

# Reach Codes 2023-2025

## Non-Energy Code Options

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**BUILDING  
DECARBONIZATION  
COALITION**

# OUR MEMBERS



# Overview

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1. Legal Options

1. New Construction Examples

1. Existing Building Approaches

# Legal Options for Building Electrification



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# Local Government Legal Options

	Applicability			Example Ordinances Exist
	New Construction	During Retrofits	Existing Buildings	
→ Reach Codes	◆	◆		Yes
→ Prohibit Gas Infrastructure	◆		◆	Yes
Emission Limit on Appliances	◆	◆	◆	*
Require Appliance Replacement <ul style="list-style-type: none"> <li>- on Burnout / Retrofit</li> <li>- at Time of Sale</li> </ul>		◆	◆ ◆	Developing
Community Scale Phase Out	◆		◆	*
GHG Mitigation/ Carbon Offset Fee	◆			Developing
Project-Scale CEQA Mitigation	◆			N/A
Building Emission Standards	◆	◆	◆	Yes

# New Construction Examples

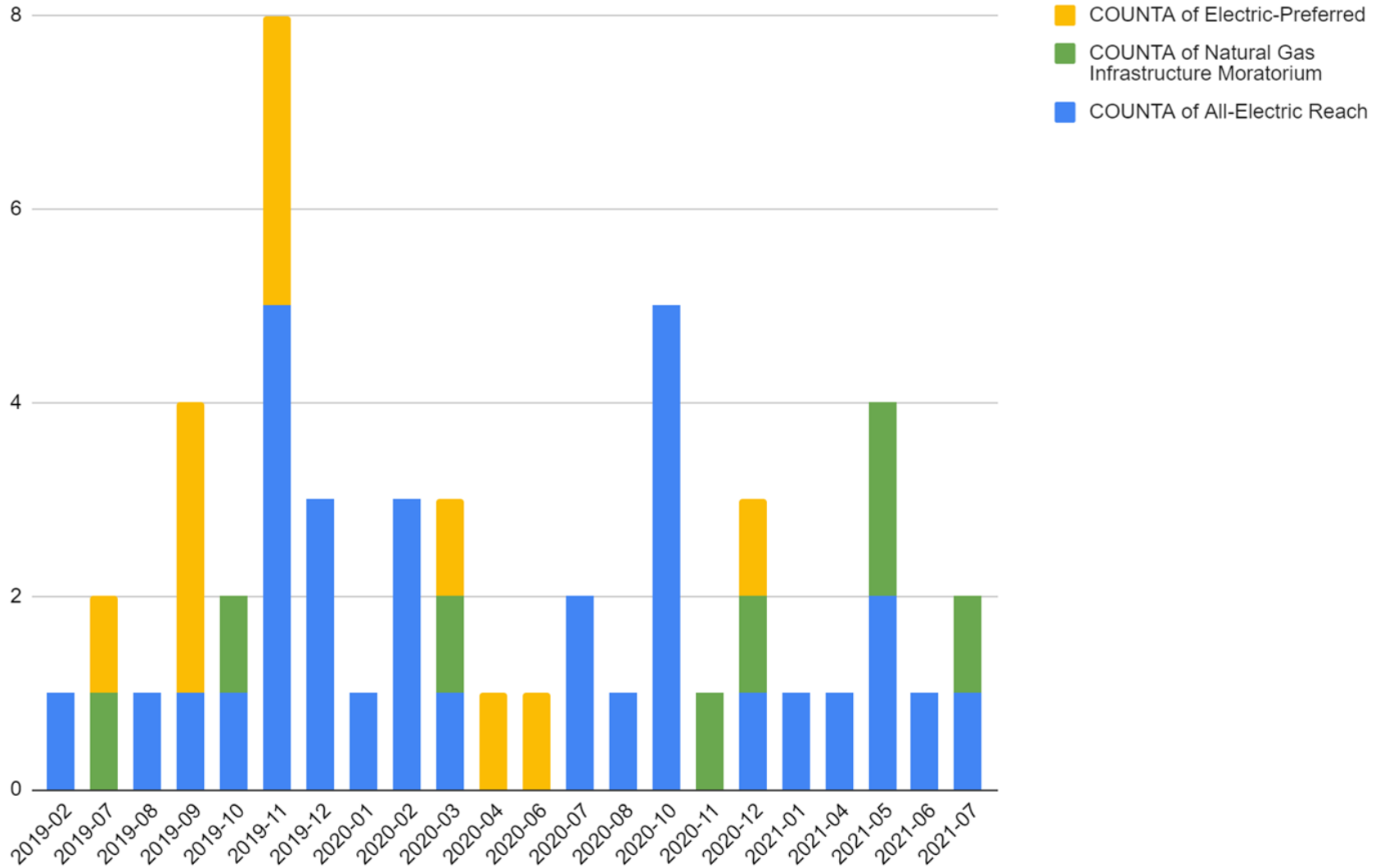


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# New Construction Approaches

	Natural Gas Moratorium	All-Electric Ordinance	Electric-Preferred Ordinance
Mechanism	Uses Jurisdictional Authority	Uses Energy Reach Code	Uses Energy Reach Code
Requirements	No New Gas Hookups or Piping	No New Gas Appliances -or- No New Gas Space and Water Heating	Electric Buildings Meet Code Mixed Fuel Buildings Must Exceed Energy Code
Considerations	Hardest Politically, Longest Lasting	Easier Politically, Must be Renewed	Preserves Choice Hardest to Enforce Lowest GHG Savings

