

Ordinance No. 5675

Ordinance of the Council of the City of Palo Alto Repealing Chapter 16.05 of the Palo Alto Municipal Code and Amending Title 16 to Adopt a New Chapter 16.05, California Mechanical Code, 2025 Edition, and Local Amendments and Related Findings

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Chapter 16.05 of the Palo Alto Municipal Code is hereby amended by repealing in its entirety 16.05 and adopting a new Chapter 16.05 to read as follows:

**CHAPTER 16.05
CALIFORNIA MECHANICAL CODE,
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4**

Sections

- 16.05.010** 2025 California Mechanical Code, Title 24, Part 4 adopted and amended.
- 16.05.020** Cross - References to California Mechanical Code.
- 16.05.030** Local Amendments.
- 16.05.040** Administration & Enforcement of 2025 California Mechanical Code.
- 16.05.045** Adoption of Chapter 1, Division II Administration.
- 16.05.050** Section 102.8 Appendices.
- 16.05.060** Section 104.2 Exempt from this code.
- 16.05.070** Section 510.7 Interior installations.

16.05.010 2025 California Mechanical Code, Title 24, Part 4 adopted and amended.

The California Mechanical Code, 2025 Edition, Title 24, Part 4 of the California Code of Regulations together with those omissions, amendments, exceptions and additions thereto, is adopted and hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.

Unless superseded and expressly repealed, references in City of Palo Alto forms, documents and regulations to the chapters and sections of the former editions of the California Code of Regulations, Title 24 shall be construed to apply to the corresponding provisions contained within the California Code of Regulations, Title 24, 2025. Ordinance No. 5565 of the City of Palo Alto and all other ordinances or parts of ordinances in conflict herewith are hereby suspended and expressly repealed. Wherever the phrases "California Mechanical Code" or "Mechanical Code" are used in this code or any ordinance of the City, such phrases shall be deemed and construed to refer and apply to the California Mechanical Code, 2025 Edition, Title 24, Part 4 of the California Code of Regulations, as adopted by this Chapter.

One copy of the California Mechanical Code, 2025 edition, has been filed for use and examination of the public in the Office of the Building Official of the City of Palo Alto.

16.05.020 Cross - References to California Mechanical Code.

The provisions of this Chapter contain cross-references to the provisions of the California Mechanical Code, 2025 Edition, in order to facilitate reference and comparison to those provisions.

16.05.030 Local Amendments.

The provisions of this Chapter shall constitute local amendments to the cross-referenced provisions of the California Mechanical Code, 2025 Edition, and shall be deemed to replace the cross-referenced sections of said Code with the respective provisions set forth in this Chapter.

16.05.040 Administration & Enforcement of 2025 California Mechanical Code.

Administration and enforcement of this code shall be governed by Chapter 1, Division II of the 2025 California Building Code as amended by Palo Alto Municipal Code Chapter 16.04.

16.05.045 Adoption of Chapter 1, Division II Administration.

Chapter 1, Division II Administration of the 2025 California Mechanical Code is adopted by the City of Palo Alto to supplement, to the extent it does not conflict with, Chapter 1, Division II of the 2025 California Building Code, as amended.

16.05.050 Section 102.8 Appendices.

The following Appendix Chapters of the California Mechanical Code, 2025 Edition, are adopted and hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein:

- A. Appendix B – Procedures to be followed to place gas equipment in operation
- B. Appendix C – Installation and testing of oil (liquid) fuel-fired equipment

16.05.060 Section 104.2 Exempt from this code.

Subdivision (6) of Section 104.2 of Chapter 1 of the California Mechanical Code is added to read:

(6) ADDITIONAL EXCEPTIONS: Reference Mechanical Section under PAMC 16.04.110 Section 105.2 Work exempt from permit.

16.05.070 Section 510.7 Interior installations.

Section 510.7 of Chapter 5 of the California Mechanical Code is amended to read:

Section 510.7 Interior installations. In all buildings, the ducts shall be enclosed in a continuous enclosure extending from the lowest fire-rated ceiling or floor above the hood, through any concealed spaces, to or through the roof so as to maintain the

integrity of the fire separations required by the applicable building code provisions. The enclosure shall be sealed around the duct at the point of penetration of the lowest fire-rated ceiling or floor above the hood in order to maintain the fire resistance rating of the enclosure and shall be vented to the exterior of the building through weather-protected openings. [NFPA 96:7.7.1.2 – 7.7.1.4]

SECTION 2. The Council adopts the findings for local amendments to the California Mechanical Code, 2025 Edition, attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 3. The Council finds that the changes or modifications to the California Mechanical Code adopted by this ordinance are substantially equivalent to changes or modifications that were previously filed by the governing body of the City and were in effect as of September 30, 2025, and are therefore exempt from the moratorium on new residential building standards imposed by Assembly Bill 130 (2025)

SECTION 4. The Council finds that this project is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15061 of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the amendments herein adopted will have a significant effect on the environment.

SECTION 5. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance. The Council hereby declares that it should have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

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SECTION 6. This Ordinance shall be effective on the thirty-first day after the date of its adoption.

