



Matt Hertel, Long Range Planning Manager
Law & Legislation Committee
September 20, 2022

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

New Building Electrification Ordinance

Recap

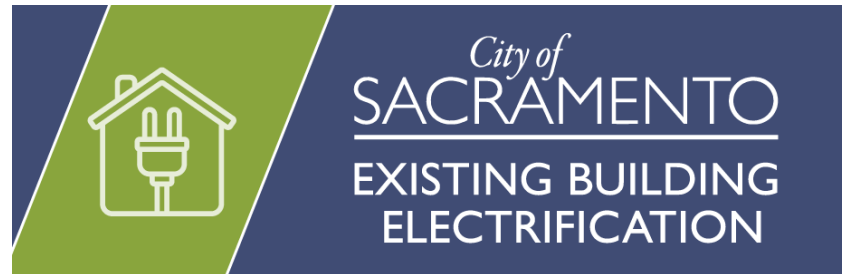
Phase 1: January 1, 2023:
Newly constructed
buildings, three stories or
less.

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

Local Amendment Process - CALGreen

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

Refined Definitions

- All-electric buildings
- Mixed-fuel buildings

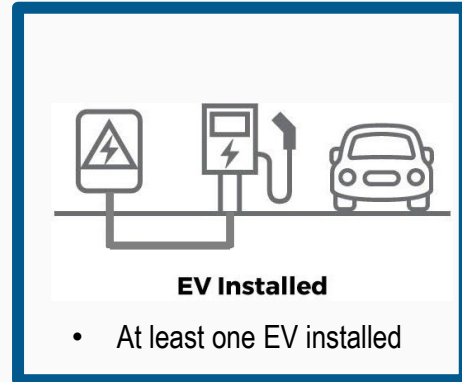
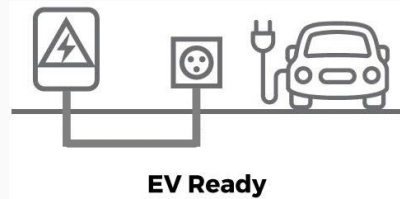
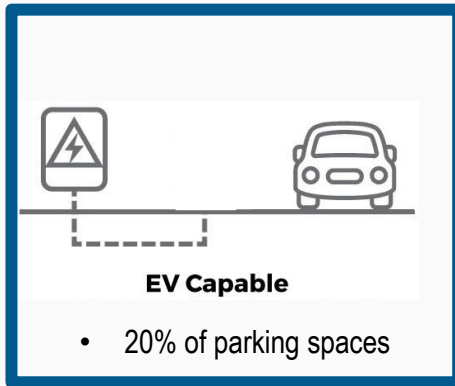
Electric Vehicle Charging

- 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.

No Change to Limited Exemptions

- Ground floor food service establishment for the area of the building with cooking equipment.
- Manufacturing or industrial facilities for the area of the building with process loads.
- **Water-heating systems and equipment in regulated affordable housing for those portions of the building where virtual net energy metering is unavailable.**

Appeal Period

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

Infeasibility Waiver Guidance Document

- Technical document for use by developers, staff, and technical consultant team.
- Waiver process, criteria, and documentation for infeasibility waivers.
- Developed with extensive input from 14-member technical panel.

Requested Action

- Pass a Motion forwarding the New Building Electrification Ordinance to City Council for consideration

Ordinance Adoption Schedule

- **September 20:** Law & Legislation Committee
- **October 18:** City Council - Pass for Publication
- **November 15:** Council City – Ordinance Adoption
 - Updated Ordinance
 - Infeasibility Waiver Guidance Document
 - Waiver Application Fee Resolution



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New Building Electrification Ordinance