  - Hazardous Material provisions

Building Regulation Administration Code Chapter 7.28 DMC

- ADU updates

Building Code
Chapter 7.32 DMC

- 2025 CA Building Code
- Fire Sprinklers
- Structural Plain Concrete
- ADU’s
- Chapter 7A – Wildland-Urban Interface (WUI) Code

Residential Code
Chapter 7.34 DMC

- Roof Covering Material
- Wildland-Urban Interface (WUI)

Electrical, Plumbing, Mechanical, Code
Chapters 7.36, 7.40 and 7.44

- 2025 California Electrical Code
- 2025 California Plumbing Code
- 2025 California Mechanical Code

Swimming Pool & Spa, Existing Building and Maintenance Codes Chapters 7.45, 7.46, 7.48 DMC

- 2024 International Swimming Pool and Spa Code
- 2025 California Existing Building Code
- 2024 Building Maintenance Code (International Property Maintenance Code)
  - Scoping update

Green Building Code

Chapter 7.94 DMC

- 2025 California Green Building Standards Code
- Readopting Tier 2 Electric Vehicle (EV) Parking / Charging Requirements

Conclusion / Noticing Requirement

- October 21st the City Council introduced the proposed ordinance to repeal and replace the construction codes and;
- Set the hearing date of November 4th,
- Agenda Posted
- Notice of the Public Hearing published per the Gov Code

Recommendations

- 1) Adopt the Resolution Approving Findings Regarding the Need for Local Amendments to Provisions in the California Building Standards Code as Adopted by the State of California, in the California Building Code of Regulations, Title 24, to be Adopted by Reference in the Dublin Municipal Code; and
- 2) Waive the second reading and adopt an **Ordinance** Repealing and Replacing Chapters 5.08 (Fire Code). 7.28 (Building Regulation Administration Code), 7.32 (Building Code), 7.34 (Residential Code), 7.36 (Electrical Code), 7.40 (Plumbing Code), 7.44 (Mechanical Code), 7.45 (Swimming Pool and Spa Code), 7.46 (Existing Building Code), 7.48 (Building Maintenance Code), and 7.94 (Green Building Code)

DUBLIN
CALIFORNIA

STAFF REPORT
CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Dublin Senior Center Update
Prepared by: Lauren Marriott, Recreation Coordinator

EXECUTIVE SUMMARY:

The Dublin Senior Center continues to serve as a vital resource for older adults in the community by offering recreational, educational, health, and social programming. This report provides an update on current operations, participation levels, and upcoming initiatives that support the City's commitment to enhancing the quality of life for seniors.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

The Dublin Senior Center's operations are funded through the City's General Fund.

DESCRIPTION:

The Dublin Senior Center, located at 7600 Amador Valley Boulevard, has been providing programs and services to residents since 2005. The Center offers a wide range of activities, including health and wellness classes, cultural programs, educational workshops, volunteer opportunities, and social gatherings. The Center also serves as a hub for resource referrals and community partnerships that support older adults in living active and independent lives.

This report serves as a check-in for the City Council on the recent operations and programming at the facility.

Program Participation

Fitness and wellness programs, such as tai chi, yoga, strength training, and line dancing, continue to be among the most popular offerings. Social programs, including Swadeshi seniors, bingo, arts and crafts activities, and bridge, provide consistent opportunities for interaction and engagement. The lunch program offered through a partnership with Open

Heart Kitchen ensures seniors receive a nutritious meal at a low to no cost. Table 1 provides the approximate average daily participation by month.

TABLE 1: PROGRAM PARTICIPATION

Programs	January	February	March	April	May	June	July	August	September
Visitors, Daily Average	465	437	411	459	426	320	512	393	456
Volunteer Hours	214	119	175	155	271	266	231	258	248
Lunches Served	1,334	1,227	1,403	1,396	1,251	1,212	1,206	1,164	1,221

Support Groups

In addition to recreational programming, the Senior Center provides opportunities for seniors to engage in peer support groups such as Tri-Valley Rainbows, Deaf Support Group, CityServe's Caregiver Support Group, and Wellness in Motion. These groups focus on topics such as deaf support, caregiving, LGBTQ+ support, and healthy aging, offering a safe and supportive environment for participants to share experiences and connect with others facing similar challenges.

New Fitness Room

In Spring 2025, the Center converted Classroom B into a fitness room designed specifically for older adults. The space is equipped with senior-friendly cardio and strength-training equipment, safety features such as emergency stop cords and padded flooring, and clear usage guidelines to promote safe and effective exercise. The fitness room enhances opportunities for seniors to maintain strength, flexibility, and balance, supporting healthy aging and fall prevention.

Table Tennis

Table tennis has become an increasingly popular activity at the Senior Center. Staff periodically meet with the Dublin Senior Center Table Tennis Steering Committee to understand their evolving needs. Most recently, Staff was able to expand the weekly time allotment for this group to allow additional and extended play. The group continues to hold its popular Table Tennis tournament in the Senior Center ballroom in February of each year.

Special Events and Celebrations

Signature events such as the annual Holiday Craft Boutique, Senior Info Fair, and the Volunteer Recognition Luncheon attract large audiences and highlight the importance of community building. Seasonal programs, such as the Holiday DancEscape, Lunar New Year Celebration Concert, and National Senior Center Month festivities, help bring participants, families, and the broader community together.

Community Partnerships
The Center partners with local health agencies to offer screenings, flu shot clinics, and health education workshops, ensuring residents have access to resources that support aging in place. Partnerships with school groups, cultural organizations, and service clubs have also enhanced intergenerational programming and community outreach.

Facility Usage
Beyond structured programs, the Center serves as a safe and welcoming drop-in space. Seniors gather informally for coffee, conversation, or simply to enjoy the lounge and library areas. The new fitness room has become a space for participants to work on their health and wellness goals in a senior-focused environment. The facility also accommodates outside rentals, which provide both community benefit and supplemental revenue.

Future Planning
To meet the evolving needs of the community, Staff is preparing to expand interest-based clubs (e.g., book clubs, gardening groups, cultural circles) and increase monthly themed celebrations that bring participants together in a festive and inclusive environment. Plans also include Senior Showcases, which will highlight the talents and creativity of Dublin's older adults through performances, exhibits, and demonstrations. Feedback from community surveys is further guiding the exploration of expanded cultural arts, travel, and volunteer opportunities.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

Dublin Senior Center Update

November 4, 2025



DUBLIN
CALIFORNIA

Operations Overview

- Opened in 2005
- Serves 36,000 residents annually
- Hub for recreation, health, wellness, and social programs for the area's older adults



Participation Snapshot

Month	Avg. Daily Visitors	Volunteer Hours	Lunches Served
Jan	465	214	1,334
Feb	437	119	1,227
Mar	411	175	1,403
Apr	459	155	1,396
May	426	271	1,251
Jun	320	266	1,212
Jul	512	231	1,206
Aug	393	209	1,164

Program Highlights





Support & Wellness Services

CityServe OF THE TRI-VALLEY

- Care Advocacy
- Wellness Programs
- Fall Prevention
- Caregiver Support
- Visitation Services
- Transportation Services

