

# 2022 Reach Codes

Citizens Advocacy Committee  
October 13, 2022



# Agenda

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- Reach Code options
- January Deadline
- Where the cities are now
- Which cities are active
- Upcoming City Council Meeting Dates

# What are Reach Codes and Why Are They Important?

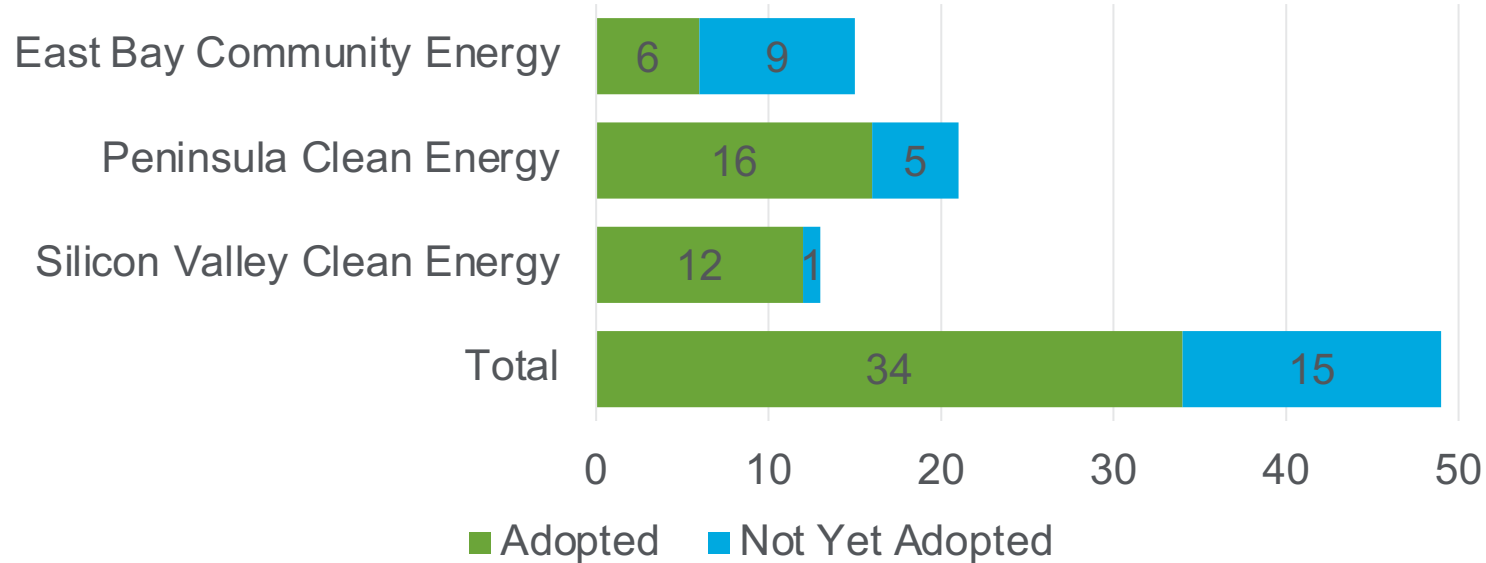
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## What are Reach Codes?

