



Matt Hertel, Long Range Planning Manager
Law & Legislation Committee
August 16, 2022

A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Golden Gate Bridge.

PROPOSED FRAMEWORK
New Building Electrification Ordinance

Recap

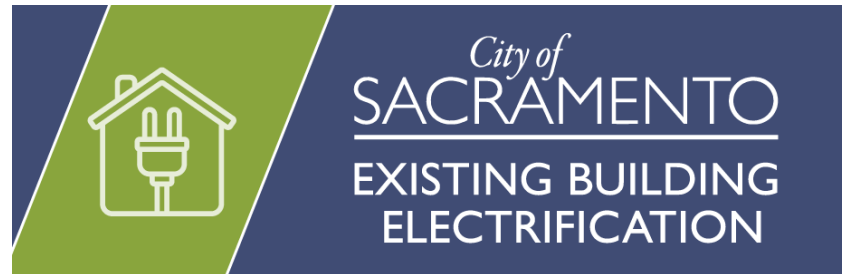
Phase 1: January 1, 2023:
Newly constructed
buildings, three stories or
less.

Phase 2: January 1, 2026:
Newly constructed
buildings, four stories or
more.





- Starting in 2023, **new low-rise construction** must be all electric
- Starting in 2026, **all new construction** must be all electric



- ▶ Long-term strategies to transition **existing buildings** to all electric by 2045
- ▶ **Strategy** draft by early 2023

Who Is Affected by New Building Electrification Ordinance?

Who	Business Plan	Does it disrupt or change business?
Restaurants	Replace aging gas cooking equipment with new gas cooking equipment.	No change
	Open new restaurant in existing building. Modify building if needed, including gas appliances or equipment.	No change
Developers and Contractors	Modify existing building (TI or addition) with new gas equipment or appliances.	No change
	Construct a new ground-floor restaurant	No change until January 1, 2026 when limited exemption expires.
	Construct a new building that is 1-3 stories.	Yes, starting January 1, 2023
	Construct a new building that is 4 stories or more	Yes, starting January 1, 2026

Restaurants in New Buildings from 2010 to Mid-2022

Restaurant Category	Number
Fast Food	11
Fast Casual	5
Sit-Down	4
Coffee Shop	2
Total	22

Proposed Framework - CALGreen

- Adopt New Building Electrification Ordinance as a local amendment to Green Standards Code section of 2022 California Building Standards Code

Proposed Framework – Virtual Solar Program

- Remove the limited exemption for “water heating systems and equipment in regulated affordable housing where virtual net energy metering is not available, for water heating only”

Proposed Framework – Refined Definitions

- All-electric buildings
- Mixed-fuel buildings

Proposed Framework – Appeal Period

- Add a 10-business day appeal period for the infeasibility waivers that have been denied

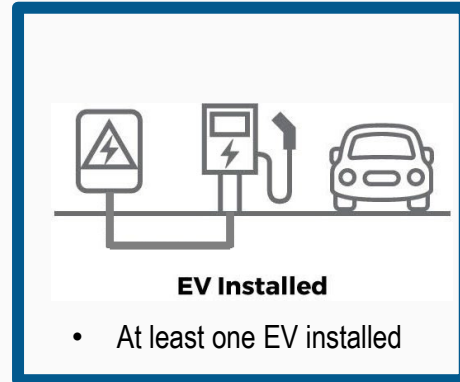
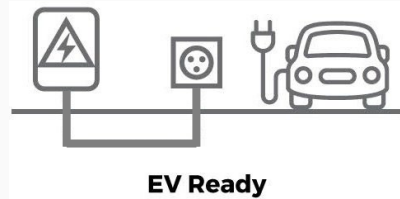
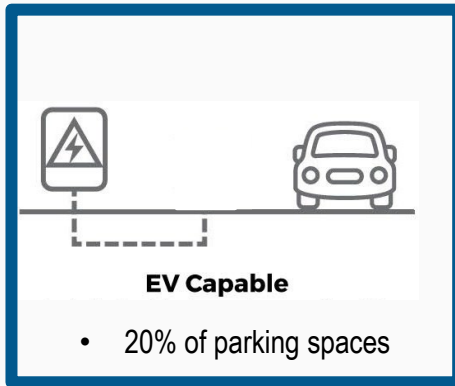
Proposed Framework – Electric Vehicle Charging

- Rescind City's Electric Vehicle Infrastructure Charging Ordinance adopted on April 20, 2021
- Default to State's new and much more stringent requirements

Recap: Sacramento's EV Charging Infrastructure Ordinance

EV Charging Infrastructure Ordinance

Standards for new multi-family, hotels and motels, and nonresidential buildings:



2022 CALGreen EV Charging Infrastructure Standards

Development Type	2022 CALGreen Mandatory
Hotels, Motels, Apartments, Condos with \geq 20 DU:	40% of spaces (10% EV Capable, 25% EV Ready, 5% have EVSEs)
Hotels, Motels, Apartments, Condos with \leq 20 DU:	35% of spaces (10% EV Capable, 25% EV Ready)
Non-Residential:	20% of spaces (15% EV Capable, 5% have EVSEs)
Hotels, Motels, Apartments, Condos - Retrofits	10% of parking spaces added or altered EV capable.

Ordinance Adoption Schedule

- **August 22:** Final Technical Panel Meeting
- **September 6:** Budget & Audit Committee
- **September 20:** Law & Legislation Committee
 - Updated Ordinance
 - Infeasibility Waiver Guidance Document
- **October 18:** City Council - Pass for Publication
- **November 1:** Council City – Ordinance Adoption
 - Updated Ordinance
 - Infeasibility Waiver Guidance Document
 - Waiver Application Fee Resolution

Onsite Water Reuse and Dual Plumbing Study

- **July 19:** Law & Legislation Committee – Findings & Preliminary Recommendations
- **August 9:** Met with Local 447 (Plumbers & Pipefitters Union)
- **Week of August 22:** Follow-Up meeting with Local 447
- **September 20:** Returning to Law and Legislation 9/20



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