LIONS CENTER for the VISUALLY IMPAIRED

- Vision Screenings
- In-Home Services
- Needs Assessments
- Support Groups

LEGAL ASSISTANCE FOR SENIORS

- Advocacy
- Counseling
- Education

OPEN heart KITCHEN

- Provides nutritious meals tailored to the nutritional needs of seniors
- Served in a dining room to encourage socialization

New Fitness Room





Special Events



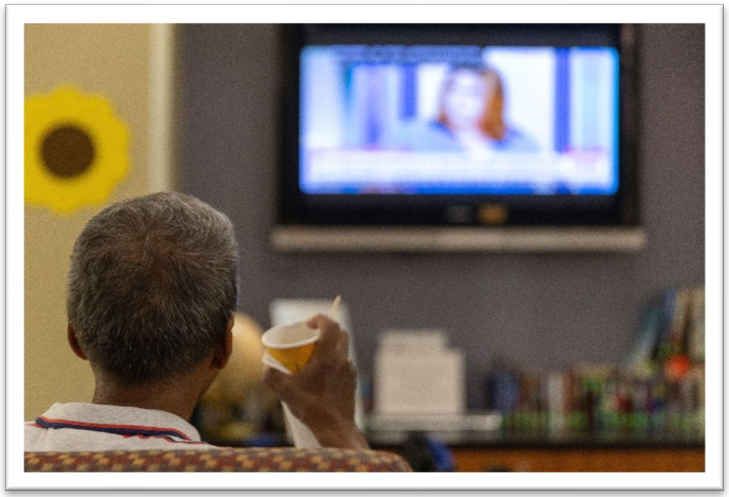






Facility Use











New and Upcoming

- Senior led interest-based clubs and programs
- New events in 2026
- Fitness Partnerships
- Expanded Community Partnerships



Questions?

Agenda Item 8.2

STAFF REPORT

CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Resolution Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance with Government Code Sections 7522.56 and 21224
Prepared by: Sarah Monnastes, Human Resources Director

EXECUTIVE SUMMARY:

The City Council will consider adopting a resolution approving an exception to the 180-day waiting period required under Government Code Section 7522.56(f) for hiring retired annuitants. Approval of this exception will allow the City to rehire Gregory Shreeve, who is retiring from the City on November 4, 2025, on a temporary, part-time basis in the Community Development Department. Specifically, Gregory will provide specialized technical and programmatic support to facilitate knowledge transfer and ensure operational continuity within the Building Division. This exception is necessary to maintain operational continuity, preserve institutional knowledge, and ensure uninterrupted service delivery during the leadership transition within the Building Division.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance With Government Code Sections 7522.56 and 21224.

FINANCIAL IMPACT:

The cost of the temporary appointment will be funded through the Community Development Department's existing personnel budget. No additional budget appropriation is required. The appointment will be compensated at a rate within the salary range of Chief Building Official, not to exceed the top step of the publicly available pay schedule. No benefits, incentives, or additional compensation will be provided. The employment shall be limited to 960 hours per fiscal year.

DESCRIPTION:

Background
CalPERS rules generally prohibit hiring retired annuitants to permanent or regular staff positions without reinstatement from retirement and require a minimum waiting period of 180 days following retirement. However, there are some limited exceptions to that prohibition allowed by Government Code section 7522.56.

Section 21221(h) of the Government Code allows a retiree to serve without reinstatement from retirement for a single interim appointment to a vacant managerial, executive or other unique position (called “vacant position” employment). Similarly, Government Code section 21224 allows agencies to hire retirees to perform work of limited duration, such as the elimination of backlogs, limited term special project work, or to do work in excess of what regular permanent staff can do (called “extra help” employment).

To waive the 180-day waiting period, a public agency must adopt a resolution certifying the nature of employment and that the appointment is necessary to fill a critically needed function before the 180 days have passed.

Discussion
Chief Building Official Gregory Shreeve recently submitted his resignation and retirement. His last day with the City is November 4, 2025. Gregory served as the City’s Chief Building Official, overseeing building inspection, plan review, and permitting functions to ensure compliance with state and local building codes. With nearly 30 years of experience in building and construction regulation, he is recognized for his expertise in code administration and process improvement. Gregory has played a key role in advancing the City’s development services through the implementation of efficient permitting systems and high standards of customer service.

If approved to assist the City in an extra-help capacity, Gregory will provide specialized technical and programmatic support to facilitate knowledge transfer and ensure operational continuity within the Building Division. His primary focus will be on training and systems optimization related to the City’s permitting software, EnerGov. This work will include providing hands-on training and mentorship to the incoming Chief Building Official to support a smooth leadership transition and maintain continuity of critical operations.

Gregory will also update system programming and configuration to enhance functionality and efficiency, as well as develop comprehensive user manuals and training materials to support staff in the continued use of the system. In addition, he will create clear programming instructions for functions and workflows that require regular updates, ensuring staff can maintain and adjust the system as needed. Lastly, Gregory will identify opportunities to streamline processes and improve overall system performance. This assignment is particularly important to preserve and transfer historical knowledge related to the City’s permitting history, division operations, and EnerGov system configuration. Additional responsibilities may be assigned by the Community Development Department as needs arise.

This appointment meets the statutory requirements for an exception under Government Code Section 7522.56(f), as the City has determined that Gregory's post-retirement services are necessary to perform critically needed functions that cannot be deferred 180 days without risk to essential operations.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance With Government Code Sections 7522.56 and 21224
2) Exhibit A to the Resolution – Employment Agreement Between City of Dublin and Gregory Shreeve

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING AN EXCEPTION TO THE CALPERS 180-DAY WAITING PERIOD FOR RETIRED ANNUITANT GREGORY SHREEVE, IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 7522.56 AND 21224

WHEREAS, in compliance with Government Code section 7522.56 the Dublin City Council must provide CalPERS this certification resolution when hiring a retiree before 180 days have passed since his or her retirement date; and

WHEREAS, Gregory Shreeve (CalPERS ID XXXXXXXXXX) retired from the City of Dublin in the position of Chief Building Official, effective November 4, 2025; and

WHEREAS, section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is May 5, 2026, without this certification resolution; and

WHEREAS, section 7522.56 provides that this exception to the 180-day wait period shall not apply if the retiree accepts any retirement-related incentive; and

WHEREAS, the Dublin City Council, the City of Dublin and Gregory Shreeve certify that Gregory Shreeve has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, the Dublin City Council hereby appoints Gregory Shreeve as an Extra-Help retired annuitant to perform the duties of the Chief Building Official for the City of Dublin under Government Code section 21224, effective December 1, 2025; and

WHEREAS, the Dublin City Council has determined that Gregory Shreeve's specialized knowledge and technical expertise are critical to ensuring continuity of operations and effective knowledge transfer during a key leadership transition; and

WHEREAS, the entire employment agreement document between Gregory Shreeve and the City of Dublin has been reviewed by this body and is attached herein as **Exhibit A**; and

WHEREAS, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

WHEREAS, the employment shall be limited to 960 hours per fiscal year; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

WHEREAS, the maximum base salary for this position is $17,385.10 and the hourly equivalent is $100.2986, and the minimum base salary for this position is 13,908.31 and the hourly equivalent is $80.2402; and

WHEREAS, the hourly rate paid to Gregory Shreeve will be $100.2986; and

WHEREAS, Gregory Shreeve has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate.

