

Reach Codes

Citizens Advisory Committee
December 2, 2021



Reach Code Initiative

Model codes and technical assistance

24 adopters out of 50 statewide

Innovation in codes & strategy

GHGs Projected: 13,000 tons/year if all SMC cities adopt
(equiv. to 1.5M gallons of gas)

Lead Agencies



www.peninsulareachcodes.org



Reach Code Adoption in San Mateo County

Member Agency	Reach Code Status	Building (proposed)	EV
Brisbane	Adopted	All-electric w/ exceptions	PCE model code (variant)
Burlingame	Adopted	All-electric w/ exceptions	PCE model code (variant)
Daly City	Adopted	All-electric w/ exceptions	PCE model code
East Palo Alto	Adopted	All-electric w/ exceptions	PCE model code (variant)
Millbrae	Adopted	All-electric w/ exceptions	PCE model code (variant)
Menlo Park	Adopted	All-electric w/ exceptions	(existing EV code)
Pacifica	Adopted	All-electric w/ exceptions	(existing EV code)
County of San Mateo	Adopted	All-electric w/ exceptions	PCE model code
Redwood City	Adopted	All-electric w/ exceptions	PCE model code
San Mateo	Adopted	All-electric w/ exceptions (updated)	Increase EV capable
San Carlos	Adopted	All-electric w/ exceptions (updated)	PCE model code
South San Francisco	Adopted	All-electric w/ exceptions (residential)	PCE model code
Colma	Adopted	Prewiring required	Increase EV capable
Portola Valley	1 st reading TBD	(All-electric w/ exceptions)	(existing EV code)
Half Moon Bay	1st reading 11/16	All-electric new construction + existing construction	PCE model code
Atherton, Belmont	Under development		
Foster City, Hillsborough, San Bruno	Staff discussions or Council briefing done		
Woodside	Declined		

Santa Clara County
Adopted: 13
In-Progress: 1

EV Model Reach Code

Large, multi-family housing

	2019 Model Reach Code	2022 CALGreen Proposal	2022 Model Reach Code Proposal
Requirements	<ul style="list-style-type: none"> • 25% L2 EV Ready (first 20) • 75% L1 EV Ready 	<ul style="list-style-type: none"> • EV Chargers: 5% • Low Power EV Ready (outlets): 25% • EV Capable: 10% 	<ul style="list-style-type: none"> • EV chargers: 40% of spaces (with power management) • Level 1 outlets: Remainder of res. units with a parking space
Access	100%	40%	100%
Notes	<ul style="list-style-type: none"> • Load management explicitly allowed • No retrofits later 	<ul style="list-style-type: none"> • Retrofits needed to convert EV Capable spaces and increase access 	<ul style="list-style-type: none"> • Load management explicitly allowed • No retrofits later

Building Electrification Model Reach Code

	2019 Reach Code	2022 CEC Code Changes	2022 Reach Code
Legislative Process	CEC Process		CEC <i>or</i> municipal, <i>or</i> gas-ban
Type	Electric-preferred <i>or</i> All-electric	-Requires heat pump space heating for single-family -Change to all-electric baseline in single family	All-electric
Make-ready	Required in electric-preferred model code	Required for all single-family end uses.	
Exemptions	-Recently entitled multi-family -Restaurants -Buildings with no compliance pathway	N/A	No longer required
Existing Buildings		N/A	Focus area

Reach Codes for Existing Buildings

Approach

- Model code offered to all jurisdictions
- Co-adoption with New Construction encouraged
- Interactive process for specific requests by electeds

