



CITY OF CAMPBELL
Community Development Department

2022 Campbell Reach Code

GENERAL INFORMATION

**As adopted (changes) through the 2022 California Building Code series and CalGreen
As of May 2024, Campbell has suspended Reach Code Ord#2290
(Gas ban for new commercial buildings, new homes and ADUs)**

All new Commercial Buildings are preferred or required to have (Section 110 Ca Energy Code):

- Preferred electric heat pump water heating & space heating, and all electric appliances
- Required 200a electric panel to have a 3-branch circuit and transfer switch for future ESS (battery)
- Required solar system (PV) readiness with provisions for future energy storage system (ESS)
- 20% of parking spaces to have functioning Level I EVCS, 30% of parking spaces to be EV capable
- All hot water and exterior pipes, are to be insulated (insulation to be as thick as the pipe)
- Increased Solar Reflective Index (SRI) for composition shingles
- Increased HVAC efficiency ratings
- All ceiling and building envelope penetrations (can lights, sprinklers) to have annular spaces filled, caulked, gasketed, or foamed to prevent air infiltration
- Sewer systems to have readily accessible clean-outs at: property line, building drain, end of line, and any change in pipe direction over 45 degrees. Two-way cleanouts must be back-to-back combo or Texas two-way

All new Homes new ADU' are required to have:

- Install a minimum 225 amp buss bar (200a panel)
- Preferred electric heat pump water heating & space heating, and all electric appliances.
- Required Electric panel to have a 3-branch circuit and transfer switch for future ESS (battery).
- A functional solar system (PV) with provisions for future energy storage system (ESS, battery(s)).
- The solar panel requirement from Table 150.1 will be increased
- All hot water and exterior pipes, are to be insulated (insulation to be as thick as the pipe)
- Roof rafter deck insulation requirements have increased
- Increased Solar Reflective Index (SRI) for composition shingles
- Increased range hood airflow to 120-160 CFM with demand controls
- Increased HVAC efficiency ratings(12-14 SEER)
- All ceiling and building envelope penetrations (can lights, sprinklers) to have annular spaces filled, caulked, gasketed, or foamed to prevent air infiltration
- Provide storm water retention using roof gutters, emitters, seepage pits, or retention basins to retain all storm waters on-site and not to flow to neighboring properties or the street.
- ADU's may not use sewage ejector pumps to discharge sewage
- Sewer systems to have readily accessible clean-outs at: property line, building drain, end of line, and any change in pipe direction over 45 degrees. Two-way cleanouts must be back-to-back combo or Texas two-way
- All general lower elect outlets must be at least 15" Above Finished Floor (AFF), upper outlets not to exceed 48" AFF (exceptions for microwave, appliances, garage door openers, etc.)
- All bathroom additions and remodels to include 2x blocking for future grab bar installation at the toilet, and showers, and tubs

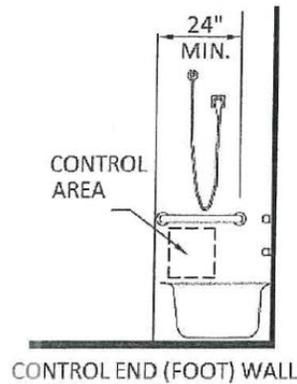
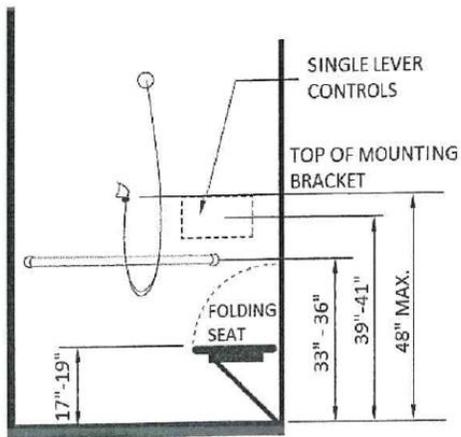
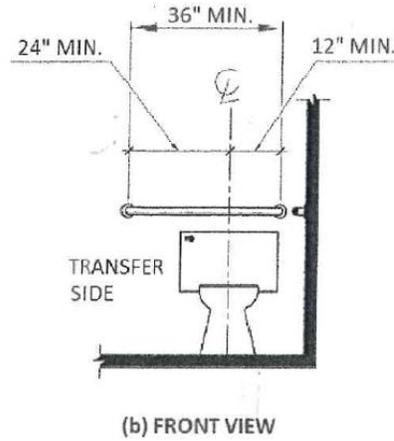
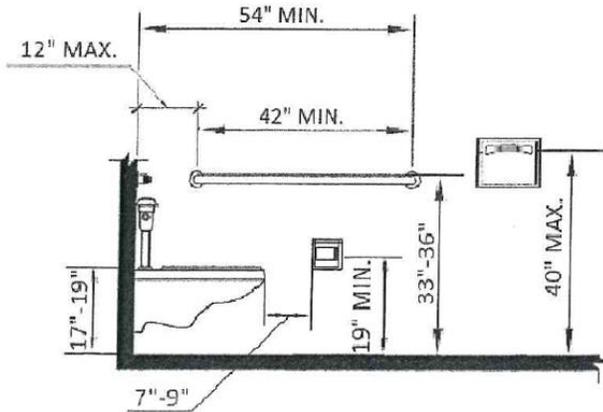
- Hot water circulation pumps to have operation timeclocks and shut-of switching

Additions, Remodels, Electrification, Single Trades (MEP, Reroof), and other projects

- All panel upsize-ing or PV installation are required to receive 225 amp buss bar (200a panel)
- ADU's to separately connect to the sewer lateral
- ADU's may not use sewage ejector pumps to discharge sewage
- Sewer systems to have readily accessible clean-outs at: property line, building drain, end of line, and any change in pipe direction over 45 degrees, two way cleanouts must be back-to-back combo or Texas two-way
- Heat Pump Water Heaters (HPWH) – installed indoors, placed on uncompressible rigid insulation, with a communication feature
- All lower elect outlets must be at least 15" Above Finished Floor (AFF), upper outlets not to exceed 48" AFF
- Install 2x blocking for future grab bar installation in all bathroom remodels
- Hot water circulation pumps must have times and on/off switching
- All hot water pipes are to be insulated with insulation as thick as the pipe
- On Demand W/H (over 6,800 Btu) are to have shutoff valves on the hot and cold pipes and provide a means to flush the system (hose bib or other type drain.
- Insulate all exterior hot and cold-water lines at the exterior water heater
- All ceiling and building envelope penetrations (can lights, sprinklers) to have annular spaces filled, caulked, gasketed, foamed to prevent air infiltration.
- Provide storm water retention using roof gutters, emitters, seepage pits, or retention basins to retain all storm waters on-site and not to flow to neighboring properties or the street.
- All bathroom remodels to include 2x blocking for future grab bar installation at the toilet, and showers, and tubs
- On Demand Water Heaters (over 6,800 Btu) to have shutoff valves on both hot and cold and provide a means to flush the system (hose bib)
- Hot water circulation pumps to have operation timeclocks and shut-of switching
- The installation of 25' of new HVAC ductwork will trigger HERS testing of all ductwork
- The aged solar reflectance of composition roofing will be increased
- In 2030, gas appliances will not be sold in California, consider providing electric appliance capabilities during panel replacements and electrical rework for furnaces, pool heaters, water heaters and dryers

Per Residential Building Code R327.1.1

Provided continuous 2X blocking for future grab bar attachment. Document the location in the home operation manual.



At least one bathroom and bedroom on the entry level shall have a min 32" door

All regular wall outlets

