**2022 Model All-Electric Part 11 Reach Code - Exceptions**

*Peninsula Clean Energy (PCE), Silicon Valley Clean Energy (SVCE), and East Bay Community Energy (EBCE) provide potential qualifying exceptions for the 2022 model all-electric reach code. PCE, SVCE, and EBCE do not broadly promote the use of any of these exceptions but recognize that related concerns may persist during stakeholder feedback. An overview of each Section is provided below:*

* *Section 2. A definition included solely for the purpose of the exceptions.*
* *Section 4.106.5.1. Exceptions to the residential All-Electric requirements for new construction and qualifying alteration projects.*
* *Section 4.106.5.2 Combustion equipment requirements associated with exceptions to residential All-Electric requirements.*
* *Section 5.106.13.1. Exceptions to the nonresidential All-Electric requirements new construction and qualifying alteration projects.*
* *Section 5.106.13.2. Combustion equipment requirements associated with exceptions to nonresidential All-Electric requirements.*

*PCE, SVCE, and EBCE promote the regular re-assessment of adopted the following criteria to reduce unnecessary exceptions.*

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| **Version Date** | **Summary of Updates** |
| March 30, 2022 | 1st draft |
| July 8, 2022 | 1. Clarified that inactive (anticipated) fuel gas infrastructure is allowed only to serve qualifying exceptions, otherwise it must be capped or removed
2. Added Energy Star requirement to cooking exemption
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**Part 11 – California Green Building Standards Code (CALGreen)**

**CHAPTER 2 – DEFINITIONS**

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**COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT.** An equipment used in a food establishment for heat-processing food or utensils and that produces grease vapors, steam, fumes, smoke, or odors that are required to be removed through a local exhaust ventilation system, as defined in the California Mechanical Code.

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**CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES**

***Division 4.1 PLANNING AND DESIGN***

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**SECTION 4.106**

**SITE DEVELOPMENT**

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**4.106.5 All-electric buildings**

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**4.106.5.1 New construction and qualifying alteration projects**

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**Exceptions:**

1. Multifamily residential building projects that have approved entitlements before the effective date of this ordinance may install fuel gas for water heating systems serving multiple dwelling units. The applicant shall comply with Section 4.106.5.2.
2. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. The applicant shall comply with Section 4.106.5.2.

Inactive *Fuel Gas Infrastructure* may be extended to spaces that are anticipated to qualify for the exceptions contained in this chapter. The inactive *Fuel Gas Infrastructure* shall not be activated, have a meter installed, or otherwise used unless the exemptions specified in this chapter have been confirmed as part of the issuance of a building permit. If the *Fuel Gas Infrastructure* is no longer serving one of the exceptions contained in this chapter, it shall either be capped, otherwise terminated, or removed by the entity previously entitled to the exemption, in a manner pursuant to all applicable Codes.

[Municipality] shall have the authority to approve alternative materials, design and methods of construction or equipment per California Building Code Section 104.

**4.106.5.2 Requirements for *combustion equipment.***

Where *combustion equipment* is allowed per Exceptions under 4.106.5.1, the construction drawings shall indicate electrical infrastructure and physical space accommodating the future installation of an *electrical heating appliance* in the following ways, as certified by a registered design professional or licensed electrical contractor:

1. Branch circuit wiring, electrically isolated and designed to serve all electrical heating appliances in accordance with manufacturer requirements and the California Electrical Code, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and
2. Labeling of both ends of the unused conductors or conduit shall be with “For Future Electrical Appliance”; and
3. Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (i.e “Reserved for Future Electric Range”), and positioned on the opposite end of the panel supply conductor connection; and
4. Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical heating appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code; and
5. Physical space for future electrical heating appliances, including equipment footprint, and if needed a pathway reserved for routing of ductwork to heat pump evaporator(s), shall be depicted on the construction drawings. The footprint necessary for future electrical heating appliances may overlap with non-structural partitions and with the location of currently designed combustion equipment.

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**CHAPTER 5 – NONRESIDENTIAL MANDATORY MEASURES**

***Division 5.1 PLANNING AND DESIGN***

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**SECTION 5.106 – SITE DEVELOPMENT**

**5.106.13 All-electric buildings.**

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**5.106.13.1. New construction and qualifying alteration projects:**

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**Exceptions:**

1. Nonresidential buildings containing kitchens located in a place of public accommodation, as defined in the California Building Code Chapter 2, may apply to the local enforcing agency for a modification to install *commercial food heat-processing equipment* served by *fuel gas*. The local enforcing agency may grant the modification if they find:
	1. A business-related need to cook with *combustion equipment*; and
	2. The need cannot be achieved equivalently with an *electric heating appliance*; and
	3. The applicant has installed energy efficient equipment based on Energy Star or California Energy Wise qualifications, as available.
	4. The applicant shall comply with Section 5.106.13.2.
2. Hotels and motels with eighty or more guestrooms may utilize *fuel gas* in on-site commercial clothes drying equipment. The applicant shall comply with Section 5.106.13.2.
3. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. The applicant shall comply with Section 5.106.13.2

Inactive *Fuel Gas Infrastructure* may be extended to spaces that are anticipated to qualify for the exceptions contained in this chapter. The inactive *Fuel Gas Infrastructure* shall not be activated, have a meter installed, or otherwise used unless the exemptions specified in this chapter have been confirmed as part of the issuance of a building permit. If the *Fuel Gas Infrastructure* is no longer serving one of the exceptions contained in this chapter, it shall either be capped, otherwise terminated, or removed by the entity previously entitled to the exemption, in a manner pursuant to all applicable Codes.

[Municipality] shall have the authority to approve alternative materials, design and methods of construction or equipment per California Building Code Section 104.

**5.106.13.2. Requirements for *combustion equipment.***

Where *combustion equipment* is allowed per exceptions under Section 5.106.13.1, the construction drawings shall indicate electrical infrastructure and physical space accommodating the future installation of an *electrical heating appliance* in the following ways, as certified by a registered design professional or licensed electrical contractor:

1. Branch circuit wiring, electrically isolated and designed to serve all electrical heating appliances in accordance with manufacturer requirements and the California Electrical Code, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and
2. Labeling of both ends of the unused conductors or conduit shall be with “For Future Electrical Appliance”; and
3. Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (i.e “Reserved for Future Electric Range”), and positioned on the opposite end of the panel supply conductor connection; and
4. Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical heating appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code; and
5. Physical space for future electrical heating appliances, including equipment footprint, and if needed a pathway reserved for routing of ductwork to heat pump evaporator(s), shall be depicted on the construction drawings. The footprint necessary for future electrical heating appliances may overlap with non-structural partitions and with the location of currently designed combustion equipment.