



Reach Code for New Residential and New Nonresidential Buildings

Clean Energy Program for New Buildings

Scoping & Compliance Requirements



Effective 1/1/23

Instructions:

Confirm that the project's scope of work triggers the local all-electric municipal code and follow the compliance instructions listed in the right column.

Please note that this verification form is for reference only and does not need to be submitted with the Permit Application.

Reach Codes are in addition to the State Energy Code requirements.

New Single-Family (including ADUs), Multifamily, New Nonresidential, and Hotel/Motel Buildings

| Project Condition/Trigger and Requirements | Compliance Schedule & Instructions |
|---|--|
| All new construction must meet the following: | |
| <input type="checkbox"/> All-Electric Building^{1 2} All Newly Constructed Buildings shall be All-Electric Buildings. Natural Gas Infrastructure is prohibited in Newly Constructed Buildings and in onsite systems related to Newly Constructed Buildings. New Residential Buildings: -New Single-family -New Detached Accessory Dwelling Units (ADUs) -New Multifamily -New High-Rise Residential New Nonresidential Buildings: -New Nonresidential -New Hotel/Motel buildings (SLOMC 8.11, Ord. 1717) | <p>Planning Phase: The Clean Energy Program for New Building Planning Acknowledgement Statement shall be completed and included on the index sheet at the beginning of the plan set.</p> <p>Permit Phase: With the Building Permit application, demonstrate compliance with the All-Electric requirement in the Permit Plans. Energy compliance sheets and reports must show that the project is in compliance with the local all-electric municipal code, plus the statewide requirements. Project shall demonstrate compliance with the California Energy Code (Title 24, Part 6). A completed copy of the Building Permit Certificate of Compliance and a blank copy of the Building Final Certificate of Compliance shall be included in the plan sheets with the energy compliance documentation. If a project is seeking a technical or public interest exemption, the Clean Energy Program Exemption Application must be submitted and approved by the Community Development Director.</p> <p>Inspection Phase: Install measures as indicated on the Energy Compliance Report within the Permit Plans. Any changes impacting the Energy Compliance Report should be revised and resubmitted. The Building Final Inspection Certificate of Compliance included in the approved plans shall be completed and signed prior to the Building Final. Subject to Inspection Activities outlined in the "User's Guide to Permits".⁴</p> |

¹ Requirements for the all-electric municipal code ordinance can be found in SLOMC 8.11.

² An all-electric building has no natural gas plumbing installed within the building and uses electricity as the source of energy for all space heating, water heating, cooking appliances, and clothes drying appliances.

³ See the "Clean Energy Program for New Buildings Guidelines" for instructions and required submittals.

⁴ The "User's Guide to Permits" explains the permit process and has details on the inspection process. Visit the City's Building & Safety Permit Forms & Applications webpage.



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Clean Energy Program for New Buildings Exemptions

| Technical Exemptions and Public Interest Exemption | Compliance Schedule & Instructions |
|--|--|
| Exemptions must be approved by the Community Development Director: | |
| <input type="checkbox"/> Technical Exemptions: <ul style="list-style-type: none"> • Back-up power for Critical Infrastructure Facilities necessary to protect the public health or safety. • Process Loads in a Newly Constructed Manufacturing and Industrial Facility. For manufacturing and industrial facilities with unknown tenants, exemptions may be provided pending review of initial tenant occupancy. • Commercial Kitchen Equipment in a Newly Constructed Eating and Drinking Establishment (until 12/31/25). • Water heating or space heating in a newly constructed attached Accessory Dwelling Unit in which new services are provided by systems from an existing mixed fuel building (until 12/31/25). | <p>Planning or Permit Phase: If no all-electric alternative is commercially available or viable, technical exemptions and public interest exemptions may be requested. Project applicants seeking a technical exemption as identified in 8.11.050A and 8.11.050B must submit an exemption application to the Community Development Director for approval. The project team must review and complete the Clean Energy Program for New Building Exemption Guidelines and Application.¹</p> |
| <input type="checkbox"/> Public Interest Exemption: <ul style="list-style-type: none"> • Minimally necessary and specifically tailored Natural Gas Infrastructure may be allowed in a building otherwise subject to the requirements of this chapter if the Community Development Director makes all of findings outlined in section 8.11.050 and section 8.11.060 in SLOMC 8.11. | |

¹ The submittal must include a description of how the purpose and intent of this Chapter, as outlined in 8.11.010 or 8.11.060, is addressed to the maximum extent feasible.