

# Model Reach Codes Comparison — 2022

Type of ordinance	Descriptive Name	Official Model Code Name	Description	Mechanism	Adoption Cycle & Duration	Energy Code	Applicable	Building Types	Cost Effectiveness Study?	Included Exceptions	Link
All electric	Municipal code gas ban	All Electric Municipal Code Ordinance	Prohibit gas plumbing infrastructure in new construction buildings. Prohibits extensions of gas infrastructure within a building.	Municipal Code	Any time with no expiration	n/a	New & Substantial Alterations	All	Not Required	No Exceptions are included in model ordinance.  While it is not intended to promote the use of any of these exceptions, exceptions are included in separate document  <a href="https://bayareareachcodes.org/wp-content/uploads/2022/07/All-Electric-Municipal-Ordinance.docx">https://bayareareachcodes.org/wp-content/uploads/2022/07/All-Electric-Municipal-Ordinance.docx</a>	<a href="https://bayareareachcodes.org/wp-content/uploads/2022/07/All-Electric-Municipal-Ordinance.docx">https://bayareareachcodes.org/wp-content/uploads/2022/07/All-Electric-Municipal-Ordinance.docx</a>
	All electric CALGreen (Part 11) amendment	All Electric Building Code Ordinance	Requires all electric code compliant buildings and may include efficiency and load flexibility requirements. If mixed-fuel is allowed, it will require rewiring for future appliances.	Title 24 Part 11 CALGreen	Triennial Code Cycle and update every 3 years	2022	New & Substantial Alterations	All	Not Required	No Exceptions are included in model ordinance.  While it is not intended to promote the use of any of these exceptions, exceptions are included in separate document.  <a href="https://bayareareachcodes.org/wp-content/uploads/2022/07/2022-Part-11-All-Electric-Model-Reach-Code-Exceptions.docx">https://bayareareachcodes.org/wp-content/uploads/2022/07/2022-Part-11-All-Electric-Model-Reach-Code-Exceptions.docx</a>	<a href="https://bayareareachcodes.org/wp-content/uploads/2022/07/2022-Part-11-All-Electric-Model-Reach-Code.docx">https://bayareareachcodes.org/wp-content/uploads/2022/07/2022-Part-11-All-Electric-Model-Reach-Code.docx</a>
	Electrification at time of renovation	Existing Building Decarbonization Ordinance	Only electric appliances are allowed for replacements or upgrades triggered at time of permit. Any addition or alteration requiring a panel upgrade will require reserved electrical capacity for all electric appliances. Includes date certain for termination of fuel gas usage.	Municipal Code	Any time with no expiration	n/a	Existing	All	Not Required	Exceptions are included in model ordinance for: <ul style="list-style-type: none"> <li>Economic hardship or electrical upgrades beyond appliance upgrade scope of work</li> <li>Large load space conditioning and/ or water heating equipment</li> <li>Existing tankless water heater in constrained space</li> <li>Appliances serving a pool or served by solar hot water system</li> <li>Commercial food heat-processing equipment</li> <li>Subsidized housing</li> <li>Dwelling units owned by a Housing Authority</li> <li>Dwelling units providing temporary housing to formerly homeless populations</li> <li>House boats</li> <li>Projects submitting fees in-lieu of electric appliance installation</li> </ul>	<a href="https://bayareareachcodes.org/wp-content/uploads/2022/08/DRAFT-Existing-Building-All-Electric-Municipal-Ordinance.docx">https://bayareareachcodes.org/wp-content/uploads/2022/08/DRAFT-Existing-Building-All-Electric-Municipal-Ordinance.docx</a>
Efficiency + Electrification	All-electric Building Code (Part 6) amendment	Energy Reach Code for New Buildings	Includes modification to multiple codes. Requires increased efficiency with the option of additional PV in new buildings through modification to Energy Code. Requires all-electric construction for new and substantial alterations under Title 24 Part 11 or through municipal ordinance. The all-electric model ordinance language is based on bayareacodes.org documents but includes exceptions and broader options for definition of substantial remodel. Any new building not subject to all-electric requirements can be required to comply with stricter performance margins.	Title 24 Part 6 Energy Code	Triennial Code Cycle and update every 3 years	2022	New Construction for Efficiency New Construction and Substantial Alterations for All-electric	Currently Single Family and attached accessory dwelling units. Additional occupancies will be added when cost effectiveness is completed to support energy performance requirements.	Required	Exceptions included in model ordinance: <ul style="list-style-type: none"> <li>Free standing ADU</li> <li>Reduced compliance margin when working with Certified Energy Analyst</li> <li>Scope of work required to correct health and safety violations</li> <li>Attached ADU with services provided by mixed fuel building</li> <li>All-electric is not feasible to comply with Energy code or there is not commercially available equipment</li> <li>Minimally necessary equipment as approved by jurisdiction on revocable basis</li> </ul>	<a href="https://localenergycodes.com/download/1226/file_path/fieldList/2022%20Model%20Ordinance%20-%20New%20Construction.docx">https://localenergycodes.com/download/1226/file_path/fieldList/2022%20Model%20Ordinance%20-%20New%20Construction.docx</a>
	Electrification and/or efficiency at time of renovation	Electrification and Efficiency: Single Family Renovation Reach Code Low Rise Multifamily Renovation Reach Code	Requires upgrades beyond requirements triggered at time of permit for scope of work under Title 24 code to address efficiency, renewable or electrification measures. Measures installed must achieve target score for building. Trigger may be based on value of permit, building valuation, or percentage of floor area altered through scope of work.	Title 24 Part 6 Energy Code	Triennial Code Cycle and update every 3 years	2022	Existing	Mixed fuel single family homes and low rise multifamily buildings originally permitted for construction prior to 2011.	Required	Exceptions included in model ordinance: <ul style="list-style-type: none"> <li>Mobile homes, manufactured homes, or factory built homes.</li> <li>Energy budget of proposed project less than energy budget with additional measures</li> <li>Economic hardship</li> <li>Required measure(s) beyond authority of homeowner due to HOA</li> <li>Attached ADU or JADU</li> <li>Scope is solely medically or seismically necessary upgrades</li> </ul>	<a href="https://localenergycodes.com/download/1224/file_path/fieldList/2022%20Model%20Ordinance%20-%20Single%20Family%20Renovations.docx">https://localenergycodes.com/download/1224/file_path/fieldList/2022%20Model%20Ordinance%20-%20Single%20Family%20Renovations.docx</a>  <a href="https://localenergycodes.com/download/1225/file_path/fieldList/2022%20Model%20Ordinance%20-%20Multifamily%20Renovations.docx">https://localenergycodes.com/download/1225/file_path/fieldList/2022%20Model%20Ordinance%20-%20Multifamily%20Renovations.docx</a>

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Model ordinance documents accessed: 2022.08.29

Main landing pages for model ordinance resources:

<https://bayareareachcodes.org/>

<https://localenergycodes.com/content/reach-codes/building-efficiency-renewables>

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