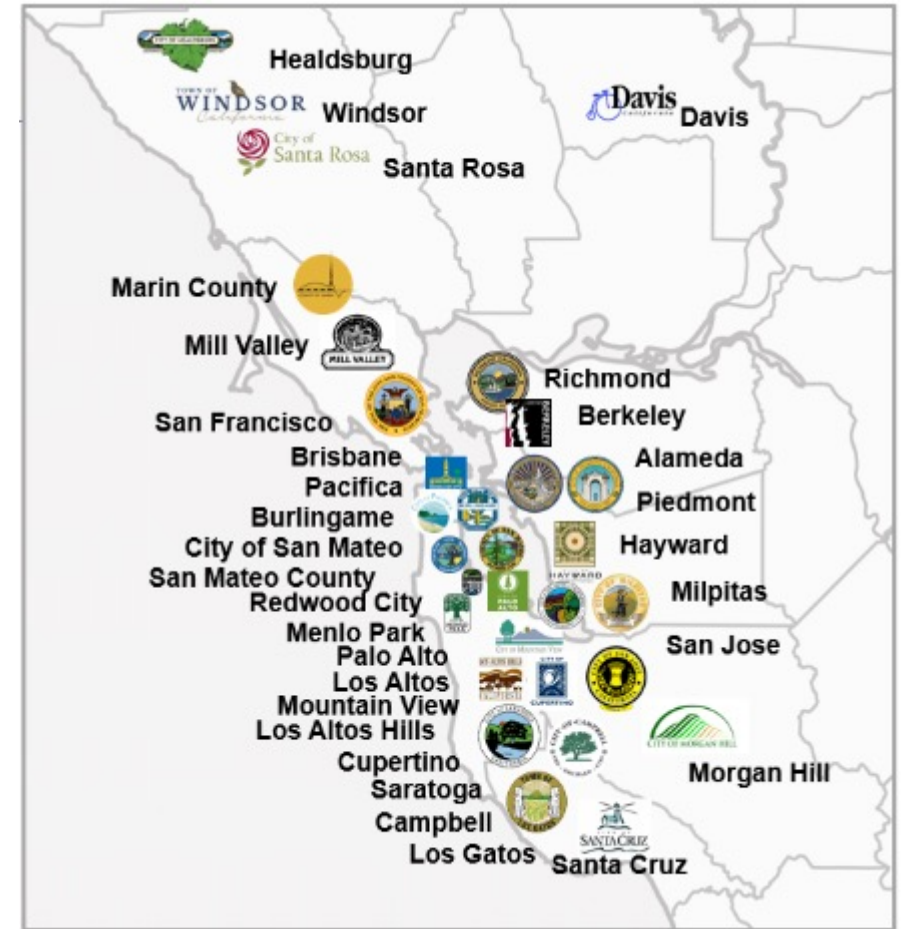
- Local enhancements to state code
- Can be adopted at any time
- Addresses:
  1. Building electrification – reduced use of methane gas
  2. Electric vehicle (EV) charging infrastructure – increased readiness
- Improves economic and energy performance of buildings in new construction
- Provides health, safety, and climate benefits



# Adoption of Electrification Reach Codes

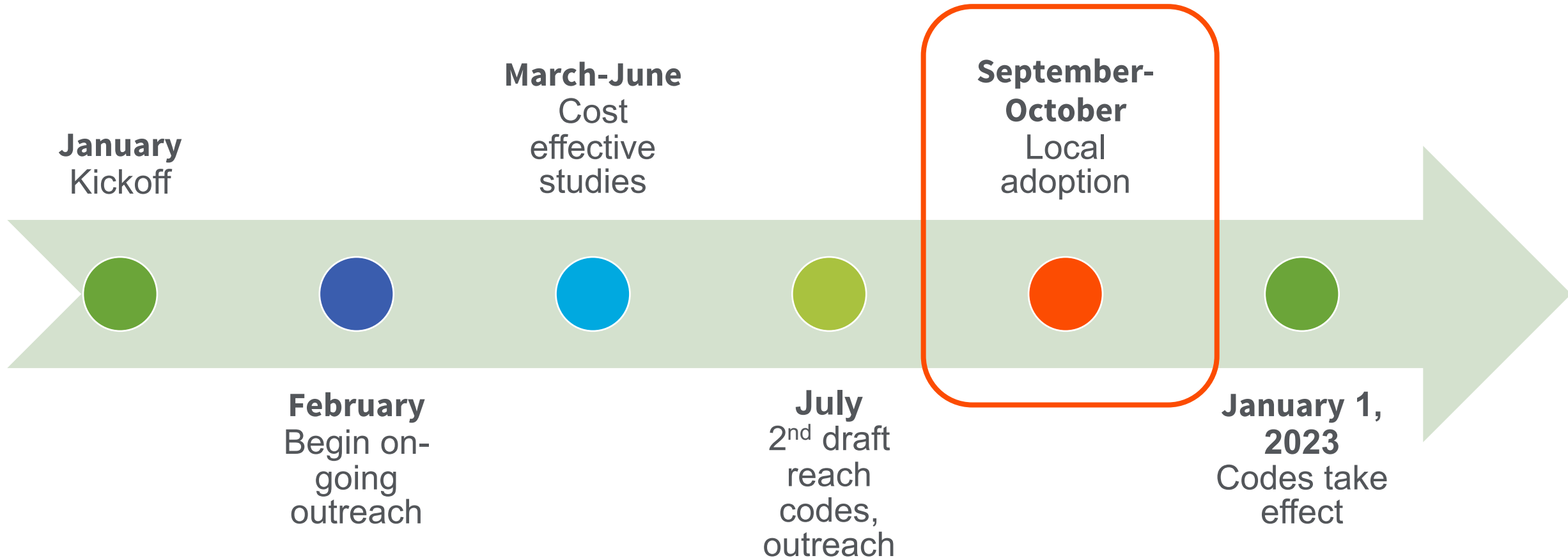


- 61% of member agencies
- 57% of electrification Reach Codes statewide
- 21 of 30 also had EV infrastructure codes



