



# Update on Reach Codes 2024

Community Advisory Committee  
February 8, 2024


# What Are Reach Codes



- 1. **Reducing greenhouse gas emissions** in line with the Town's Climate Act Plan;
- 2. **Providing financial benefits** related to lower-cost electric construction;
- 3. **Supporting public health** by decreasing air pollution emissions and exposure.




## 2023 Climate Action Plan <

The Atherton Climate Action Plan was updated in June 2023. The plan is a roadmap of the priority strategies to meet 49% emissions reduction by 2030 and to achieve carbon neutrality in both the Atherton Community and Government Operations by 2045. Carbon neutrality means reducing greenhouse gas (GHG) emissions 100% from the 2005 baseline.

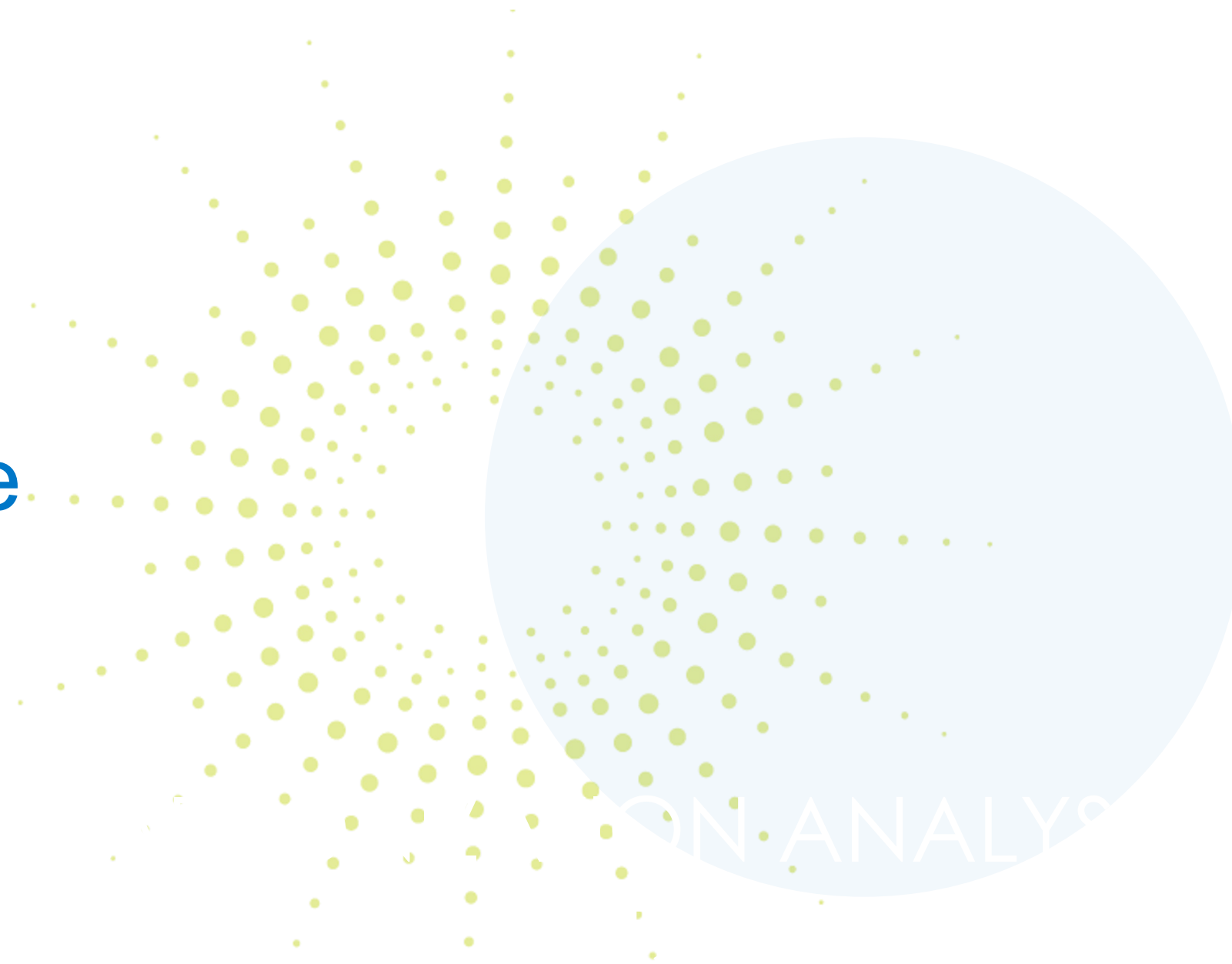
The following icons are used to indicate the status of each action.