NOW, THEREFORE, BE IT RESOLVED THAT the Dublin City Council hereby certifies the nature of the employment of Gregory Shreeve as described herein and detailed in the attached employment agreement. The Council finds and declares that this appointment is necessary to ensure operational continuity and maintain the City's ability to effectively administer permitting, plan review, and inspection services during a key leadership transition within the Building Division. Mr. Shreeve's specialized knowledge and technical expertise are critical to supporting the City's EnerGov permitting system, training staff, and developing procedures that will preserve institutional knowledge and sustain essential operations.

BE IT FURTHER RESOLVED that Mr. Shreeve's title during this appointment will be Chief Building Official; however, he will not be assuming the full scope of the Chief Building Official's responsibilities. His role as a retired annuitant will be focused on knowledge transfer, technical support, and system optimization.

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager to execute the agreement attached hereto as **Exhibit A** and to make any necessary non-substantive changes to carry out the intent of this Resolution. Mr. Shreeve's appointment will begin on December 1, 2025, and will not exceed 960 hours in any fiscal year, in compliance with Government Code Sections 7522.56 and 21224, and applicable California Public Employees' Retirement System (CalPERS) regulations.

PASSED, APPROVED AND ADOPTED this 4th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

EMPLOYMENT AGREEMENT
BETWEEN CITY OF DUBLIN AND GREGORY SHREEVE

This Employment Agreement ("Agreement") is entered into this 4th day of November 2025, by and between the City of Dublin ("City"), and Gregory Shreeve ("Employee" or "Retired Annuitant"), collectively referred to as "the Parties."

1. Purpose

The purpose of this Agreement is to set forth the terms and conditions under which the City will employ Gregory Shreeve as a retired annuitant in accordance with Government Code Sections 7522.56 and 21224, and applicable CalPERS regulations. This appointment is being made pursuant to a duly adopted City Council Resolution approving an exception to the 180-day waiting period.

2. Position and Duties

Employee shall be appointed to the classification of Chief Building Official (Extra Help) as a retired annuitant, serving on a temporary, part-time basis in the Community Development Department. Employee's primary responsibilities will include:

- Providing technical and programmatic support to facilitate knowledge transfer during a leadership transition;
- Supporting system optimization and configuration of the City's permitting system (EnerGov);
- Training and mentoring staff and the incoming Chief Building Official;
- Developing written procedural guides, training materials, and programming instructions; and
- Performing other related duties as assigned by the Community Development Director or designee.

This appointment is not intended to fill a vacant permanent position.

3. Term of Appointment

This Agreement shall be effective December 1, 2025, and shall continue until no later than September 30, 2026, unless extended or terminated earlier by either party. The appointment shall comply with CalPERS regulations limiting compensation and work hours for retired annuitants. Employee shall not work more than 960 hours in any fiscal year.

4. Compensation

Employee shall be compensated at an hourly rate of $100.2986, which is within the established salary range for Chief Building Official, and does not exceed the top step of the publicly available pay schedule. No additional compensation, benefits, incentives, or leave accruals shall be provided. Employee shall not be eligible for health, retirement, or other City-provided benefits.

5. At-Will Appointment

This employment is strictly at-will. The City Manager may terminate this Agreement and the employment relationship at any time, with or without cause or advance notice. Employee may resign at any time with written notice to the City.

6. CalPERS Compliance

Employee is a CalPERS retiree and will be employed under the provisions of Government Code Sections 7522.56 and 21224. The Parties acknowledge and agree:

- Employee shall not work more than 960 hours per fiscal year;
- Employee shall not receive any benefits or compensation beyond the hourly rate identified in Section 4;
- Employee shall not have been offered or received a Golden Handshake or any other retirement incentive;
- The City will maintain records necessary to comply with all CalPERS reporting requirements.

7. Entire Agreement

This document constitutes the entire agreement between the Parties. Any modification of this Agreement shall be in writing and signed by both Parties.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF DUBLIN	RETIRED ANNUITANT
By: _____	By: _____
Colleen Tribby, City Manager	Gregory Shreeve, Retired Annuitant
Date: _____	Date: _____

Approved as to form:

_____

City Attorney

Exception to CalPERS 180-Day Waiting Period



DUBLIN
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Summary

- Council to consider exception to 180-day waiting period.
- Enables rehire of retired Chief Building Official, Gregory Shreeve.
- Temporary, part-time extra-help role to support Building Division.
- Focus on knowledge transfer and EnerGov system optimization.

CalPERS Rules for Retired Workers

- Must wait 180 days after retirement date before working for a CalPERS employer.
- Salary must be an hourly pay rate that falls within the regular salary schedule.
- No other compensation or benefits, except hourly rate of pay.
- Maximum of 960 hours worked within a fiscal year.
- No accrual of service credit or any other retirement rights or benefits.

Exception to 180-Day Rule

Government Code Section 7522.56 & 21224

- Extra-help position
- Limited duration
- Elimination of backlog, special project, or to perform work in excess of what regular staff can do

Government Code Section 7522.56 & 21221(h)

- For a vacant position
- Agency must be actively recruiting for a permanent replacement
- Ex., Interim City Manager, Interim Department Head or other unique managerial or executive position

Requires Approval by Agency's Governing Body

Need for Exception

- Gregory Shreeve retires today, November 4, 2025 after nearly 30 years of Service to the City of Dublin.

- His knowledge and skills are needed to:
  - Train and mentor incoming Chief Building Official.
  - Optimize EnerGov permitting system configuration.
  - Develop user manuals and procedural guides.
  - Support process improvements and service efficiency through technology enhancement.

Fiscal Impact



Estimated cost of $77,000



Funded through existing budget using salary savings



No additional funds needed

Staff Recommendation

Adopt the Resolution Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance with Government Code Sections 7522.56 and 21224

Questions?



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STAFF REPORT
CITY COUNCIL

DATE: **November 4, 2025**

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Fiscal Year 2024-25 4th Quarter Financial Review and Additional Special Designation of General Fund Reserves
Prepared by: Jay Baksa, Finance Director

EXECUTIVE SUMMARY:

The City Council will receive a financial report on the fourth quarter of Fiscal Year 2024-25 and consider amendments to the General Fund reserve designations.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing Additional Special Designations of General Fund Reserves for Fiscal Year 2024-25 and confirm additional General Fund reserve designations as of June 30, 2025.

FINANCIAL IMPACT:

City Council confirmation of General Fund reserve designations will not alter amounts received or spent but will allow Staff to close the Fiscal Year 2024-25 financial books.

Total General Fund reserves are projected at $325.4 million as of June 30, 2025, with $50.4 million in the unassigned cash flow reserve, representing 5.2 months of the Fiscal Year 2025-26 Adopted General Fund Budget.

