

Building Electrification Ordinance for New Construction

Sustainability Committee Recommendation

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Background

September 22, 2020 – County adopted Climate Emergency Resolution

“Contra Costa County should develop policies to require all new construction to be fully electric through the adoption of reach building codes”



May 24, 2021 – Sustainability Committee received report on requirements for an all-electric building code for new construction

Building code requirements more stringent than State

Expected State Building Code Updates

Jurisdictions that have adopted reach codes

Building types to consider in reach code

Building Code requirements more stringent than State & Future State Building Code Requirements

Building code requirements more stringent than State (or “reach code”)

- Proposed reach code is cost-effective, meaning improvements pay for themselves over time.
- Consume less energy than the statewide code.

Future State Building Code Requirements

- January 1, 2023
 - **Mixed fuel buildings (natural gas) be designed to be electric ready**, such as cooktops, clothes dryers, and electric panel upgrades.
- January 1, 2026
 - Most building types would be required to be built **all-electric**.

Sustainability Committee Recommendation

<i>- Cost-Effectiveness Studies Completed - Building Types Recommended for New Construction to be Fully Electric</i>
<i>Residential</i>
<i>Low-Rise Residential (Single-Family or Multi-Family, 3 stories or less)</i>
<i>Detached Accessory Dwelling Units (ADUs)*</i>
<i>Mid-Rise Residential (4 to 7 stories) *</i>
<i>High-Rise Residential (8 stories or higher) *</i>
<i>Non-Residential</i>
<i>Hotel</i>
<i>Office</i>
<i>Retail</i>
<i>* Cost-effectiveness studies obtained from the CEC that were not included in the report to the Sustainability Committee on May 24, 2021.</i>

Staff recommends referral to Sustainability Committee on whether newly constructed restaurants and industrial buildings be all-electric in a future amendment to the Building Code.