# 2022 Adoption Timeline

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# Proposed 2022 Building Electrification Reach Codes

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## All-electric new construction required

- Also could restrict extension of any existing gas infrastructure

## Optional exceptions

- Infeasible to construct according to CA Energy Code
- “Public interest”
- Technology-specific exceptions expiring in 2025
- Electric-readiness required
  - Pre-wiring
  - Physical space

Find our codes on:

[BayAreaReachCodes.Org](https://BayAreaReachCodes.Org)

# EV Code Terminology

## Speed

### Level 1

3-4 miles per charging hour



### Level 2

10-20 miles per charging hour



### Level 3

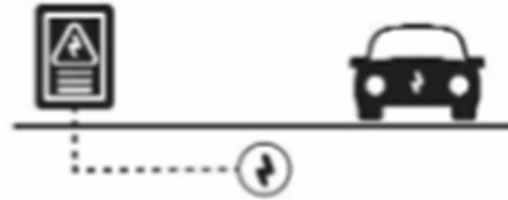
150+ miles per charging hour



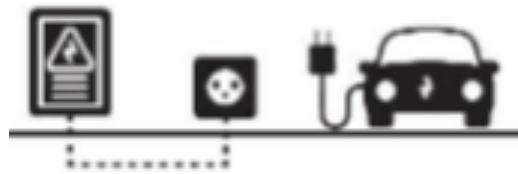
Peninsula Clean Energy

## Readiness

### EV Capable



### EV Ready

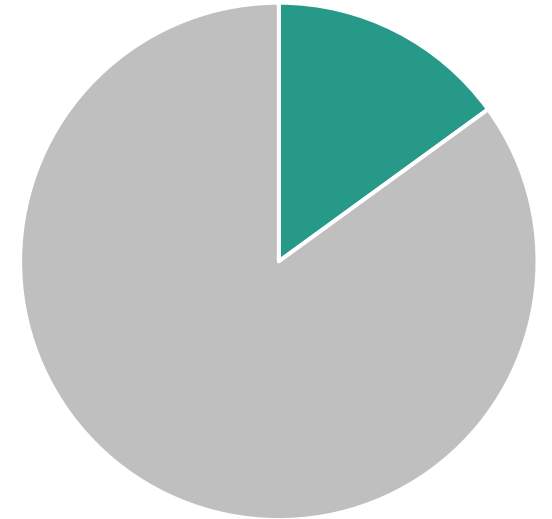


### EV Charging Station



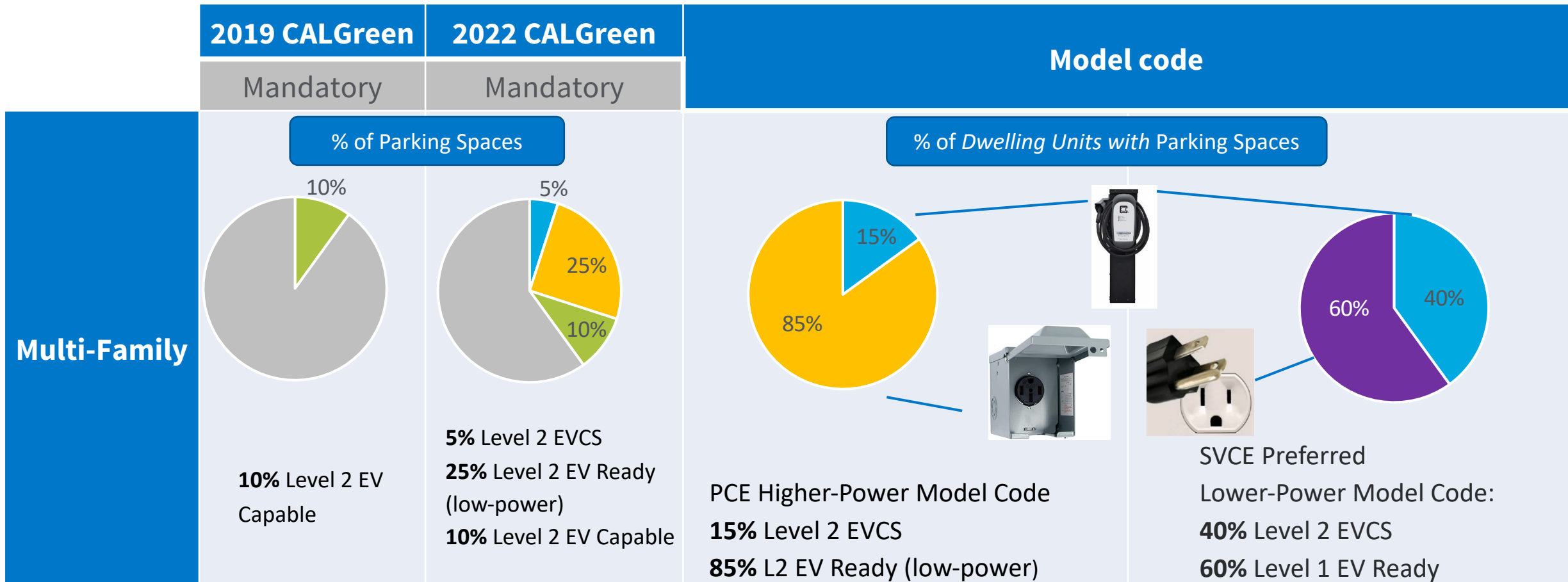
## Number

Percent of Parking Spaces



# Proposed 2022 Electric Vehicle Reach Code

## Multifamily New Construction





# Existing Building Reach Codes: New Opportunity

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*Electrifying existing buildings provides the greatest opportunities for local decarbonization.*

## Overview

- 99% of our buildings are existing
- It takes 15 years to cost-effectively electrify our building stock
- Some measures are zero cost
- Some electrification measures need incentives to close the cost gap
- Broad policy actions can help with planning

