**Template for Electric Readiness Model Ordinance Language V1.3(7/18/2025)**

**ORDINANCE NO. \_\_\_\_\_\_\_\_\_**

**AN ORDINANCE OF THE [GOVERNING BODY]**

**OF THE [CITY/TOWN/COUNTY] OF [JURISDICTION]**

**AMENDING [IDENTIFY SUBPARTS, INCLUDING CHAPTERS, DIVISIONS, ETC.\_\_\_\_\_\_\_ AND \_\_\_\_\_\_\_\_ OF THE [JURISDICTION] CODE] TO ADOPT A LOCAL “REACH” CODE AND ADOPTING FINDINGS JUSTIFYING THE LOCAL AMENDMENTS TO THE [2025 CALIFORNIA ENERGY CODE]**

**WHEREAS,** California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the 2025 California Building Standards Code; and

**WHEREAS,** the 2025 California Energy Code is Part 6 of the 2025 California Building Standards Code which implements minimum energy efficiency standards in buildings through mandatory requirements, prescriptive standards, and performance standards; and

**WHEREAS,** California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5 provide that the [Jurisdiction] may make changes or modifications to the building standards contained in the 2025 California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

**WHEREAS,** human activities that release greenhouse gasses into the atmosphere contribute to the increase of the worldwide average temperature, drought conditions, and duration of fire seasons; and

**WHEREAS,** according to the California Department of Forestry and Fire Protection, nine of the ten largest wildfires in California history have occurred since 2017, destroying nearly 10,000 structures and burning of more than 4.5 million acres; and

**WHEREAS,** the [Jurisdiction] is situated along a wildland-urban interface and as a result is extremely vulnerable to wildfires and firestorms; and

**WHEREAS,** this Chapter is reasonably necessary because of health and safety concerns as [Jurisdiction] residents suffer from asthma and other health conditions associated with poor indoor and outdoor air quality exacerbated by the combustion of methane gas and reinforced by a lack of wiring to electrify gas appliances; and

**WHEREAS**, removing gas appliances from indoor environments reduces the risk of asthma associated with gas appliances, and removing combustible gas from structures aids in fire hardening and removes a known hazard during firefighting efforts; and

**WHEREAS,** on or about September 20, 2016, the State of California enacted Senate Bill (SB) 32, which added Health and Safety Code Section 38566 to require greenhouse gas emissions to be reduced to 40 percent below 1990 levels by no later than December 31, 2030; and

**WHEREAS,** on [date], the [Governing Body] adopted the [Jurisdiction’s] General Plan which includes [relevant general plan targets and goals such as GHG emissions reductions, efficient buildings]; and

**WHEREAS,** on [date], the [Governing Body] found and determined that amendments to the 2022 Energy Code were cost effective, would result in buildings designed to consume less energy than permitted by previous editions of the Energy Code, and were necessary because of local climatic, geological, or topographical conditions, and [Governing Body] finds and determines the conditions persist and it is necessary to adopt substantially equivalent amendments to the 2025 Energy Code; and

**WHEREAS,** on [date], the [Governing Body] adopted the [Jurisdiction’s] Climate Action Plan which included [relevant CAP details around green reduction in buildings]; and

**WHEREAS,** consistent with the Climate Action Plan, the local amendments to the 2025 California Energy Code establish requirements for [single-family, multifamily, and nonresidential] structures which will reduce demands for local energy resources, reduce regional pollution, and promote a lower contribution to greenhouse gas emissions; and

**WHEREAS,** Public Resources Code Section 25402.1(h)2 and Section 10-106 of the 2025 California Administrative Code establish the processes which allow for local amendments to the California Energy Code; and

**WHEREAS,** the content and details of this ordinance were the subject of a public stakeholder workshop conducted on [Date], which included attendees such as architects, energy modelers, designers, builders, developers, and residents; and

**WHEREAS,** scientific evidence has established that methane gas combustion, procurement and transportation produce significant greenhouse gas emissions that contribute to global warming and climate change; and

**WHEREAS,** using electric appliances in buildings fueled by less greenhouse gas intensive electricity is linked to significantly lower greenhouse gas emissions and is cost competitive because of the cost savings associated with avoiding new gas infrastructure; and

