Existing Building Reach Codes

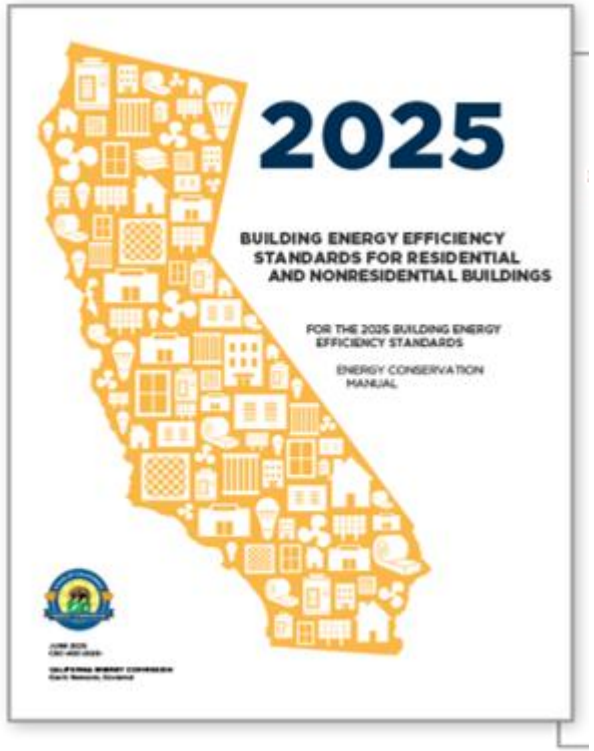




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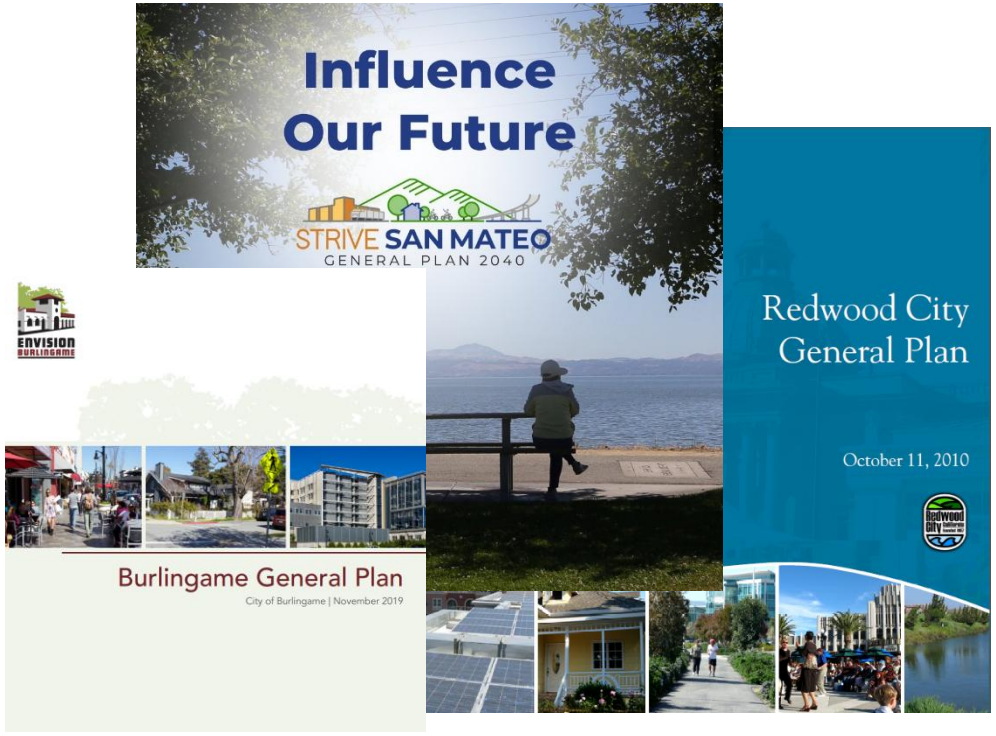
State Building Standards

Every three years, the State of California adopts new building standards (Title 24). Cities are free to add reach codes—local amendments to the statewide code—alongside the new building standards, or at any time between building standards adoptions.