# Examples: Existing Building Measures

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End of flow ordinances

Time of sale disclosures

Permit / equipment replacement

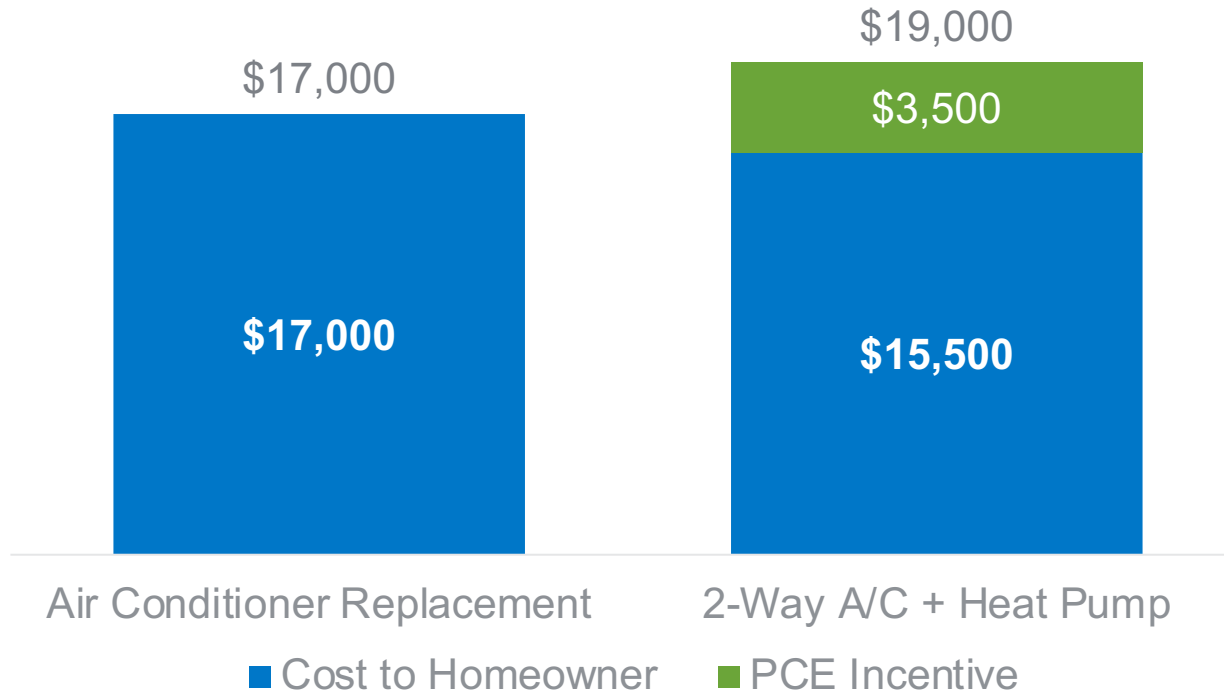
Panel replacement electric readiness

# Example Costs – Incentives Backstop Policy

Air Conditioner Cost Comparison  
Replace In-Kind vs Electrify



**Electric AC  
Gas Heating**

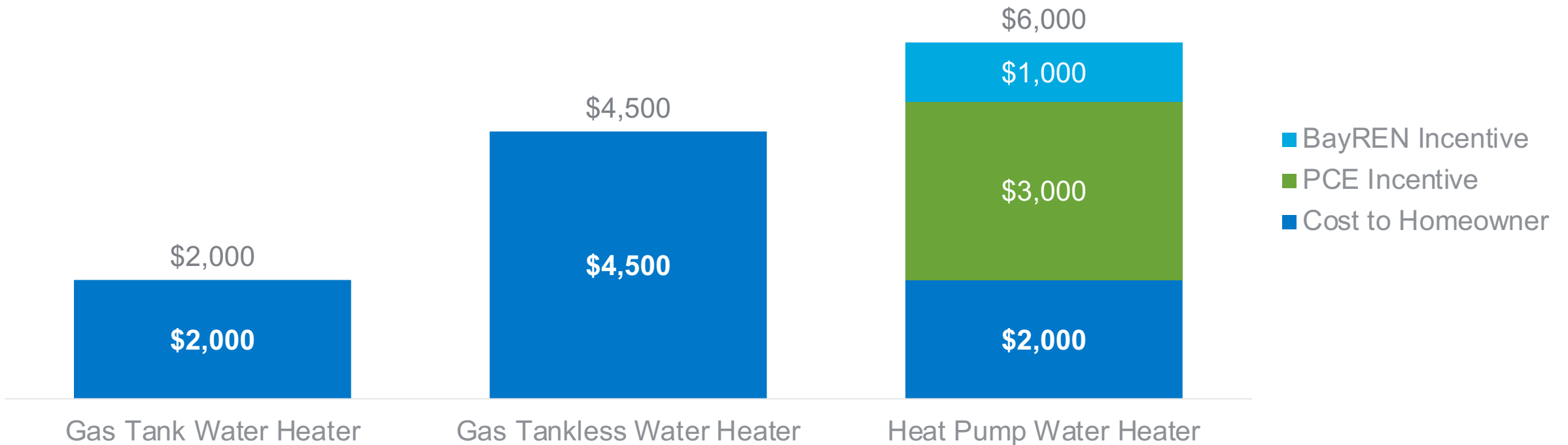


**All-  
Electric**

*Electrification Saves \$1,500*

# Example Costs – Incentives Backstop Policy

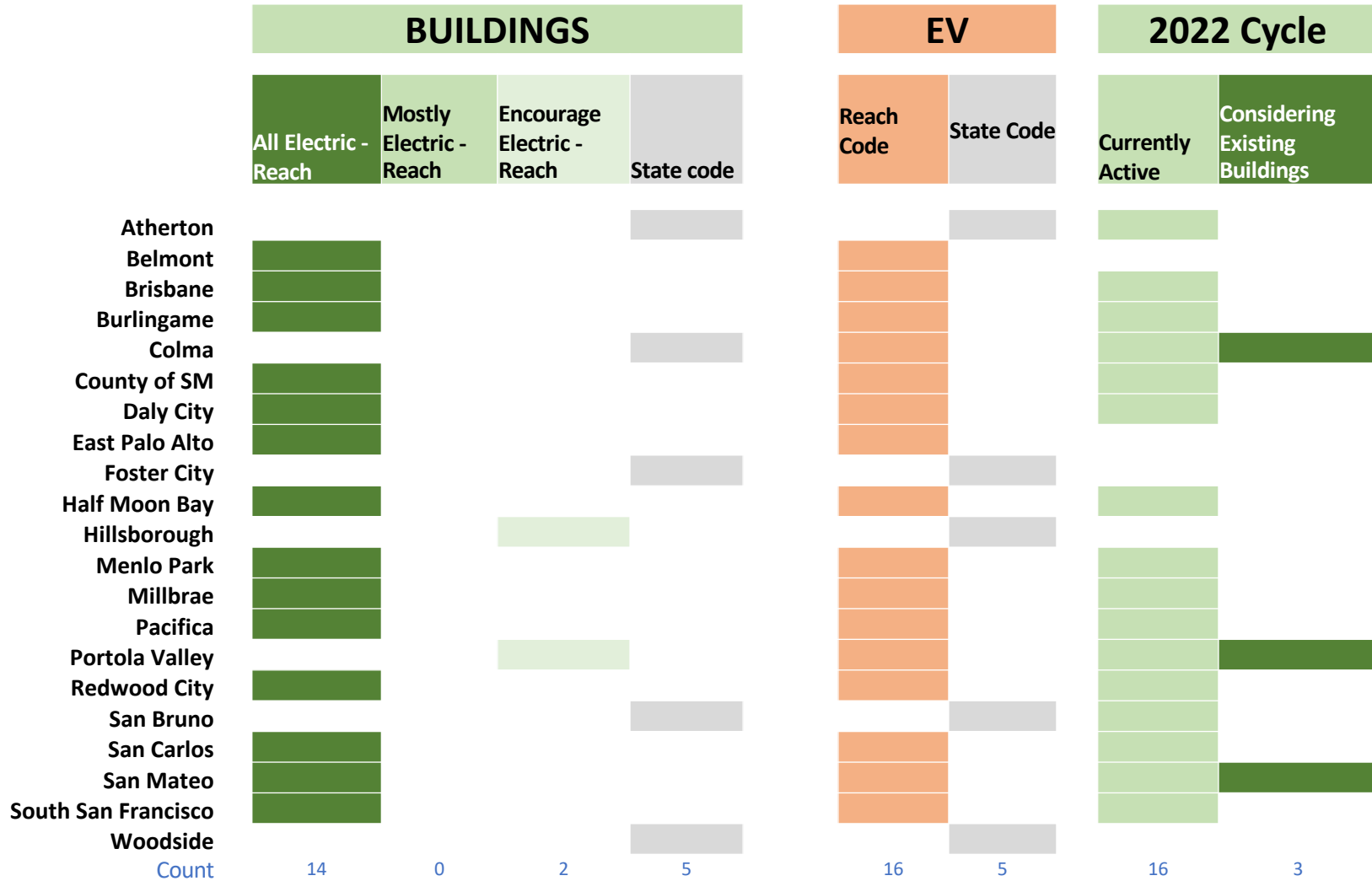
Water Heater Cost Comparison  
Replace In-Kind vs Electrify



# Possible Timeline for Existing Model Code Concepts (Residential)

Title	Summary of Policy
