

ATTACHMENT A

Building Electrification Requirements and Exceptions

Building electrification shall apply to any building or structure based on the effective date of the Ordinance where an application for entitlement has not been deemed complete, or by the vesting of a valid building permit application to the City.

Electrification of Buildings Will Apply To:

1. New Multi-Family Buildings Greater Than 3 Units
2. New Mixed-Use Buildings.
3. New Commercial Buildings.
 - a. Restaurants and food service facilities are exempted, however, equipment and appliances that can utilize electric energy are encouraged to be utilized to the highest extent possible.
4. New Additions to Existing Commercial Buildings where the addition adds 50 percent or more of the existing square foot area. In such cases, the entire building must convert to complete electrification.

Electrification of Buildings Will Not Apply to any of the following Exceptions:

1. New, Existing, or Additions to Single Family Dwellings.
2. New or Converted Accessory Dwelling Units on Single Family properties. New or Converted Accessory Dwelling Units on Multi-Family properties that are added to an existing building.
3. Essential Buildings, Medical-Health Care Facilities, Research And Development Laboratories, Equipment for Emergency Use and Other Special Occupancies with fossil-fuel equipment directly related to the operations are necessary and where electric alternatives could jeopardize operations, occupant safety or patient care.
4. Where the cost of electric utility infrastructure and supply upgrades exceed the cost of the entire project. The entire project cost shall be based on the cost of an electrified building (without natural gas).
5. For certain and specific equipment where electrical operating costs would exceed natural gas operating costs by more than 1,000% per annum. Example – Cost of heating a swimming pool by electric energy versus natural gas.
6. Buildings that utilize non-fossil fuels for non-fossil fuel approved equipment. Non-fossil fuel types, and equipment are subject to approval by the Building Official and Fire Chief.