-  Awaiting Resources
-  In Progress
-  Complete

 **BUILDING ENERGY** 

- BE-1** Electrify 100% of new construction projects by 2030. 
- BE-2** Electrify 31% of existing residential buildings by 2030 and 80% by 2045 through passage of a reach code by 2024. 
- BE-3** Promote the use of Clean Energy by Maintaining a 3% or Less opt Out Rate 

# All-Electric Buildings Update



# The State is Moving Forward

2026

## CA State Energy Code Update

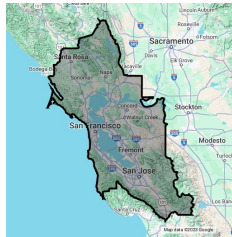
Replacements of air conditioning systems in existing buildings will be heat pumps



2027

## BAAQMD Low NOx water heater requirements

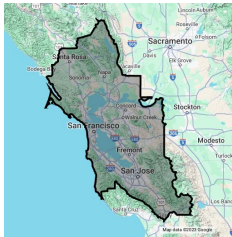
tank-type gas water heaters no longer sold in Bay Area



2029

## BAAQMD Low NOx space heater requirements

Gas furnaces no longer sold in Bay Area



2030

## CARB Low NOx Standards

Gas water heaters and space heaters no longer sold, statewide



2045

## California Achieves Carbon Neutrality

Statewide gas piping projected decommissioning date



# Why We Still Need Reach Codes

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## **Continued signal to the market**

- Make sure there is not a gap for new construction from 2024-2026
- Send clear, continuous message to market
- Avoid stranded asset cost of continued gas investment

## **Local control**

- Allows for innovative approaches to cost-effective decarbonization policy
- Ability to design catered exemptions
- Cities with more progressive climate targets can pass more progressive reach codes

## **State and BAAQMD codes can't do enough**

- Ignore many methane appliances
- Are limited in scope
- Cannot regulate remodels or other types of triggers for cost-effective building electrification
- Lack specific existing building measures

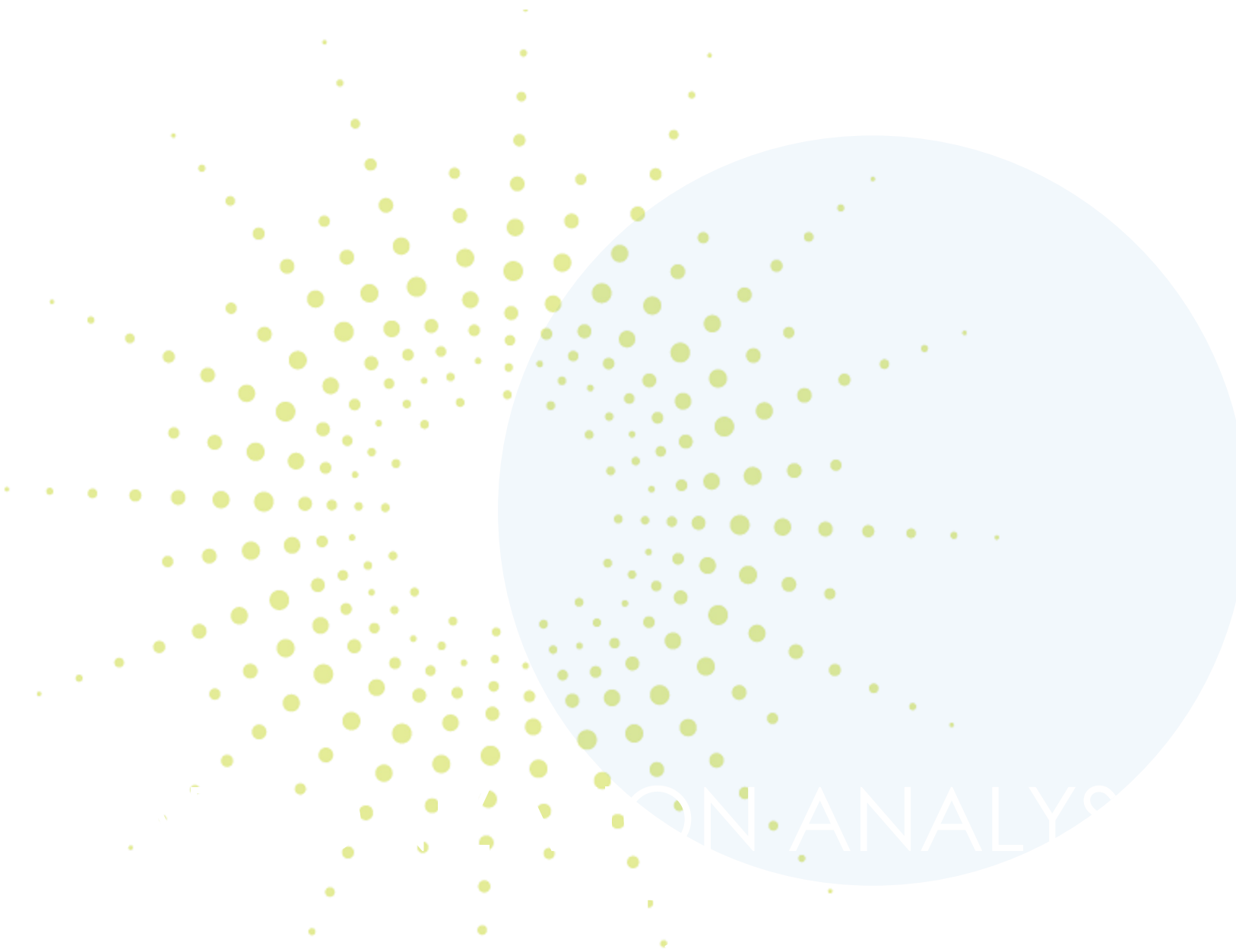
## **Local reach codes enable state agencies to move forward**