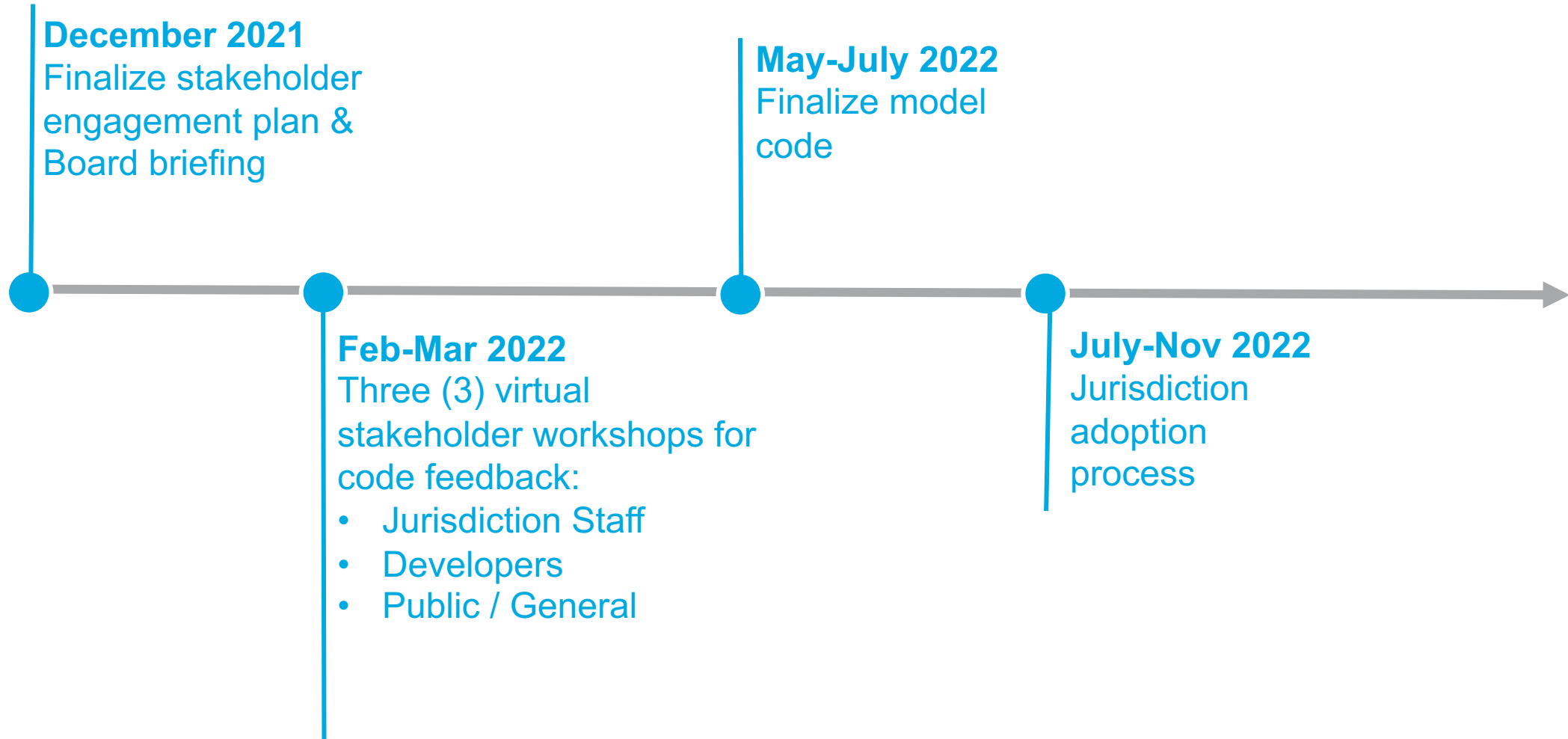
Concepts for Existing Building Codes

- Long-term goal for decommissioning of gas lines
- Electrification at specific intervention points
 - End of equipment life
 - Major renovations / minor retrofits
 - Panel upgrades for other work
 - Time of sale (not recommended)
- Low / no-cost measures
 - All air conditioners are heat pumps
 - Retail and small office hot water heaters
 - Make ready requirements

Key Hurdles for Existing Buildings

Hurdle	Potential Solution
Appliance costs	Incentive layering and scaling
Installation costs	Targeted turnkey programs and piloting of low-amp equipment
Panel and service upgrades	Right-sizing strategy in design to minimize service upgrades
Confusion among public	Targeted education and information campaigns. Data collection on real-world pricing
Equity issues (unfair burden)	Income qualified incentives, increased technical assistance.
Split incentive / renter-tenant issue	Tariff on-bill finance, renter-specific initiatives.

Stakeholder Engagement Plan



Discussion