**WHEREAS,** the most cost-effective time to integrate electrical infrastructure into existing buildings is during significant alterations and additions, allowing for electrical infrastructure that is installed alongside other significant improvements; and

**WHEREAS**, the local amendments support [Jurisdiction’s] future compliance with Bay Area Air District’s amendments to Rule 9-4 and Rule 9-6, which limit the sale of nitrous oxide emitting water and space heating appliances; and

**WHEREAS,** that, pursuant to the Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code, the [Governing Body] of [Jurisdiction] finds and determinesthe following the locally adopted electric readiness standards contained in this ordinance will require buildings to be designed to consume less energy in the future compared to the 2025 California Energy Code; and

**WHEREAS,** because of the [Jurisdiction’s] unique local climatic, geologic and topographic conditions, the [Jurisdiction] finds and determines amendment and additions to the code are reasonably necessary; and

**THEREFORE, BE IT ORDAINED,** by the [Governing Body] of [Jurisdiction] as follows:

1. Incorporation of Recitals. The foregoing recitals are found to be true and correct, and are incorporated by this reference into this action;
2. Purpose. It is the purpose and intent of this Ordinance to [establish electric readiness standards for single-family residential retrofits including major additions and alterations] that exceed minimum 2025 Title 24 Part 6 requirements. [alternate description: In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the electric readiness measures specified in Section 150.0(w) shall be required for certain single family additions and alterations.]
3. Adoption. The local amendments to the [chapter, section, or part of local Building Code] as specified below are hereby adopted by the [Governing Body] of [Jurisdiction] to be codified under [relevant municipal statutes]. The [Governing Body] of [Jurisdiction] adopts the Recitals herein as separate and additional findings of fact in support of adoption of the ordinance.
4. Severability. If any word, phrase, sentence part, section, subsection or other portion of this amendment or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this amendment, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect.
5. Findings. The [Governing Body] of [Jurisdiction] finds that each of the changes or modifications to measures referred to therein are reasonably necessary because of local climatic, geological, or topographical conditions in the area encompassed by the boundaries of the [Jurisdiction], and the [Governing Body] adopts the following findings in support of local necessity for the changes or modifications:
6. [Jurisdiction] is along a wildland-urban interface which experiences more fire fueled by greenhouse gas emissions from humans.
7. [Jurisdiction] has a history of flooding disasters that occurred in YYYY, YYYY, and YYYY and decreasing greenhouse gas emissions will prevent increases in severity or duration of flooding disasters.
8. During flooding events, stormwater inundated the wastewater treatment system in YYYY and YYYY. To the extent that climate change has the potential to make these conditions worse, more restrictive Energy Code requirements to achieve reduced greenhouse gas emissions are necessary.
9. [Jurisdiction] has a history of wildfire disasters that occurred in YYYY, YYYY, and YYYY and decreasing greenhouse gas emissions will prevent increases in severity or duration of wildfire disasters. Therefore, the above-described findings support the imposition of measures to increase the efficiency of existing buildings in the [Jurisdiction] to reduce greenhouse gas emissions.
10. Failure to address and substantially reduce greenhouse gas emissions creates an increased risk to the health, safety, and welfare of [Jurisdiction] residents. The standards imposed by this Ordinance are necessary because these standards align with the General Plan policy that directs the City to [reduce GHG emissions, improve building emissions, include general plan language here].
11. The standards imposed by this Ordinance are substantially equivalent to changes or modifications that were previously passed by [Governing Body on [adoption date] and previously filed on [filing date] and were in effect as of September 30, 2025.
12. The standards imposed by this Ordinance are necessary because changes to the State code must be made in order to implement the [General Plan, Emissions Reductions Strategy, Air Quality goals, etc.].
13. The standards imposed by this Ordinance are necessary because they meet the policy requirements of [Jurisdiction’s] Climate Action Plan or Greenhouse Gas Reduction Strategy.
14. CEQA. This ordinance is categorically exempt from CEQA because it is an action taken by a regulatory agency for the purpose of protecting the environment (CEQA Guidelines Section 15308). In addition, this ordinance is exempt from CEQA under the general rule, 15061(b)(3), on the grounds that these standards are more stringent than the State energy standards, there are no reasonably foreseeable adverse impacts, and there is no possibility that the activity in question may have a significant effect on the environment. The following findings are made in support of these determinations:
15. The purpose of the implementation of a Reach Code is to reduce the amount of greenhouse gas emissions in the [Jurisdiction] that are produced from buildings.
16. The Reach Code approval process requires that the [Jurisdiction] determines that the local standards will require buildings to be designed to consume less energy than current statewide requirements. Furthermore, the California Energy Commission approval process requires that the [Jurisdiction] make the findings as part of its approval process. Therefore, the Reach Code standards can only go into effect if they protect the environment by making buildings more efficient.
17. Violations. Violation of the requirements of this Ordinance shall be considered, at the [Jurisdiction’s] election, an infraction of the [Jurisdiction’s Municipal Code] punishable by all sanctions prescribed in [Chapter Y], or an administrative violation punishable as provided under [Chapter X].
18. Effective Date. This ordinance shall become effective as of January 1, 2026, upon approval of the California Energy Commission, or upon the date the California Building Standards Commission (CBSC) accepts the ordinance for filing, whichever is later.
19. Ordinance Summary. A summary of this ordinance, together with the names of [Governing Body] members voting for and against, shall be published at least XX days prior to its final passage, in [local publication], a newspaper published and circulated in [Jurisdiction]. This ordinance shall go into effect at the expiration of [thirty (30) days] after its final passage.