DESCRIPTION:

This report transmits the preliminary financial results of Fiscal Year 2024-25, focusing on the General Fund. At this time, the numbers are essentially final, and though adjustments may happen as the audit is finalized, Staff does not expect substantial changes from the numbers in this report. The Annual Comprehensive Financial Report, which will be presented to the City Council at the second meeting in December, will contain the final audited results.

General Fund Overview
General Fund operating revenues totaled $138.2 million in Fiscal Year 2024-25, an increase of

$3.7 million over the prior year. Including unrealized gains and transfers in, total revenues were $149.7 million, up $8 million from the prior year.

General Fund operating expenditures totaled $102 million, an increase of $7.3 million from the prior year. Including contributions to other funds and transfers out, total expenditures were $114.6 million, up $13.6 million from the prior year. Contributions to capital projects, reimbursable expenditures, and transfers to other funds totaled $12.7 million, an increase of $6.3 million from the prior year.

The resulting impact from operations (revenues less expenditures) was a net increase of $36.2 million to total General Fund reserves. Overall, General Fund reserves increased by $35.0 million from the prior year, as summarized in Table 1. Year-over-year variances are discussed in greater detail in the following sections.

Table 1: General Fund Summary

	FY 2023-24	FY 2024-25
Total Reserves, Beginning of Year	**$249,736,608**	**$249,736,608**
Revenues	134,468,344	138,222,222
Expenditures	(94,698,737)	(102,007,918)
Net Operating Budget Impact	**39,769,637**	**36,214,304**
Transfers In	227,051	162,885
Unrealized Gain/Loss/Adjustments	7,022,273	9,181,038
Transfers Out/Contribution to Other	(6,322,616)	(12,668,399)
CIP Reimbursement Revenue		1,888,264
Total Reserves, End of Year	**$290,432,952**	**$325,474,797**
Change from Prior Year		**$35,041,845**

Specific revenue and expenditure changes (+/-$250,000 compared to Fiscal Year 2023-24 actuals and to the Fiscal Year 2024-25 amended budget) are discussed below. The General Fund Summary (Attachment 3) presents this data by major category.

Revenues

Property Tax (+$1,871,014 vs. prior year / + $613,031 vs. budget). Property Tax revenue was largely in line with projections. The increase over the prior year is attributed to the 2% Consumer Price Index (CPI) adjustment—the maximum annual increase permitted by law—combined with new development coming online throughout the year. Overall, net assessed valuation increased by approximately $1.02 billion, or 4.6%, compared to the prior year. When compared to the Amended Budget, revenue increased due to higher-than-anticipated Supplemental Property Tax payments, which exceeded budget by $368,000, and prior-period payments that came in $331,000 higher than projected. These variances are primarily related to continued development activity and the timing of property tax payments on new construction.

Sales Tax (-$2,121,287 vs. prior year / -$1,363,945 vs. budget). During the

Preliminary Budget presentation in April 2025, Staff provided an updated financial forecast that included revised Sales Tax projections. At that time, there was significant uncertainty in the national economic climate, and the City was experiencing lower Sales Tax revenue across nearly all business sectors. As a result, Staff lowered the Fiscal Year 2024-25 Sales Tax projection from $30.5 million to $28.7 million, but due to this uncertainty did not recommend any formal budget adjustment.

While Sales Tax revenue ultimately came in below the original Adopted Budget of $30.5 million, actual receipts exceeded Staff's preliminary projection by approximately $400,000. This stronger-than-expected performance reflects the continued resilience of Dublin's local economy—particularly within the auto sector, where local dealerships outperformed statewide averages.

Development Revenue (+$3,509,054 vs. prior year / +$1,208,182 vs. budget). This category includes revenue from permits associated with new development—primarily building permits—as well as tenant improvements to existing structures. It also encompasses fees for City services, including zoning review and plan check services. Development revenue can fluctuate significantly from year to year and is directly tied to the volume and timing of active development projects. The increase in revenue compared to both the prior year and the Amended Budget is primarily due to the acceleration of the Dublin Centre and Francis Ranch development projects.

Other Taxes (-$115,777 vs. prior year / +$386,724 vs. budget). The net increase compared to the Amended Budget was due to higher-than-anticipated revenue from Electric Franchise Fees, which increased as a result of utility rate increases. The year-over-year decrease in Other Taxes is due to lower Property Transfer Tax revenue—which can fluctuate annually with real estate market activity—and a continued decline in Cable Franchise Fees. The latter has been steadily decreasing since 2016 as consumers shift away from traditional cable television subscriptions toward alternative streaming services.

Interest (+$2,663,865 vs. prior year / +$1,540,895 vs. budget). Interest earnings came in higher than both the prior year and the Amended Budget due to two primary factors. First, the Federal Reserve's federal funds target range remained between 4.25% and 4.50% from December 2024 through the end of Fiscal Year 2024-25, despite earlier expectations of rate cuts. Second, the City's cash balance remained higher than projected, driven by General Fund revenues exceeding expenditures by approximately $38 million and the timing of capital project spending. Of the $51.6 million appropriated in the General Fund for Capital Improvement Projects, only $8.8 million was expended during the fiscal year. These factors resulted in an average year-over-year cash balance increase of approximately $30 million, leading to interest earnings that were $1.5 million above the Amended Budget and $2.6 million higher than the prior year.

Charges for Services (-$1,008,410 vs. prior year / +$1,230,163 vs. budget). The increase over the Amended Budget is primarily due to higher-than-projected revenue from the annual Santa Rita Services payment. This revenue reimburses the City for costs associated with Alameda County Fire's responses to service calls at the Santa Rita Jail. Although a

program change implemented in the prior fiscal year was expected to reduce service calls and related reimbursements, actual revenues were $1.4 million above the Amended Budget, despite a year-over-year decrease of $300,000.

In addition to the Santa Rita Jail reimbursement, year-over-year revenue declines were primarily driven by Parks and Community Services (PCS), which experienced a $680,000 decrease compared to the prior year. About $200,000 of this decrease reflects moving some recreation revenue to the Rents and Leases category. While PCS programs continued to see strong participation and revenues exceeded budget estimates, overall receipts declined from the prior year. Contract program revenue decreased following an exceptional surge in Fiscal Year 2022-23, when post-pandemic demand temporarily spiked. Participation levels have since stabilized at a level consistent with regional trends.

Revenues from The Wave also declined due to cooler early-summer weather and lower demand for swim lessons. Additionally, Cultural Arts revenue came under budget due to the Dublin Arts Center not being opened during the fiscal year.

Other Revenue (-$1,082,432 vs. prior year / +$539,578 vs. budget). Many revenues in this category are non-recurring, such as community benefit payments and one-time reimbursements. The increase from the Amended Budget is primarily due to a $1 million community benefit payment received from the Dublin Centre development. The year-over-year decrease reflects the receipt of a one-time settlement payment in FY 2023-24

Expenditures

Salaries and Wages (+$537,258 vs. prior year / -$1,627,509 vs. budget). Staffing costs came in lower than the Amended Budget due to several high-level vacancies and the timing of new hires throughout the year. The year-over-year increase is primarily attributable to annual cost-of-living adjustments and merit-based salary increases.

