



# COUNCIL REPORT

**DATE:** November 12, 2024

**CATEGORY:** Consent

**DEPT.:** Community Development and Public Works

**TITLE:** **Building Reach Code Updates (Phase 1)—  
Electrical Prewiring and Recycled Water  
(Second Reading)**

## **RECOMMENDATION**

1. Find the proposed amendments to Chapter 8 (Buildings) of the Mountain View City Code to be exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the common-sense exemption, as it can be seen with certainty that there is no possibility that the changes adopted will have a direct or reasonably foreseeable indirect physical change in the environment or significant effect on the environment; and Section 15308 of the CEQA Guidelines as this ordinance is an action taken by a regulatory agency for the purpose of protecting the environment by reducing greenhouse gas emissions that are produced from buildings.
2. Adopt an Ordinance of the City Council of the City of Mountain View Adopting Required Findings, Amending Chapter 8 (Buildings) of the Mountain View City Code to Adopt Local Amendments to the 2022 Editions of the California Green Building Standards Code and the California Plumbing Code to Add Electrical Prewiring Requirements and to Make Clarifying Changes to Recycled Water Requirements, and Finding the Amendments to Be Exempt from Review Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

## **SUMMARY**

On October 22, 2024, the City Council introduced an ordinance to amend Chapter 8 (Buildings) of the City Code to: (1) add new electrical prewiring requirements for all residential and nonresidential new construction within the City's Building Reach Code thresholds, and (2) reinstate existing recycled water requirements for dual-plumbing in all new nonresidential buildings 25,000 square feet or greater in size. The electrical prewiring amendments are part of the City's ongoing effort to encourage building electrification. This is the second reading of the ordinance for Chapter 8 of the City Code. If approved, the ordinance will become effective on January 1, 2025.

In 2025, City staff will continue to work with Silicon Valley Clean Energy (SVCE) on the upcoming 2025 Triennial Building Code Update to evaluate new Energy Performance standards, lower thresholds for triggering electrification requirements, and zoning incentives to encourage electrification.

**FISCAL IMPACT**—None.

**LEVINE ACT**

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$250 from a party, participant, or agent of a party or participant in the proceeding within the last 12 months. A city official is similarly prohibited from accepting, soliciting, or directing a campaign contribution exceeding \$250 from a party, participant, or agent of a party or participant to any proceeding involving a license, permit, or other entitlement for use for 12 months after a final decision is rendered in said proceeding.

Please refer to the “X” in the checklist below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

**SUBJECT TO THE LEVINE ACT**

- Land development entitlements
- Other permit, license, or entitlement for use
- Contract or franchise

**EXEMPT FROM THE LEVINE ACT**

- Competitively bid contract
- Labor or personal employment contract
- General policy and legislative actions

For more information about the Levine Act, please see the Fair Political Practices Commission website: [www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html](http://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html).

**PUBLIC NOTICING**

Agenda posting, and the ordinance was published at least two days prior to adoption in accordance with the City Charter Section 522.

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LH/4/CAM  
823-11-12-24CR  
203251

Attachment: 1. Ordinance for Building Reach Code Updates—Phase 1 (Chapter 8)