



## Reach Codes 2.0

# Environmental Commission Recommendation

*Environmental Commission Presenters*

Tom Hecht, Laura Tekslar & Don Weiden

City Council Meeting  
September 6, 2022



City of Los Altos

# Environmental Commission Reach Code Recommendations (Commission Meeting of 8/8/2022)

- Develop Reach Codes that Modify the 2022 CA Building Code for
  - NEWLY CONSTRUCTED BUILDINGS
  - ELECTRIC VEHICLE INFRASTRUCTURE
- Adopt Reach Codes for 1/1/2023 Effective Date



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# Newly Constructed Buildings

|   | <u>2022 CA Building Code</u><br><u>Mandatory</u> | <u>Bay Area Model Reach Code</u>  | <u>Current Los Altos Reach</u><br><u>Code</u> | <u>Environmental Commission</u><br><u>Recommendations</u>                            |
|---|--|---|---|--|
| <u>Effective /</u><br><u>Expiration Date</u>  | Effective 1/1/2023                               | Amends Building Code.<br>Effective after Adoption /<br>State Filing. Expires 1/1/2026 | Expires 1/1/2023                              | Amend Building Code.<br>Effective after Adoption /<br>State Filing. Expires 1/1/2026 |
| <u>New Buildings*</u>   | (Not previously<br>used/occupied)                | (Applies if >50% foundation<br>or framing modified)                                   | (Not previously<br>used/occupied)             | (Applies if >50% foundation<br>modified or >50% framing<br>modified)                 |
| Air Heating/Cooling   | EHP  | EHP   | EHP   | EHP  |
| Water   | EHP or G   | EHP   | EHP   | EHP  |
| Clothes Drying  | E or G   | E   | E   | E  |
| Cooking / Fireplaces  | E or G   | E   | E or G  | E  |
| <u>Exterior (Pool, SPA,</u><br><u>Firepit)</u>  | N/A  | No G  | N/A   | No G (and no extension of<br>existing exterior G)                                    |
| *Does not apply to Building Alterations, Renovations, Tenant Improvements               |  |   |   |  |
| EHP = Electric Heat Pump, E = Electric, G = Natural Gas (must be wired for replacement) |  |   |   |  |



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# Electric Vehicle Infrastructure

|   | <u>2022 CA Building Code Mandatory</u> | <u>Bay Area Model Reach Code</u>   | <u>Current Los Altos Reach Code</u> | <u>Environmental Commission Recommendations</u>                                   |
|---|--|--|-------------------------------------|---|
| <b>Effective / Expiration Date</b>                | Effective 1/1/2023                     | Amends Building Code. Effective after Adoption / State Filing.<br>Expires 1/1/2026 | Expires 1/1/2023                    | Amend Building Code. Effective after Adoption / State Filing.<br>Expires 1/1/2026 |
| <b>Single Family Residence</b>                    | 1-L2 EV Ready                          | 1-L2 EV Ready + 1-L1 EV Ready  | 1-L2 EV Ready + 1-L2 EV Ready       | 1-L2 EV Ready + 1-L2 EV Ready   |
| <b>Multi Family Residence and Other Buildings</b> | Various Requirements                   | Various Requirements   | Various Requirements                | Apply Requirements the Greater of Bay Area Model or Current Los Altos             |
| <b>Off-Street Loading Docks</b>                   | N/A                                    | Applies  | N/A                                 | Apply Requirements of Bay Area Model  |
| <b>Parking Addition, Alteration, Renovation</b>   | N/A                                    | Applies  | N/A                                 | Apply Requirements of Bay Area Model  |



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# Community Outreach Survey

- ▶ Promoted via newspaper, city manager weekly, email lists, community-based organizations.
- ▶ Open 8/17/22 through 8/30/22
- ▶ 550+ respondents, 7 questions + comments
  - ▶ Good overall engagement
  - ▶ 2/3rds of respondents are very concerned with climate change
  - ▶ Greatest number of respondents favoring “Adopting EC RC recommendations” vs other options
  - ▶ Top 3 appliances for electrification: Clothes Dryer, Space Heater, Water Heater
  - ▶ Bottom 3 appliances for electrification: Firepit, Fireplace and Cooktops

