

# Reach Code Study Session

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**City of Half Moon Bay City Council**

# Overview

- Background and purpose
- Policy options
- Discussion for direction on draft reach code

# What is a Reach Code?

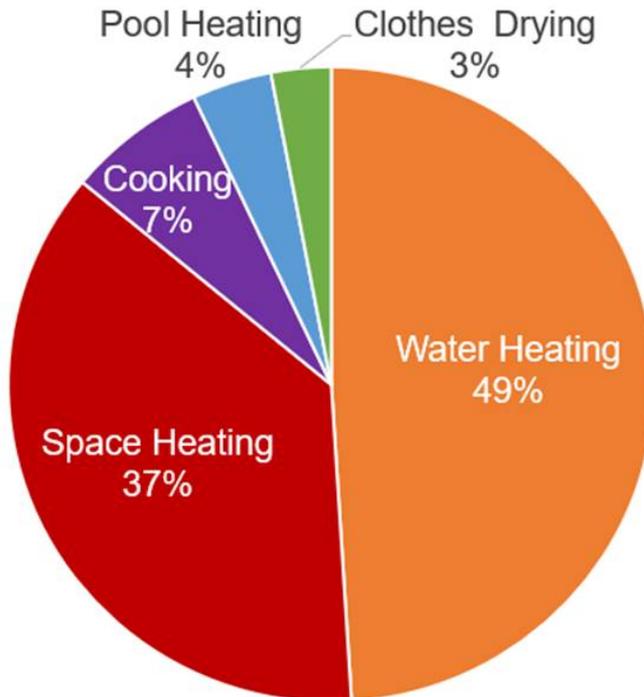
- Local energy efficiency enhancements to state code
- Next code cycle takes effect Jan 1, 2023
- Can be adopted at any time
- Addresses:
  - Electric vehicle (EV) charging – increased EV readiness
  - Solar Panel (PV) systems – increased energy generation
  - Building decarbonization – reduced use of natural gas

# Benefits

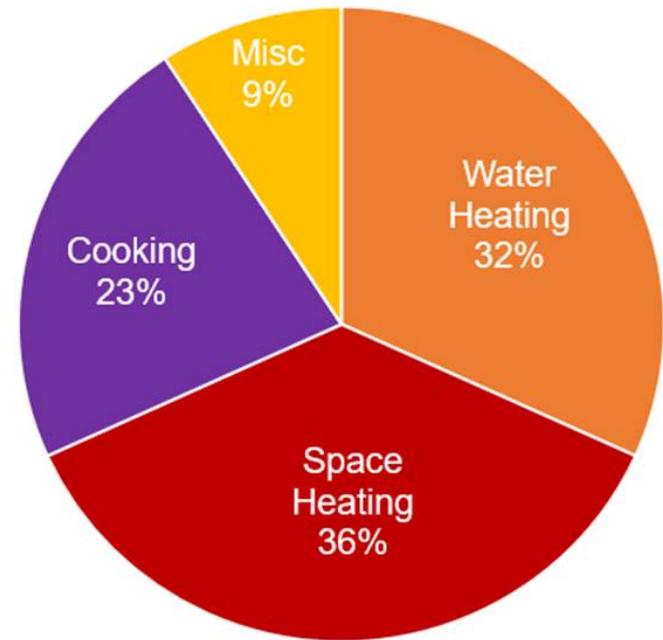
- Advance climate goals
- Align with state decarbonization goals
  - 40% reduction in GHG by 2030 (from 1990 levels)
- Increase resiliency
- Enable much greater EV adoption
- More cost effective to address at new construction

# Energy Use in California Buildings

## Residential



## Non-Residential



# Policy Options

# Types of Reach Codes (New Construction)

Reach Code Type	How it Works
<b>All-Electric Preferred</b>	Allows new mixed-fuel buildings with high energy performance: <ul style="list-style-type: none"><li>• Additional energy efficiency measures for mixed-fuel</li><li>• Pre-wiring for electric for all appliances</li></ul>
<b>All-Electric with Exceptions</b>	Appliances in new construction must be electric (via Energy Code), EXCEPT for specific appliances or uses <ul style="list-style-type: none"><li>• Prewiring for electric for all exempted appliances</li></ul>
<b>All Electric Only</b>	No gas hookups allowed

# Types of Reach Codes (Existing Buildings)

Reach Code Type	How it Works
<b>Burnout Ordinance</b>	Requires replacement of a gas appliance with electric equivalent when certain conditions are met: <ul style="list-style-type: none"><li>• End of useful life</li><li>• Change of Ownership</li></ul>
<b>Retrofit</b>	Prohibit the use of natural gas and propane in all buildings by a certain date

# Discussion

# Decision Point #1 (Timeline)

Draft local ordinance revisions now?

Alternative: wait for 2023 statewide code update

# Decision Point #2

## (New Construction)

What policy type should be considered for new construction?

1. All-electric preferred (mixed-fuel)
2. All-electric with exceptions
3. All-electric only

Apply to:

- Residential
- Non-residential

# Common Exceptions Applicable to Half Moon Bay

- Attached ADUs
- Affordable Housing
- Laboratories
- Specific Industrial Activities
- Wastewater Treatment
- Cooking
- Pool/Spa Heaters
- Clothes Drying
- Fireplaces
- Firepits

# Decision Point #3 (Existing Buildings)

Incorporate building decarbonization provisions for existing buildings?

- Burnout (which appliances?)
- Remodel (what threshold?)
- Retrofit (by certain date?)

# Decision Point #4 (PV Systems)

Include provisions to increase PV systems requirements?

- Multi-family buildings
- New non-residential buildings
- ADUs
- Remodels
- Back-up battery installation

# Decision Point #5 (EV Infrastructure)

Include provisions to increase EV charging station requirements?

- Single family
- Multi-family
- Commercial

# Recommendation

Conduct a study session and provide staff direction to draft a reach code ordinance to increase energy efficiency and reduce greenhouse gas (GHG) emissions by limiting natural gas usage in buildings

# Questions?

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