Benefits (+$1,038,805 vs. prior year / -$695,888 vs. budget). Like Salaries and Wages, benefit costs came in lower than the Amended Budget due to vacant positions throughout the year. The year-over-year increase reflects higher retirement contribution rates through CalPERS and rising health care costs.

Services and Supplies (+$561,261 vs. prior year / -$1,728,439 vs. budget). Expenditures for Services and Supplies were higher than the prior year, primarily due to increased insurance costs through the City's Plan Joint Powers Agreement. Insurance premiums nationwide have risen significantly over the past few years, resulting in the City's total cost increasing from $1.48 million in Fiscal Year 2022-23 to $3.99 million in Fiscal Year 2024-25. Despite this substantial increase, the final premium amount was approximately $250,000 lower than originally projected.

Year-over-year increases also reflect one-time purchases within the Maintenance Division, including hammocks installed at Don Biddle Community Park and three-stream receptacle bins for various City facilities. Expenditures came in lower than the Amended Budget due lower-

than-anticipated costs for repairs and maintenance of City vehicles and facilities, and reduced fuel costs. Additionally, opioid settlement funds received in the current fiscal year were not spent and will be carried forward into Fiscal Year 2025-26.

Utilities (+$517,887 vs. prior year / -$732,480 vs. budget). Utility costs can be difficult to project and are often influenced by factors outside of the City's control. For example, a prolonged rainy season can lead to savings in water expenditures, while an especially warm summer can significantly increase energy consumption and costs. Utility expenditures in Fiscal Year 2024-25 were higher than the prior fiscal year but remained significantly below the Amended Budget. Staff had anticipated a double-digit increase in energy costs based on information provided by the utility companies, indicating significant rate hikes for both electricity and natural gas. However, actual City costs of these utilities remained relatively flat. The overall year-over-year increase in utility expenditures is attributed to higher than projected recycled water costs associated with both park and landscape irrigation.

Contracted Services (+$4,848,369 vs. prior year / -$4,668,369 vs. budget). Contracted Services expenditures increased year-over-year primarily due to planned cost increases in Police Services, Fire Services, and Maintenance contracts.

When compared to the Amended Budget, overall Contract Services expenditures stayed approximately $4.6 million under budget, with about $900,000 to be carried forward into Fiscal Year 2025-26 for ongoing or uncompleted projects. Additional savings occurred in Public Works due to lower-than-expected building maintenance costs and the timing of development-related work and inspections. The Finance Department also realized savings from budgeted funds intended for additional investments with Chandler Asset Management, which were not made due to financial market uncertainty. Finally, Parks and Community Services experienced budget savings resulting from the delayed opening of the Dublin Arts Center.

Capital Outlay (-$228,919 vs. prior year / -$711,769 vs. budget). Underspending in Capital Outlay was primarily due to project timing. The Amended Budget included funding for upgrades to the City's fire station alerting system and costs associated with the opening of the Dublin Arts Center. The alerting system project, led by Alameda County Fire, experienced delays and has begun in the current fiscal year, with the related funding carried forward. Similarly, capital costs for the Dublin Arts Center were not incurred due to the timing of the facility's opening; those budgets have been carried forward to Fiscal Year 2025-26 as well.

Transfers Out for Capital Improvement Program (CIP) Projects

The General Fund transferred out $10.7 million in Fiscal Year 2024-25 for capital project expenditures. Of that amount, $5.4 million was covered by Committed/Assigned Reserves, $3.3 million was covered by Undesignated Reserves (i.e., cash flow), and $1.9 million was reimbursed, as shown in Table 2. A total of $43.2 million in unspent capital project budgets has been carried over to Fiscal Year 2025-26.

Table 2: General Fund CIPs

Category / Project	Amount
Committed/Assigned Reserves	
Civic Center Rehabilitation	$475,753
Cultural Arts Center	3,000,175
Dublin Blvd Extension	21,177
Dublin Irrigation System Upgrades	438,000
Fallon Park Flag Installation	118,989
Fallon Sports Park Phase 3	48,537
Green Stormwater Infrastructure	923,599
IT Infrastructure Improvement	2,976
Village Parkway Reconstruction	430,794
Subtotal - Committed/Assigned	**$5,460,000**
Undesignated Reserves	
Alamo Creek Park & Assessment Dist. Fence Replacement	$7,073
Annual Street Resurfacing	1,839,821
Audio Visual System Upgrade	239,905
Citywide Energy Improvements	30,161
Downtown Dublin Street Grid Network	28,791
Dublin Standard Plans Update	512
Financial System Replacement	312,500
Iron Horse Nature Park & Open Space	7,750
Jordan Ranch Neighborhood Square	900
Kolb Park Renovation	933
Resiliency and Disaster Preparedness	466,557
Restrooms Replacement	758
Situational Awareness Camera	384,352
Waste Enclosure Upgrade	123
Subtotal - Undesignated	**$3,320,135**
Reimbursable	
Green Stormwater Infrastructure	$1,888,264
Subtotal – Reimbursable	**$1,888,264**
Total - General Fund Transfers Out to CIPs	**$10,668,401**

General Fund Reserves

General Fund Reserves allocations are generally made twice a year: in June, with preliminary close of the fiscal year books, and again in the fall/winter, when the books are essentially closed. With this report, Staff is recommending changes to Committed and Assigned Reserve allocations, as well as to how some reserves are named and categorized. These changes are described below.

Allocation Changes
In June 2025, Staff recommended making only two reserve designations ($1.0 million to the Lease Revenue Bond Payoff, and $3.6 million to the Dublin Boulevard Extension Advance) and deferring additional designations until the close of the fiscal year due to economic uncertainty at the time. With the close of the financial books, Staff now recommends additional designations, as shown in Table 3 and discussed further below.

Table 3. Committed/Specific Assigned Reserve Recommendations

Reserve Category	June 2025 Approval	Q4 Adjustment	FY 24-25 Total Adjustment	Adjustment Type
Committed				
Emergency Communications		($532,113)	($532,113)	**Eliminate**
Lease Revenue Bond Payment	$1,000,000		$1,000,000	**Increase**
Downtown Public Improvements		$8,885,798	$8,885,798	**Increase**
One-Time Initiative – Capital		($1,917,848)	($1,917,848)	**Transfer Out**
One-Time Initiative – Operating		($503,860)	($503,860)	**Transfer Out**
Innovations & New Opportunities		$2,421,708	$2,421,708	**Transfer In**
Contribution to Public Facility Fees		$4,000,000	$4,000,000	**Increase**
Advance to Public Facility Fees		$5,000,000	$5,000,000	**Increase**
Assigned				
Dublin Blvd Extension Advance	$3,563,913	$8,000,000	11,563,913	**Increase**

Emergency Communications Reserve – Decrease $532,113 (Eliminate). The Emergency Communications Reserve was originally established to fund the City's share of a Countywide Emergency Communications System Upgrade. After the project was completed, the remaining balance was retained to potentially fund future communication infrastructure needs, such as upgrades to the City's phone system.

