



# Reach Codes: Building Electrification & Electric Vehicle Charging Infrastructure

## Environmental Commission Presenters

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City Council Presentation



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# Reach Codes

## *Presentation Overview*

- ▶ **Reach Code Basics**
- ▶ **Outreach Efforts & Summary**
- ▶ **Top Cited Reasons for Support & Opposition**
- ▶ **Environmental Commission Considerations**
- ▶ **Proposed Ordinance & Environmental  
Commission Recommendation**



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# Reach Codes *Overview*

## What?

Local building energy codes that “reach” beyond the state minimum requirements for higher energy efficiency in building design and construction.

## Why?

Building electrification and EV charging infrastructure Reach Codes will decrease future City Greenhouse Gas emissions, the objective of the City’s Climate Action Plan.

## When?

Effective after adoption by the Council and approval of the California Energy Commission (CEC review 30-90 days)



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# Reach Codes *Outreach*

- ❖ Webpage posted (April 15)
- ❖ Community Survey #1 (April 15-May 8)
  - 300 Respondents
    - *Over 70% Unsupportive of Reach Codes*
    - *Almost 20% supportive of all-electric new construction*
- ❖ Webinar (April 29)
  - 112 attendees
    - *Written responses to over 90 questions/comments sent to all participants*
- ❖ Community Survey #2 (May 8-May 31)
  - 205 Respondents
    - *Over 45% support all-electric new construction & major remodels*
    - *Almost 30% support all-electric new construction*
    - *Almost 30% not supportive of reach codes*

## *EC Work on Reach Codes*

**5/2017** Green Building Subcommittee presents report to council recommending 100% electric buildings & EV charging

**1/14/19** Reach Codes discussions under SVCE workplan topic

**6/10/19:** Reach Codes becomes specified project item on the EC Work Plan

**11/19/19:** EC presents Council with Reach Codes

**8/10/20:** Reach Code Webpage Updated



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# Reach Codes

## *Summary of Public Input*

- ▶ Council received approximately **453** letters and emails between February 1, 2020 and September 16, 2020
- ▶ **236** unique submitters FOR Reach Codes
- ▶ **162** unique submitters AGAINST Reach Codes



# Reach Codes

## *Top Reasons Cited for Support*

- Reduced **greenhouse gas emissions**
- Progress on **Climate Action Plan**
- Improved **indoor air quality**
- Improved **safety**
- Reduced **cost**
- Prepares for future statewide move away from **gas infrastructure**
- Increased **resiliency**
- **Alignment** with surrounding communities
- Increased **EV infrastructure**



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## *Top Reasons Cited for Opposition*

- Elimination of residential/consumer **choice**
- **Government overreach**
- Limited **emission reduction** Impact
- Greater Impact from **power outage**/Interruptions
- **Performance** of electric appliances, particularly cooktops
- **Cost** of operating electric vs. gas appliances and increased cost to remaining gas customers



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## *Environmental Commission Considerations*

- Reviewed November 2019 Recommendation to, and direction from, City Council
- Reviewed Public Concerns & Feedback Identified in Outreach Efforts
- Confirmed Building & Vehicle Electrification Scientific Research Information Consensus on:
  - Cost Effectiveness
  - Improved Health and Safety
  - Reliability and Availability of Electricity Supplies
  - Current and Projected Appliance Performance
  - GHG Emission Reduction
  - Action of Local Communities
  - Preparation for Necessary State Mandated Actions to Meet Climate Action Goals





# Reach Codes

## *Proposed Ordinance & Commission Recommendation*

On June 8, 2020 the Environmental Commission Unanimously Recommended: (Agenda Report Option 1)

- Ordinance No. 2020-470 for All-Electric Buildings with the elimination of Conditional Exception No. 1
- Ordinance No. 2020-471 for Electric Vehicle Infrastructure



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# Reach Codes

Thank you for your consideration on behalf of the  
Environmental Commission

**QUESTIONS?**



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