INTRODUCED: OCTOBER 6, 2025

PASSED: OCTOBER 20, 2025

AYES: BURT, LAUING, LU, LYTHCOTT-HAIMS, RECKDAHL, STONE, VEENKER

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

DocuSigned by:
Mahealani Ali Yun
8891CE5898F6400...
City Clerk

Signed by:
Ed Lauing
880C20B663824E6...
Mayor

APPROVED AS TO FORM:

Signed by:
Madeline Salahi
52E3D8948EBE44D...
City Attorney or Designee

APPROVED:

DocuSigned by:
Ed Shikada
F2DCA19CC8D4F9...
City Manager

Signed by:
Jonathan Lait
293CF322E1294F6...
Director of Planning and Development Services

DocuSigned by:
[Signature]
66236E5C20284BC...
Director of Administrative Services

Exhibit A

**FINDINGS FOR LOCAL AMENDMENTS TO CALIFORNIA MECHANICAL CODE,
TITLE 24, PART 4**

Section 17958 of the California Health and Safety Code provides that the City may make changes to the provisions of the California Building Standards Code. Sections 17958.5 and 17958.7 of the Health and Safety Code require that for each proposed local change to those provisions of the California Building Standards Code which regulate buildings used for human habitation, the City Council must make findings supporting its determination that each such local change is reasonably necessary because of local climatic, geological, or topographical conditions.

Local building regulations having the effect of amending the uniform codes, which were adopted by the City prior to November 23, 1970, were unaffected by the regulations of Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code. Therefore, amendments to the uniform codes which were adopted by the City Council prior to November 23, 1970 and have been carried through from year to year without significant change, need no required findings. Also, amendments to provisions not regulating buildings used for human habitation do not require findings.

Code: California Mechanical Code, Title, 24, Part 4					
Chapter(s), Sections(s), Appendices	Title	Added	Amended	Replaced	Justification (See below for keys)
Ch. 1, Div. II	ADMINISTRATION	✓			A
102.8	Appendices		✓		A
	Administration and Enforcement	✓			A
104.2	Exempt from this code	✓			A
510.7	Interior installations		✓		G
Appx. B	Procedures to be followed to place gas equipment in operation	✓			A
Appx. C	Installation and testing of oil (liquid) fuel-fired equipment	✓			A

Key to Justification for Amendments to Title 24 of the California Code of Regulations

A This is an **administrative** amendment to clarify and establish civil and administrative procedures, regulations, or rules to enforce and administer the activities by the Palo Alto Building Inspection Department. These administrative amendments do not need to meet HSC 18941.5/17958/13869 per HSC 18909(c).

C This amendment is justified based on a local **climatic** condition. The seasonal climatic conditions during the late summer and fall create severe fire hazards to the public health and welfare in the City. The hot, dry weather frequently results in wild land fires on the brush covered slopes west of Interstate 280. The aforementioned conditions combined with the geological characteristics of the hills within the City create hazardous conditions for which departure from California Building Standards Code is required.

G This amendment is justified based on a local **geological** condition. The City of Palo Alto is subject to earthquake hazard caused by its proximity to San Andreas fault. This fault runs from Hollister, through the [Santa Cruz Mountains](#), epicenter of the [1989 Loma Prieta earthquake](#), then on up the [San Francisco Peninsula](#), then offshore at [Daly City](#) near [Mussel Rock](#). This is the approximate location of the epicenter of the [1906 San Francisco earthquake](#). The other fault is Hayward Fault. This fault is about 74 mi long, situated mainly along the western base of the hills on the east side of [San Francisco Bay](#). Both faults are considered major Northern California earthquake faults which may experience rupture at any time. Thus, because the City is within a seismic area which includes these earthquake faults, the modifications and changes cited herein are designed to better limit property damage as a result of seismic activity and to establish criteria for repair of damaged properties following a local emergency.

T The City of Palo Alto **topography** includes hillsides with narrow and winding access, which makes timely response by fire suppression and emergency response vehicles difficult. Palo Alto is contiguous with the San Francisco Bay, resulting in a natural receptor for storm and wastewater run-off. Also, the City of Palo Alto is located in an area that is potentially susceptible to liquefaction during a major earthquake. The surface condition consists mostly of stiff to dense sandy clay, which is highly plastic and expansive in nature. The aforementioned conditions within the City create hazardous conditions for which departure from California Building Standards Code is warranted.

Certificate Of Completion

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Status: Completed
 Envelope Originator:
 Christine Prior
 250 Hamilton Ave
 Palo Alto , CA 94301
 Christine.Prior@PaloAlto.gov
 IP Address: 165.225.242.110

Record Tracking

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Storage Appliance Status: Connected	Pool: City of Palo Alto	Location: Docusign

Signer Events

Madeleine Salah
 Madeleine.Salah@paloalto.gov
 Deputy City Attorney
 City of Palo Alto
 Security Level: Email, Account Authentication (None)

Signature

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Electronic Record and Signature Disclosure: Not Offered via Docusign

Lauren Lai
 Lauren.Lai@paloalto.gov
 Director Administrative Services/CFO
 COPA
 Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure: Not Offered via Docusign

Jonathan Lait
 Jonathan.Lait@paloalto.gov
 Director, Planning and Development Services
 City of Palo Alto
 Security Level: Email, Account Authentication (None)

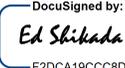
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Electronic Record and Signature Disclosure: Not Offered via Docusign

Ed Shikada
 Ed.Shikada@paloalto.gov
 Ed Shikada
 City of Palo Alto
 Security Level: Email, Account Authentication (None)

DocuSigned by:

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 Signature Adoption: Pre-selected Style
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 Signed using mobile

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 Signed: 11/10/2025 10:05:43 AM

Electronic Record and Signature Disclosure: Not Offered via Docusign

Signer Events	Signature	Timestamp
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Ed Lauing
 Ed.Lauing@paloalto.gov
 Security Level: Email, Account Authentication (None)

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Signature Adoption: Pre-selected Style
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Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Mahealani Ah Yun
 Mahealani.AhYun@paloalto.gov
 City Clerk
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 8691CE5898F6400...

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Electronic Record and Signature Disclosure:
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Intermediary Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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