- Statewide electrification codes have been guided by local reach codes
- Statewide EV charging codes have been influenced and inspired by San Mateo's EV Reach Codes
- BAAQMD ruling will be smoother if some cities pass existing building requirements ahead of 2027

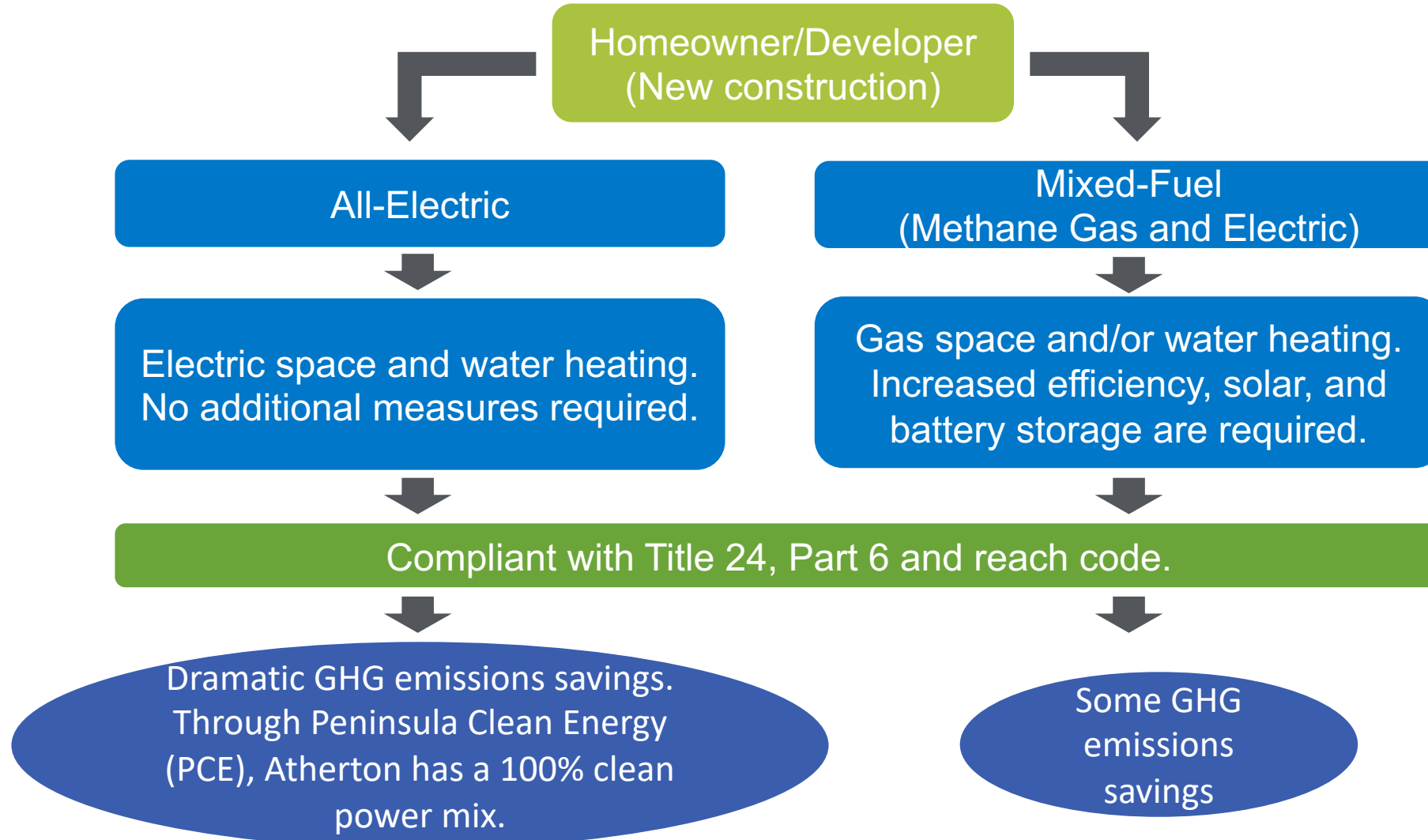
## **Allows more action, sooner**

- Greenhouse gas emissions are cumulative - earlier action has exponential savings
- Existing building policy is needed immediately to meet 2030, 2035, and 2040 climate goals

# Model Code Updates



# Energy Performance Approach



# Air Quality Approach

- The Air Quality Approach focuses on regulating **building or appliance emissions** rather than the type of fuel used. This type of code can focus on reducing emissions of nitrogen oxides (NO<sub>x</sub>) or eliminating emissions of greenhouse gases (GHG).
- Zero Emission Codes are currently being pursued by:
  - California Air Resources Board (CARB)
  - Bay Area Air Quality Management District (BAAQMD)
  - South Coast Air Quality Management District (South Coast AQMD).
- Los Altos Hills and NYC implemented air quality-based policies.