Since that time, Staff has established dedicated Internal Service Funds to support ongoing replacement and upgrades of communication systems. As a result, this reserve is no longer necessary. Staff recommends liquidating the reserve and reallocating the remaining balance to other City priorities.

Downtown Public Improvement Reserve – Increase $8,885,798. Based on Strategic Objective 1B of the City's Strategic Plan, Staff is recommending designating an additional $8,885,798 to the Downtown Public Improvement Reserve, for a total set-aside of $45.0 million.

Innovation & New Opportunity Reserve – Transfer $2,421,708 from Other Reserves. This reserve was established to provide funding for unique or emerging initiatives. Examples of projects supported by this reserve include the purchase and installation of situational awareness cameras and the installation of electric vehicle charging stations.

Upon review of the City's reserve structure, Staff determined that maintaining three separate reserves with similar purposes was unnecessary. To streamline the City's reserve framework and consolidate funds for flexibility and efficiency, Staff recommends closing the One-Time Initiative – Capital Reserve and the One-Time Initiative – Operating Reserve and transferring their balances to the Innovation and New Opportunity Reserve.

Contribution to Public Facility Fee – Increase $4,000,000. This reserve was established to set aside funds to address a potential funding shortfall in the Public Facility Fee (PFF) Program once the program reaches full buildout, which is expected to coincide with overall City buildout. A shortfall may occur if actual fee collections are lower than projected, or if the assumptions used to calculate the PFF differ from the facilities ultimately constructed or the type of development that occurs. This reserve serves as a financial safeguard to ensure sufficient funding is available to complete all projects identified in the PFF.

Advance to Public Facility Fee – Increase $5,000,000. This reserve was established to provide funding advances for major community projects, including Wallis Ranch Community Park, Jordan Ranch Neighborhood Square, and Library Tenant Improvements. Funds advanced from the General Fund will be reimbursed as Public Facility Impact Fees are collected from future development.

Staff recommends adding an additional $5,000,000 to this reserve to advance the purchase of community nature park land, as outlined in the Developer Agreement between the City and GH Pac Vest.

Dublin Boulevard Extension Advance – Increase $8,000,000. The Dublin Boulevard Extension Advance Reserve was established to set aside funds as a cash-flow advance to the Eastern Dublin Transportation Impact Fee (EDTIF) program. This reserve provides upfront funding for the construction of the Dublin Boulevard Extension, which will be completed prior to development occurring in the area. As development proceeds, EDTIF revenues will reimburse the General Fund for the advance.

The current EDTIF advance is estimated at $63 million. Staff recommends adding an additional $8 million to this reserve based on updated project cost estimates and the potential need for General Fund participation in certain mitigation-related expenses. With this additional designation, the total amount set aside in the Dublin Boulevard Extension Advance Reserve will be $71.0 million.

The attached Resolution confirms designations of additional Committed Reserves for Fiscal Year 2024-25. City Council approval of Assigned Reserves is not necessary by resolution.

Reserve Name / Category Changes

Catastrophic Loss Reserve – Change Name to Asset Contingency Reserve. The Catastrophic Loss Reserve was established to maintain a reserve balance equal to 15% of the book value of the City's assets. While this is a long-standing reserve in Dublin, there is no external requirement or industry best practice that any reserve, replacement or other, be tied to

a fixed percentage of an organization's asset book value. In fact, setting a percentage threshold is generally discouraged, as it may not accurately reflect the current replacement cost or condition of assets. This can result in underfunding (if replacement costs exceed book value) or overfunding (if the assets have significant remaining useful life).

While Staff supports maintaining a reserve to address unforeseen costs related to City assets, it is recommended that the reserve name and purpose be updated to allow for broader use. This would enable the reserve to cover a wider range of asset-related needs beyond catastrophic loss or damage—such as repairs, damage mitigation, or unanticipated infrastructure costs.

Category Changes. To increase clarity on the City's funding sources, Staff has made a revision to how the General Fund reserves are categorized and presented. Within the major categories of Committed and Assigned reserves, Staff created subcategories as shown in Table 4. Attachment 2 shows the regrouping of reserves into the new subcategories.

Table 4. Updated Reserve Categories

	Description
Committed Reserves	
Contingency Reserves	Funds set aside to address future liabilities and significant unanticipated events.
Project Specific Reserves	Funds designated for current or future CIP projects or other defined initiatives.
Assigned Reserves	
Accounting Adjustment Reserves	Used to book annual accounting and year-end adjustments to ensure compliance with reporting standards.
Specific Use Reserves	Funds set aside for defined or restricted purposes, such as paying off the lease revenue bonds or relocating the Parks and Community Services Department when the Dublin Arts Center opens.
Non-Specific Use Reserves	Funds set aside for more broadly defined objectives, providing flexibility for purposes consistent with the City's strategic and financial objectives.

STRATEGIC PLAN INITIATIVE:

Strategy 1: Economic Development, Small Business Support, and Downtown Dublin
Objective B: Work with ARA and Hines on the development of the Dublin Commons project, including associated public improvements, relocation of tenants, development agreement and appropriate incentives to effectuate physical changes to the area, as well as support for small businesses.

Strategy 4: Inclusive and Effective Government
Objective A: Set reserves aside for major infrastructure investments which are key to the City's economic future.

Strategy 5: Long-Term Infrastructure and Sustainability Investments
Objective A: Continue to explore funding mechanisms for capital and ongoing maintenance needs.

Strategy 5: Long-Term Infrastructure and Sustainability Investments
Objective B: Focus on major street improvements to assist in improving safety and traffic movement, including Village Parkway, Tassajara Road, and Dublin Boulevard extension.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:
1) Resolution Authorizing Additional Special Designations of General Fund Reserves for Fiscal Year 2024-25
2) Exhibit A to the Resolution – General Fund Reserves
3) Fiscal Year 2024-25 General Fund Summary

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AUTHORIZING ADDITIONAL SPECIAL DESIGNATIONS OF GENERAL FUND RESERVES FOR FISCAL YEAR 2024-25

WHEREAS, the City's Fund Balance and Reserves Policy requires special fund balance allocations to be adopted by the City Council, and allows the City Council to take action prior to the end of the fiscal year to direct a specific assignment of the fund balance; and

WHEREAS, Staff reviewed updated information regarding fund balance and estimated one-time revenues during the preparation of the Fiscal Year 2025-26 Budget; and

WHEREAS, the City Council approved allocations to specific Committed Reserves and Assigned Reserves on June 17, 2025, based on estimated revenues and expenditures at that time.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby make a special allocation of the estimated Fiscal Year 2024-25 year-end balance to the Committed fund balance as follows:

- Decrease the reserve for Emergency Communication by $532,113
- Increase the reserve for Downtown Public Improvements by $8,885,798
- Decrease the reserve for One-Time Initiative – Capital by $1,917,848
- Decrease the reserve for One-Time Initiative – Operating by $503,860
- Increase the reserve for Innovations & New Opportunities by $2,421,708
- Increase the reserve for Contribution to Public Facility Fees by $4,000,000
- Increase the reserve for the Advance to Public Facility Fees by $5,000,000

BE IT FURTHER RESOLVED that, any net resources remaining after special designations, and after meeting the Fund Balance and Reserves Policy requirements, will be left in the Unassigned (Available) Reserve.