No-cost measures	<ul style="list-style-type: none"><li>-2-way AC (with our new incentive)</li><li>-HPWH (with our increased incentive)</li><li>-Dryer (if circuit exists and short vent run)</li><li>-Range (if circuit exists)</li></ul>
No-cost policies	<ul style="list-style-type: none"><li>-End-of-flow ordinance (ex. Half Moon Bay)</li><li>-Time of sale disclosure</li></ul>
Low-cost and highly variable cost measures	<ul style="list-style-type: none"><li>-Certain renovations</li><li>-Electric make-ready</li><li>-Dryers (without existing 240V)</li><li>-Ranges (without existing 240V)</li></ul>
High-cost measures	<ul style="list-style-type: none"><li>-Furnace to HP</li></ul>

# Current Status and 2022 Progress



# Upcoming Meetings

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- Week of October 10
  - San Carlos – October 10 First Reading.
  - San Bruno – October 11 Second Reading.
  - Portola Valley – October 12 First Reading. includes existing building measures, passed on first reading
  - County of San Mateo – October 13 Stakeholder Symposium.
- Week of October 17
  - Campbell – October 17 public meeting.
  - City of San Mateo – October 17 First Reading. - includes existing building measures
  - Menlo Park – October 18 Study Session.
  - Atherton – October 19 First Reading.
- Week of October 24
  - Redwood City – October 24 First Reading.
  - San Carlos – October 24 Second Reading.
  - Portola Valley – October 26 Second Reading. - includes existing building measures
- Week of October 31
  - Menlo Park – November 1 First Reading.
- Week of November 7
  - Burlingame – November 7 First Reading.
  - City of San Mateo – November 7 Second reading. - includes existing building measures