



2019 California Energy Code Amendments
All-Electric Reach Code
California Code of Regulations Title 24, Part 6

Jesse Oswald, Chief Building Official

What is Santa Rosa's All Electric Reach Code?

Santa Rosa's Ordinance modifies all sections of the California Energy Code that reference fuels (typically natural gas or propane) by eliminating them and replacing with electric components.

The primary elements targeted for eliminating fuels were:

- Domestic Water Heating
- Space Heating
- Cooking
- Clothes Drying
- Swimming Pool/Spa Water Heating

Two Primary Areas focused-on by opposition were:

- Cooking
- Gas Fireplaces





2019 All Electric Ordinance Adoption Process

- Adopted with the triannual California Code of Regulations – Title 24 (AKA Building Codes)
- Minimum 2 public hearing process
- Local ordinance adopts all codes with local amendments
- All Electric Only modified the California Energy Code (BayRen and Sonoma clean Power)
- Must be found cost-effective. Used Guttman & Blaevoet study – accepted by Cal. Energy Commission



2017 Fire Rebuild Exemption

AB 178 was signed by Governor Newsom on September 06, 2019. It exempts those rebuilds that were in an area proclaimed by the Governor as an emergency, prior-to January 2, 2020 from installing photovoltaic systems required at the time of repair, restoration, or replacement.

The Cost-Effectiveness Study accepted by the CEC requires the installation of photovoltaic (PV) systems on Low-Rise Residential new construction to be cost-effective.

Therefore, the Chief Building Official has determined that the exemption by AB 178 for the installation of PV systems for rebuilds EXEMPTS 2017 Fire Rebuild projects from an All-Electric Reach Code.

Outreach & Input – Imperative

Building Officials Input

- Updates for the 2019 California Energy Code were developed at monthly Redwood Empire Association of Code Officials (REACO) meetings *(Includes Building officials from jurisdictions in Marin, Sonoma, Napa and Mendocino Counties)*

Rebuild Meetings:

- North Coast Builders Exchange “Regular Builder/Building Officials Meeting”
- Coffey Strong meeting
- Coffey Neighborhood (AKA Standing Homes) group meeting
- 10/15/2019 Redwood Empire Rebuilders Association (RERA) Annual Dinner Presentation

Public Outreach:

- City Website: www.srcity.org/AllElectric
- Multiple radio interviews and articles in the Press Democrat

Public Meetings:

- 06/11/2019 – Climate Action Subcommittee
- 07/16/2019 – City Council Building and Fire Code adoption study session
- 08/14/2019 – North Coast Builders Exchange “What the Impending New Building Codes and Electric-only Residential Construction Requirements Will Mean to YOU!”
- 09/03/2019 – Climate Action Subcommittee
- 09/19/2019 – Builder Roundtable @ UFO
- 09/24/2019 – City Council Building and Fire Code adoption study session



Implementation



- Most codes are targeted to become effective 1/1 of the code-cycle year.
- Our reach code became effective mid-to late February due to CEC acceptance of ordinance due to delays in City Council Scheduling (Council wanted to hear All Electric Ordinance separately)
- Using BayRen's new energy code language – plan review are effective

Lessons Learned



- Again – outreach is important
- Start early. If you are proposing a reach code adoption for the 2023 (CA 2022) code cycle – start in January 2022
- Anticipate strong and lively opposition and support.
- Be prepared to respond to the opposition... points raised in opposition to cost-effectiveness
- Be cautious about legality of how far you can go in adoption.... must be supported.
- Work closely with your legal council in developing the CEQA exemption(s)