BE IT FURTHER RESOLVED, that the City Council of the City of Dublin does hereby approve the proposed changes to the categorization of the Reserves as shown in **Exhibit A** to the Resolution.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 4th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

FISCAL YEAR 2024-25 Q4 UPDATE GENERAL FUND RESERVES SUMMARY

RESERVE DESCRIPTION	Actual 2023-24	Increase 2024-25	Decrease 2024-25	Net Change 2024-25	Actual 2024-25
Non-Spendable	$54,709		($14,586)	($14,586)	$40,123
Prepaid Expenses	54,709		(14,586)	(14,586)	40,123
Restricted	$9,351,801	$6,890,844	$0	$6,890,844	$16,242,645
Cemetery Endowment	60,000				60,000
Developer Contribution - Downtown	1,490,000				1,490,000
Developer Contr - Heritage Park	19,000				19,000
Developer Contr - Nature Park	60,000				60,000
Heritage Park Maintenance	750,000				750,000
Public Facilities Advance	4,901,566	6,704,350		6,704,350	11,605,916
Section 115 Trust - Pension	2,071,235	186,494		186,494	2,257,730
Committed	$180,760,419	$20,449,711	($3,980,725)	$16,468,986	$197,229,405
Contigency Reserves					
(Assigned) -Asset Contingency	17,714,064				17,714,064
Economic Stability	8,000,000				8,000,000
Fire Svcs Pension/OPEB	2,211,094				2,211,094
(Assigned) - Parks and Streets Contingency	201,270				201,270
(Assigned) - Pavement Management	2,000,000				2,000,000
(Assigned) - Pension & OPEB	18,000,000				18,000,000
Public Safety Reserve	4,600,000				4,600,000
(Assigned) - Service Continuity	3,150,000				3,150,000
Project Specific Reserves					
Cultural Arts Center (CIP) - GI0120	4,402,990		(3,000,175)	(3,000,175)	1,402,815
Don Biddle Park (CIP) - PK0115	675,193				675,193
Downtown Public Improvement - ST0319	36,118,491	*8,885,798*	(4,289)	8,881,509	45,000,000
(Assigned) - Dublin Blvd Extension Advance ST0216	59,500,000	*11,563,913*	(21,177)	11,542,736	71,042,736
Fallon Sports Park III Contingency - PK0119	100,000		(48,537)	(48,537)	51,462
(Assigned) - HVAC Replace. & Civic Ctr Improv. (CIP) - GI0122	2,288,697		(475,753)	(475,753)	1,812,944
(Assigned) - Library Tenant Improvement - GI0521	1,000,000				1,000,000
Maintenance Facility (CIP) - GI0509	55,008				55,008
(Assigned) - Village Pkwy Pavement Reconstruction - ST0323	20,743,613		(430,794)	(430,794)	20,312,819
Assigned	$56,857,608	$25,994,180	($23,515,540)	$2,478,640	$59,336,248
Accounting Adjustment Reserves					
Accrued Leave	1,518,423	70,971		70,971	1,589,394
CIP Carryovers	16,670,673	17,186,131	(16,670,673)	515,458	17,186,131
Façade Improvement Grants	429,972				429,972
Operating Carryovers	963,754	1,690,898	(963,754)	727,144	1,690,898
Specific Use Reserves					
(Committed) - Advance to Public Facility Fee	6,704,350	*5,000,000*	(6,704,350)	(1,704,350)	5,000,000
ARPA Revenue Replacement	990,187				990,187
(Committed) - Contribution to Public Facility Fee	6,000,000	4,000,000		4,000,000	10,000,000
(Committed) - Lease Revenue Bond Payoff	8,000,000	*1,000,000*		1,000,000	9,000,000
~~**(Commited)** - One-Time Initiative - Capital~~	1,917,848	(1,917,848)		(1,917,848)	0
~~**(Committed)** - One-Time Initiative - Operating~~	503,860	(503,860)		(503,860)	0
Relocate Parks Dept	500,000				500,000
(Committed) - Utility Undergrounding	3,500,000				3,500,000
Non-Specific Use Reserves					
Climate Action Plan	2,669,424		(114,906)	(114,906)	2,554,518
~~**(Committed)** - Emergency Communications~~	532,113	(532,113)		(532,113)	0
(Committed) - Innovations & New Opportunity	894,498		2,421,708	2,421,708	3,316,206
Municipal Regional Permit	1,809,022		(923,599)	(923,599)	885,422
Non-Streets CIP Commitments	3,253,486		(559,965)	(559,965)	2,693,521
Unassigned	$43,408,415	$27,510,850	($18,292,890)	$9,217,961	$52,626,375
Unassigned-Unrealized Gains	(7,039,428)	9,181,038		9,181,038	2,141,609
Unassigned (Available)	50,447,843				50,484,766
TOTAL RESERVES	$290,432,952	$80,845,585	($45,803,740)	$35,041,845	$325,474,797

FISCAL YEAR 2024-25 GENERAL FUND SUMMARY

	Actual 2023-24	Adopted 2024-25	Amended 2024-25	Actuals 2024-25
Revenues				
Property Tax	$61,967,658	63,225,641	63,225,641	63,838,672
Sales Tax	31,293,707	30,536,365	30,536,365	29,172,420
Sales Tax Reimbursements	(390,267)	(375,000)	(375,000)	(350,000)
Development Revenue	6,857,011	7,803,163	9,157,883	10,366,065
Transient Occupancy Tax	1,481,868	1,550,000	1,550,000	1,324,612
Other Taxes	7,647,501	7,145,000	7,145,000	7,531,724
Licenses & Permits	230,552	239,300	239,300	344,825
Fines & Penalties	98,693	67,400	67,400	53,168
Interest Earnings	8,499,829	5,622,800	9,622,800	11,163,695
Rentals and Leases	2,172,046	2,223,573	2,223,573	2,159,045
Intergovernmental	441,518	300,000	300,000	540,580
Charges for Services	9,678,380	7,372,703	7,439,807	8,669,970
Other Revenue	4,489,879	2,556,358	2,867,870	3,407,448
Subtotal Revenues - Operating	**$134,468,374**	**$128,267,303**	**$134,000,639**	**$138,222,222**
Transfers In	$227,051			$162,885
CIP Reimbursement Payments				$2,152,018
Unrealized Gains/Losses/Adjustments	7,022,273			9,181,038
Total Revenues	**$141,717,698**	**$128,267,303**	**$134,000,639**	**$149,718,163**
Expenditures				
Salaries & Wages	$13,508,508	$15,706,648	$15,673,275	$14,045,766
Benefits	4,500,714	6,235,407	6,235,407	5,539,519
Services & Supplies	5,831,603	8,047,629	8,121,663	6,393,224
Internal Service Fund Charges	5,443,999	5,475,186	5,475,186	5,475,186
Utilities	2,602,582	3,852,949	3,852,949	3,120,469
Contracted Services	61,003,255	67,575,579	70,520,386	65,851,624
Capital Outlay	462,908	869,000	945,758	233,989
Debt Service Payment	1,331,850	1,334,650	1,334,650	1,334,650
Contingency & Miscellaneous	13,318	224,000	224,000	13,491
Subtotal Expenditures - Operating	**$94,698,737**	**$109,321,048**	**$112,383,274**	**$102,007,918**
Operating Impact (REV-EXP)	**$39,769,637**	**$18,946,255**	**$21,617,365**	**$36,214,304**
Transfer Outs & Contributions to Other Funds				
Transfers Out (CIPs) - Com./Assig. Reserve	3,720,645	1,695,229	31,106,948	5,460,000
Transfers Out (CIPs) - Undesignated	601,971	3,401,794	20,506,267	3,320,135
Transfers Out (CIPs) - Reimbursable			2,335,687	1,888,264
Contribution to ISF & Other	2,000,000	2,000,000	2,000,000	2,000,000
Subtotal - Transfers Out & Contributions	**$6,322,616**	**$7,097,023**	**$55,948,902**	**$12,668,399**
Total Expenditures	**$101,021,353**	**$116,418,071**	**$168,332,176**	**$114,676,318**
GF Impact (Include CIP & Transfers)	**$40,696,344**	**$11,849,232**	**($34,331,537)**	**$35,041,845**
TOTAL GENERAL FUND BALANCE	**$290,432,952**	**$302,282,184**	**$256,101,415**	**$325,474,797**