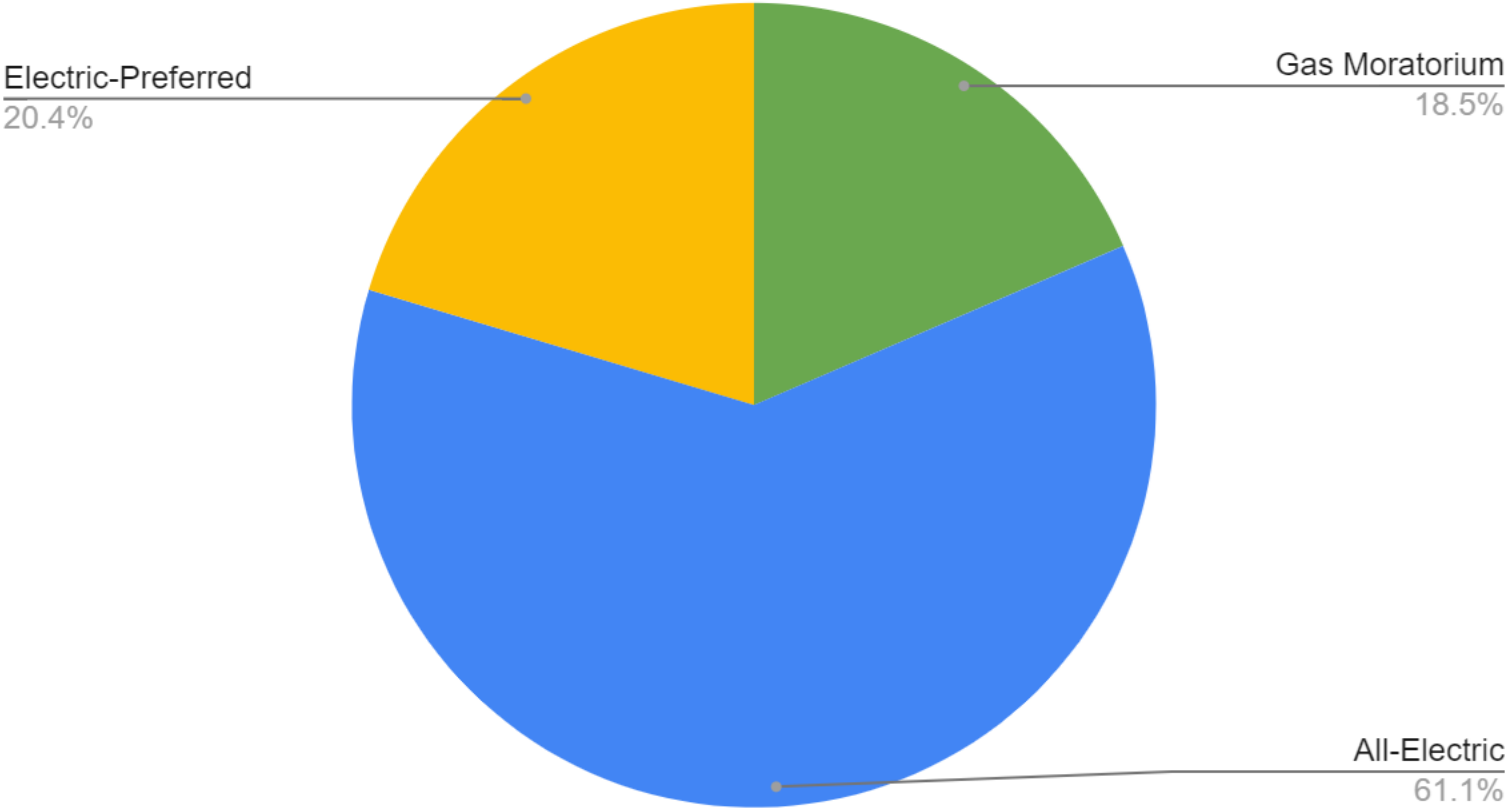
# Ordinance Adoptions by Month





# 52 Local Governments in California have taken action on New Construction Electrification

Quantity of Ordinances by Approach



Most cities have opted to use a reach code

# Existing Buildings Approaches



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Prohibit Gas Infrastructure	◆		◆	Yes
→ Emission Limit on Appliances	◆	◆	◆	*
→ Require Appliance Replacement - on Burnout / Retrofit - at Time of Sale		◆	◆ ◆	Developing
→ Community Scale Phase Out	◆		◆	*
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Project-Scale CEQA Mitigation	◆			N/A
→ Building Emission Standards	◆	◆	◆	Yes

Interest seems to be converging here

With longer term planning here

# Existing Buildings Are Much Harder

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- They are More Complex
  - Addressing Disadvantaged Communities first / early
  - Age / Readiness of Building Stock
  - First Cost / Financing
  - Rate Structure
- Equity Guardrails are Needed
  - Eviction Protections
  - Initial Cost Pass Through Protections

# Emissions Limits on Appliances

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- BAAQMD
  - Regulation 9, Rules 4 and 6 delayed until Q2/Q3 2022
    - Low NOx 2023
    - Zero NOx water heaters by 2027
    - Zero NOx HVAC by 2029
- CARB
  - Scoping Plan as required by AB32
    - Scenarios:
      - Carbon Neutrality in Building Sector 2035-2045
      - Electric Appliance Sales Goals 2025-2030
  - May 2022: Draft Scoping Plan
  - Nov 2022: Adopt final Scoping Plan



# Building Decarbonization Coalition

Resources:

[New Construction Legal Memo](#)

[Existing Building Legal Memo](#)

Please complete by 11/30:

[2022 Cost-Effectiveness Needs Survey](#)

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