

## Proposed Ordinance: All-Electric New Construction

### Background:

On August 25<sup>th</sup>, the Council embraced the recommendations of the MCCC and directed staff to begin the process of adopting an ordinance requiring all new low-rise construction to be all electric by 2023 and ensure that new infrastructure is EV capable. The Council also asked staff to report back with a schedule and a framework within 30-45 days.

### MCCC Built Environment Recommendation - Electrification in New Construction:

*Mandating all-electric construction to eliminate fossil-fuel use in new low-rise\* buildings by 2023 and all buildings by 2026\*\*. (\*Low-rise defined as under 4 stories \*\*Provided that the costs to go all-electric are cost-effective including the incremental costs of electrical infrastructure upgrades and the technology has shown to be feasible.)<sup>1</sup>*

**Objective:** Develop and adopt an electrification ordinance that requires all new construction of three stories or less to be all electric, and 2) requires a minimum of 20% Electric Vehicle (EV) capable charging spaces and at least one installed, operational Level II EV charger to be constructed in new multifamily and nonresidential development three stories or less.

**Rational:** All-electric construction is feasible and cost-effective for low-rise construction. Building code amendments are more effective and cost efficient than other GHG reduction measures available to local governments. This ordinance will provide the foundation for the Climate Action Plan to achieve carbon neutrality by 2045 and help to build a case for building code changes statewide. The sooner the ordinance is effective, the greater the GHG reduction. Analysis of draft CAP measures reveals a gap of 323,108 MT that needs to be closed to achieve carbon neutrality by 2045.

### Three Components of Proposed Ordinance:

- Local amendment to the California Building Standards Code and City Building Code Title 15 (Buildings and Construction), to mandate all-electric construction to eliminate fossil-fuel use in new low-rise, three stories or less.
- Local amendment to the California Building Standards Code and City Building Code Title 15 to require 20% EV capable charging spaces and at least one installed, operational Level 2 EV charger in new low-rise (three stories or less) multifamily and nonresidential development.
- Code amendment(s) to Title 17 of City Code (Planning and Development Code) to incentivize charging in both existing and new developments with parking reductions, requirements for including EV charging in the expansion of existing parking lots, and other incentives.

---

<sup>1</sup> The MCCC defined low-rise as anything under 4 stories. Staff are recommending “3 stories and under” because it is more precise.

## Proposed Ordinance: All-Electric New Construction

### Benefits and Co-Benefits:

- Housing: This ordinance is expected to reduce the cost to build new housing.
- Public health benefits: Natural gas stoves cause indoor air quality to exceed outdoor standards for NO<sub>2</sub> and CO. All-electric buildings are also safer from a fire-safety standpoint. Improving EV capacity will result in outdoor air quality improvements.
- Earlier adoption will help the City comply with current and future state mandates.

### Benefits of an Early Implementation:

- The earlier the effective date, the greater the GHG reduction. Analysis of draft CAP measures reveals a gap of 323,108 MT that needs to be closed to achieve carbon neutrality by 2045.
- An early effective date will make achieving carbon neutrality easier and less expensive in the long run because having to retrofit buildings later costs significantly more than constructing them as all-electric and EV capable in the first place.
- An early effective date will avoid “stranded assets” of obsolete gas infrastructure and appliances that would need to be replaced.
- An earlier effective date will provide other co-benefits sooner (such as reducing the cost to build housing, and public health benefits).

### Project Schedule – Electrification Ordinance

Item/Task	Date
Law & Legislation: Review and comment on framework and effective dates	September 29, 2020
Outreach & education meetings	Ongoing (Oct./Nov. 2020)
Planning & Design Commission: Review and comment on framework and effective dates	November 12, 2020,
Revisions to draft Ordinance based on input	November 2020
Planning & Design Commission: Recommendation to Council for approval of Ordinance	December 2020/January 2021
Law & Legislation: Recommendation to Council for approval of Ordinance	January/February 2021
City Council: Public Hearing on Ordinance	March 2021

Contact:

Helen Selph, Associate Planner

HSelph@cityofsacramento.org