Fiscal Year 2024-25
4th Quarter Financial Review and Additional Special Designation of General Fund Reserves

November 4, 2025



DUBLIN
CALIFORNIA

General Fund (GF) Overview

- Revenues = $138.2 Million
  - $4.2 Million over budget
  - $3.8 Million over prior year
- Expenditures = $102.0 Million
  - $10.3 Million under budget
  - $7.3 Million over Prior Year
- Transfers Out = $12.7 Million

Table 1: General Fund Summary

	FY 2023-24	FY 2024-25
Total Reserves, Beginning of Year	**$249,736,608**	**$290,432,952**
Revenues	134,468,344	138,222,222
Expenditures	(94,698,737)	(102,007,918)
Net Operating Budget Impact	**39,769,637**	**36,214,304**
Transfers In	227,051	162,885
Unrealized Gain/Loss/Adjustments	7,022,273	9,181,038
Transfers Out/Contribution to Other	(6,322,616)	(12,668,399)
CIP Reimbursement Revenue		1,888,264
Total Reserves, End of Year	**$290,432,952**	**$325,474,797**
Change from Prior Year		**$35,041,845**

GF Revenue Summary

Revenues –$4.2 Million over budget

- Property Tax (+$0.6 Million)
  - Assessed Value (AV) increase of $1.02 Billion (4.6%)
    - 2% Consumer Price Index adjustment
  - Supplement and Prior Period Property Tax higher than budgeted
- Sales Tax (-$1.4 Million)
  - Economic Uncertainty lowered projections $30.5 Million → $28.5 Million
  - Actual revenue = $29.1 Million
  - Dublin Businesses resilient

GF Revenue Summary, 2

- Development Revenue (+$1.2 Million)
  - Accelerated Development
    - Dublin Center and Francis Ranch
- Other Taxes (+$0.4 Million)
  - Increase in Electric Franchise Fee
  - Decrease in Property Transfer Taxes and Cable Franchise Fees
- Interest Earnings (+$1.5 Million)
  - Rates (4.25%-4.50%)
  - Portfolio Market Yield Increase
  - Cash Balance

GF Revenue Summary, 3

- Charges for Services (+$1.2 Million)
  - Santa Rita
  - Recreation Programming (Aquatics/Sports)
  - Recreation Programming (Cultural Arts)
- Other Revenue (+$0.5 Million)
  - Community Benefit Payment – Dublin Centre

GF Expenditure Summary

Expenditures – $10.4 Million Under Budget

- Salaries and Wages (-$1.6 Million)
  - Vacant Positions
  - Hiring Timing
- Benefits (-$0.7 Million)
  - Vacant Positions
- Services and Supplies (-$1.7 Million)
  - Lower insurance premiums
  - Lower costs for repairs and maintenance (vehicles/facilities)
  - Opioid Funds

GF Expenditure Summary, 2

- Utilities (-$0.7 Million)
  - Higher Rates Offset by Lower Utilization
- Contracted Services (-$4.6 Million)
  - Building Maintenance
  - Dublin Arts Center opening
  - Finance investment savings
- Capital Outlay (-$0.7 Million)
  - Fire Station Alerting System
  - Dublin Arts Center opening

Transfers Out

- Total GF Transfers Out = $12.7 Million
  - Designated Reserves = $5.5 Million
  - Unassigned Reserves = $3.3 Million
  - CIPs – Reimbursable = $1.9 Million
  - Other (Pension/ISF) = $2.0 Million

	Amended 2024-25	Actuals 2024-25	Difference
Transfers Out (CIPs) - Com./Assig. Reserve	31,106,948	5,460,000	(25,646,948)
Transfers Out (CIPs) - Undesignated	20,506,267	3,320,135	(17,186,132)
Transfers Out (CIPs) - Reimbursable	2,335,687	1,888,264	(447,423)
Contribution to ISF & Other	2,000,000	2,000,000	-
Subtotal - Transfers Out & Contributions	**$55,948,902**	**$12,668,399**	**($43,280,502)**

GF Reserves

Recommendations - Based on Strategic Objectives

- Downtown Public Improvement Reserve
  - Increase $8,885,798 – New Balance = $45.0 Million
- Emergency Communication Reserve
  - Decrease $532,113 – New Balance = $0.0 Million
  - Remove Reserve
- Contribution to Public Facility Fee Reserve
  - Increase $4.0 Million – New Balance = $10.0 Million

GF Reserves, 2

- Advance to Public Facility Fee Reserve
  - Increase $5.0 Million – New Balance = $5.0 Million
- Dublin Boulevard Extension Advance
  - June increased $3,563,913
  - Increase $8.0 Million – New Balance = $71,042,736
- Innovation & New Opportunity Reserve
  - Transfer $2,421,708 – New Balance = $3,316,206
- One-Time Initiative – Capital
  - Transfer $1,917,848 – New Balance = $0.0 Million
  - Remove Reserve

GF Reserves, 3

- One-Time Initiative – Operating
  - Transfer $503,860 – New Balance = $0.0 Million
  - Remove Reserve

- Total Reserves = $325.4 Million
  - $50.5 Million Unassigned Cashflow Reserve
    - 5.2 months of operating expenses
    - Policy calls for 2-4 months

GF Reserves, 4

- Reserve Updates
  - **Name Change:** Catastrophic Loss to Asset Contingency
  - **Reserve Recategorization:** Easier to understand/greater transparency

Staff Recommendations

- Adopt the **Resolution** Authorizing Additional Special Designations of General Fund Reserves for Fiscal Year 2024-25 and confirm additional General Fund reserve designations as of June 30, 2025.