**THEREFORE,**  the [Governing Body] of [Jurisdiction] adopts the California Energy Code, 2025 Edition, Title 24, Part 6 of the California Code of Regulations in its full form with the following local amendments:

*Section 100.0 is modified to add a new section (i) as follows:*

(i) Single Family Building Remodel Energy Reach Code - Purpose and Intent.

In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the electric readiness measures specified in Sections 150.0(w) shall be required for certain single family additions and alterations.

*Section 100.1(b) is modified by adding the following definitions:*

**LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE** is a 208/240-volt 40-ampere minimum branch circuit and a receptacle.

**LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE** is a 208/240-volt 20-ampere minimum branch circuit and a receptacle

*A new Section, (w), is added to Section 150.0 as follows:*

(w) **Electric Readiness for Alterations**

1. **Electric range.** Where branch circuits or receptacles are added or altered in a kitchen and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
	1. A 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor branch circuit rated at 50 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future Use”.
	2. A pathway for a future 240 volt 50 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future electric range installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.
2. **Electric dryer.** Where a branch circuit is added or altered within 3 feet of a gas or propane clothes dryer and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
	1. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor branch circuit rated at 30 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future Use”; or,
	2. A pathway for a future 240 volt 30 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future heat pump dryer installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.
3. **Heat pump water heater**.
	1. If wall framing is removed or replaced within 3 feet of a gas or propane water heating appliance, space suitable for the future installation of a heat pump water heater (HPWH) shall be provided. The space shall be at least 2.5 feet by 2.5 feet wide and 7 feet tall and shall include a condensate drain that is no more than 2 inches higher than the base of an installed water heater and allows natural draining without pump assistance or installed piping or tubing within 3 feet of the water heater location to a condensate drain or exterior location. If pump assistance is needed, a receptacle on a 120 volt, minimum 15 amp branch circuit for a condensate pump must be available within 3 feet of the water heater location.
	2. Where branch circuits are altered or added within 3 feet of an existing gas or propane water heater or within 10 feet of the designated future location of a heat pump water heater as required under Section 150.0(w)3A, and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:

A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit rated at 30 amps minimum, within 3 feet from the water heater and accessible to the water heater with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future 240V Use”; or

A pathway for a future 240 volt 30 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as “For Future 240V use”. The pathway shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.

1. **Outdoor gas appliances.** Where a gas line is added or extended to any pool water heater, spa water heater, sauna, fireplace, outdoor cooking appliance, or outdoor heating system, install infrastructure and reserve physical space to accommodate future installation of an electric equivalent of that system that serves the same function, as certified by a registered design professional or licensed electrical contractor.
	1. Install conduit designed to serve a future electric appliance(s) with the same function, 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, in accordance with manufacturer requirements and the California Electrical Code. In lieu of or in addition to conduit, electrically isolated branch circuit wiring may be installed; and
	2. Label both ends of the unused conduit or conductors “For Future Electrical Appliance”; and
	3. Reserve circuit breakers in the electrical panel(s) for each branch circuit, appropriately labeled; and
	4. Designate physical space for future electric appliances, including equipment footprint, on the construction drawings. The footprint necessary for future electric appliances may overlap with the location of currently designed combustion equipment.