Local Amendments to State Building Standards

AB 130 limits local amendment adoptions in many cases. An exception in the bill allows for local amendments that align with a General Plan adopted before June 10, 2025.



What are Reach Codes?

Reach Codes are local ordinances adopted by the local government that exceed and enhance the state's building standards

Reach Codes can apply to the following:



New Construction



Alterations



Additions



Equipment Replacement

Reach Codes Basics

Reach Codes Do Not	Reach Codes Do
Ban gas appliances	Encourage efficiency and reduce pollution
Apply to every building or permit	Focus on specific, common-sense opportunities
Require panel or service upgrades	Allow exceptions for a panel or service upgrade
Require immediate equipment replacement	Primarily focus on burnouts and major renovations

Reach Code Overview

Two-Way AC		FlexPath	Electric Readiness
Single Family, Townhome, Duplex	*Nonresidential*	*Single Family, Townhome, Duplex*	









These reach codes…

- Do not apply to new construction or existing multifamily buildings.
- Focus on elective intervention points to encourage efficiency or electrification.
- Must demonstrate cost-effectiveness, as approved by the California Energy Commission (CEC).
- Must use less energy than the State Energy Code.
- *[Include jurisdiction priorities: "Were developed through multiple public stakeholder meetings", "Save energy costs over equipment lifetimes"]*

Two-Way AC for Single Family Homes

When **replacing or adding space cooling** choose one of the following:

- ❑ Install a **heat pump** space conditioner at State Code;

  OR

- ❑ Install an **air-conditioner and other energy improvements** that go above State Code.





Two-Way AC Policy Context

Air Quality Regulations

- The Bay Area is in “non-attainment” for air pollutants.
- The Air District creates regulations to reduce pollutants and protect human health.
- **Beginning in 2029, furnace sales will be restricted by California Air Resources Board and the Bay Area Air District.**

Future Proofing

- Installing a heat pump now helps get residents ready for upcoming Air District rules.
- Air conditioners have a ~15 year lifespan. Installing heat pumps during cooling upgrades avoids equipment redundancy.
- Simplifying home equipment reduces the overall home equipment costs, results in lower monthly utility bills and decreases air pollutants.



Single Family Two-Way AC: Costs

Peninsula Clean Energy Rebates



Heat Pump HVAC

$1,500 rebate



Heat Pump Water Heater

$3,500 rebate



Zero Percent Loan

$10,000 Loan

Additional: $1,000 for income-qualified, $1,000 for electrical panel upgrade

Two-Way AC for Nonresidential Buildings

When **replacing or adding single zone rooftop HVAC**, choose one to install:

- ❑ A single zone **heat pump** (cooling + heating) and comply with State Code;

OR

- ❑ A single zone **air-conditioner** (cooling only) and a heat recovery ventilator.



FlexPath for Single Family

Applies when both the following conditions are met:

- Undergoing an alteration and/or addition.
- The project impacts *[1,000]* square feet or more.

Requires applicants to:

- Install energy improvements from a menu of options to achieve a target score of *[12]*.

Policy Considerations

- If measures have previously been installed, applicants will receive credit.
- Economic hardship and technical infeasibility exceptions included.





FlexPath Example Project

- Remodel of 1,000 ft^2 kitchen and living room in a single family home
- No existing air conditioning
- Construction cost ~$500,000 ($500/ft^2)
- Flex Path Target Score: *[12 for alterations that are 1,000 square feet or larger]*

How will this comply with a FlexPath reach code?



