

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. Newly-constructed multi-family buildings greater than 3 units.
2. Newly-constructed mixed-use buildings.
3. Newly-constructed commercial buildings.
4. Existing commercial buildings with new additions where the addition adds fifty-percent (50%) 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. Newly-constructed, existing, or additions to single family dwellings, Newly-constructed, added or converted Accessory Dwelling Units and Junior Accessory Dwelling Units on single family or multi-family properties.
2. Food service establishments and commercial kitchens; however, equipment and appliances that can utilize electric energy are encouraged to be utilized to the highest extent possible.
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 critical 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 or fossil-fuel operating costs by more than 1,000% per annum.
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.
7. Modifications pursuant to Section 104.10 of the California Building Code with authority granted to the Building Official for individual cases where compliance with this Chapter is proven to have practical difficulties and makes the strict letter of this Chapter impractical.