

Environmental Commission Reach Code Subcommittee Draft Recommendations

1. NEWLY CONSTRUCTED BUILDINGS
 - Propose a Reach Code that Modifies the CA Building Code
2. ELECTRIC VEHICLE INFRASTRUCTURE
 - Propose a Reach Code that Modifies the CA Building Code
3. EXISTING BUILDING ALTERATION
 - Propose a City Council resolution to expedite electrification of existing buildings



City of Los Altos

Newly Constructed Buildings

| | <u>2022 CA Building Code</u> <u>Mandatory</u> | <u>Bay Area Model Reach Code</u> | <u>Current Los Altos Reach</u> <u>Code</u> | <u>EC Subcommittee Draft</u> <u>Recommendations</u> |
|---|--|---|---|--|
| <u>Effective /</u> <u>Expiration Date</u> | Effective 1/1/2023 | Amends Building Code. Effective after Adoption / State Filing. Expires 1/1/2026 | Expires 1/1/2023 | Amend Building Code. Effective after Adoption / State Filing. Expires 1/1/2026 |
| <u>New Buildings*</u> | (Not previously used/occupied) | (Applies if >50% foundation or framing modified) | (Not previously used/occupied) | (Applies if >50% foundation modified, >50% framing modified, or >750 sf added) |
| 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, Firepit)</u> | N/A | No G | N/A | No 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>EC Subcommittee Draft Recommendations</u> |
|---|--|--|-------------------------------------|---|
| Effective / Expiration Date | Effective 1/1/2023 | Amends Building Code. Effective after Adoption / State Filing. Expires 1/1/2026 | Expires 1/1/2023 | Amend Building Code. Effective after Adoption / State Filing. Expires 1/1/2026 |
| Single Family Residence | 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 |
| Multi Family Residence and Other Buildings | Various Requirements | Various Requirements | Various Requirements | Apply Requirements the Greater of Bay Area Model or Current Los Altos |
| Off-Street Loading Docks | N/A | Applies | N/A | Apply Requirements of Bay Area Model |
| Parking Addition, Alteration, Renovation | N/A | Applies | N/A | Apply Requirements of Bay Area Model |



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Existing Building Alteration

- COUNCIL MOTION DIRECTING STAFF (with assistance from the Environmental Commission) to develop recommendations for expediting Electrification of Existing Buildings
 - Develop recommendations after researching and evaluating applicable actions (include actions presented in the City's Climate Action and Adaptation Plan) on
 - Education
 - Incentives and ordinances
 - Resources and funding
 - Develop recommendations concerning the partial or total end of gas utility service in the City
 - Present recommendations no later than June of 2024