FlexPath Example Project

Example Target score =12

Compliance Path 1

- Project chooses a heat pump hot water heater (12 points) to comply
- Total compliance cost = $8,200

2% cost increase

Rebates available to homeowner, not included in FlexPath calculations

Compliance Path 2

- Project chooses air sealing (2) + attic insulation (4) + new ducts + duct sealing (6)
- Total compliance cost = $18,400

4% cost increase

Measure	Point Value
Heat Pump Water Heater	12
Heat Pump Space Conditioner	18
Induction Cooktop	1
Heat Pump Clothes Dryer	1
Water Heating Package	2
Duct Sealing	3
Air Sealing	2
R-49 Attic Insulation	4
Windows	4
R-15 Wall Insulation	5
New Ducts + Duct Sealing	6
R-19 Floor Insulation	9
R-30 Floor Insulation	10
Solar PV + Electric Readiness	13

Electric Readiness for Single Family Homes

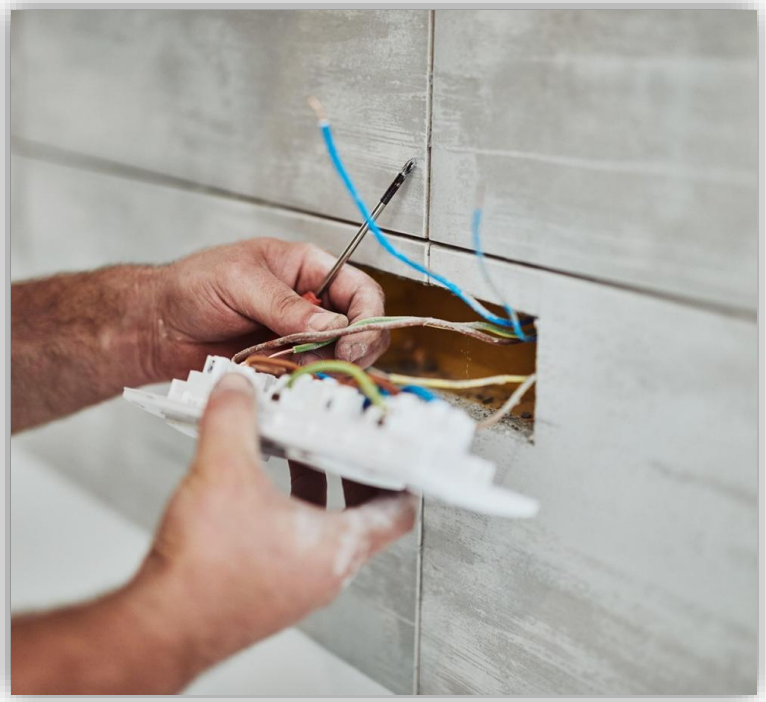
When doing **alterations and additions** within three feet of an existing gas appliance or including a new gas appliance:

- Require some electrical infrastructure (e.g., circuits, conduits, reserved breakers)
- Covers the following gas appliances: stoves/cooktops, dryers, water heaters, and outdoor appliances
- Designate space for a future HPWH

Cost: May range from approximately $150 to $1,000 per appliance

Exceptions:

- *If the project does not otherwise require an electrical permit*
- *If electric readiness would result in panel/service upgrades*
- *If the project is only for repairs and/or safety improvements*
- *New attached accessory dwelling units*
- *Mobile homes, manufactured housing*



Electric Readiness: Will it impact my project?

westlight energy

SILICON VALLEY CLEAN ENERGY

Gas Line to Outdoor Appliances

1) Reserve Breaker space, and
2) Install conduit to serve future electrified equipment

Branch Circuit Added or Altered

In the kitchen	Within 3’ of gas WH	Within 3’ of gas dryer

1) Reserve Breaker Space, and
2) Choose either
   - 120-volt, 20A receptacle and 3 conductors*
   - Pathway for raceway or conduit for 240V circuit from the panel*

* amperage varies by appliance

Wall Framing Removal or Replacement

Within 3’ of a water heater

Designate a future HPWH space

Recommendation

Insert recommendation from the staff report