**Exception to Section 150.0(w)4**: Generator systems used for emergency power generation.

1. **Electrical Power Upgrades.** Increases in the electrical power infrastructure capacity serving a building shall only be permitted when all the following are documented and submitted to the building official:
	1. Calculations in accordance with California Electrical Code Article 220.83 determining future loads will exceed the capacity of the current electrical power infrastructure.
	2. Where data is available, calculations in accordance with California Electrical Code Article 220.87 determining that future loads exceed the capacity of the current electrical service infrastructure.
	3. Calculations for item (A) and item (B) above shall include at least one of the following:
		1. At least one power management or circuit controlling device, serving electric-only appliances such as:
			1. Water heater(s)
			2. Clothes dryer(s)
			3. Range(s)
			4. Level 2 EV Charging Receptacle or
			5. Low Power Level 2 EV Charging Receptacle
		2. At least one of the following electric-only appliances operating on 120V:
			1. Water heater(s)
			2. Clothes dryers(s)
			3. Range(s)
		3. Circuit control between whole home load and Level 2 EV Charging Receptacle or Low Power Level 2 EV Charging Receptacle

**Exception 1 to Section 150.0(w)7**: The upgrade is solely the result of a project proposing electrical improvements supporting loads related to devices and uses not regulated by 150.0(w)7.

1. **Battery Storage.** As a measure qualifying the Solar PV credit under a FlexPath ordinance, meet requirements A through D below.
	1. At least one of the following shall be provided:
		1. ESS ready interconnection equipment with a minimum backed up capacity of 60 amps and a minimum of four ESS supplied branch circuits, or
		2. A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits in 150.0(s)2. All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall be not less than one inch. The panelboard that supplies the branch circuits (subpanel) must be labeled “Subpanel shall include all backed-up load circuits.”
	2. A minimum of four branch circuits shall be identified and have their source of supply collocated at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lighting circuit shall be located near the primary egress, and at least one circuit shall supply a sleeping room receptacle outlet.
	3. The main panelboard shall have a minimum busbar rating of 225 amps or sufficient capacity a battery storage system and circuits in paragraphs A and B above. Panel upgrades shall comply with the requirements of Section 150.0(x)5.
	4. Sufficient space shall be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source.
2. **All-Electric Plan.** Provide a plan, including single line diagrams and calculations consistent with Section 150.0(w)5, for electrification of the following equipment:
	1. All appliances with gas stub outs including space conditioning, water heating, range, and clothes dryer;
	2. Low Power Level 2 EV charger; and
	3. Battery storage system rated at 240 volts, 60 amp minimum.
3. **150.0(w):** The project is the result of a repair as defined by Title 24 Part 2 Section 202.
4. **150.0(w):** If an electrical permit is not otherwise required for the project other than compliance with this section.
5. **150.0(w):** Where upgrades to the existing electrical panel or utility service are not proposed, electrical panel capacity shall not be required to exceed the existing utility electrical service to the building to meet compliance with this section. Capacity and overcurrent protection spaces shall be reserved to the extent allowable under the existing electrical panel capacity using the methodology in Section 150(w)5. Tandem overcurrent protection devices shall be used to the extent permissible under the California Electrical Code.
6. **150.0(w):** The project is the result of a safety improvement to remove a known hazard.
7. **150.0(w):** Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with Section 17000 of the Health and Safety Code).
8. **150.0(w):** Emergency Housing pursuant to Appendix P of the California Building Code.
9. **150.0(w):** Creation of a new accessory dwelling unit or junior accessory dwelling unit that is within the existing space of a single family dwelling or accessory structure and includes an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress. Or, if the project would not otherwise be a Covered Single Family Project were it not for the inclusion of an accessory dwelling unit or junior accessory dwelling unit that meets the criteria above.