



CITY OF MONTE SERENO

18041 SARATOGA-LOS GATOS ROAD, MONTE SERENO, CA 95030
(408) 354-7635 • FAX (408) 395-7653 • WWW.CITYOFMONTESERENO.ORG

POLICY FOR APPLICATION OF BUILDING STANDARDS CODE FOR ALTERATIONS/ADDITIONS

NEW CONSTRUCTION

Where an existing house is remodeled and/or added on to, a minimum of 50% of the existing exterior walls and a minimum of 50% of the existing roof area shall remain in order or to be considered an alteration/addition to an existing house. Otherwise, the project will be considered “new construction” and will be required to comply with all applicable building/fire code regulations for new construction including, but not limited to, fire sprinklers, fire access, Title 24 energy compliance, green building standards, and local reach codes for energy and/or water efficiency.

Guidance for Determinations:

Determining Existing Exterior Walls:

1. Exterior walls are measured in linear feet.
2. The portions of existing exterior walls where the height of the wall is increased, shall be considered to not be remaining for purposes of determining whether 50% of existing exterior walls are maintained.
3. Portions of existing exterior walls where new exterior openings are installed (new or expanded windows or doors) shall also not be considered “existing” exterior walls.
4. Existing exterior walls that will become interior walls as a result of the addition, are considered as removed exterior walls.
5. Removing sheetrock and exterior siding from an existing exterior wall shall be considered creating a new wall, except when necessary for a seismic upgrade or waterproofing.

Determining Roof Area:

1. The roof area is measured in square feet and in a horizontal plane in plan view.
2. Placing “California Framing” over an existing roof area shall be considered creating new roof area.

Note: The Monte Sereno Building Department shall make the final determination based on the above criteria.