

Electrification Ordinance Updates

April 2021

Staff recommendations based on direction of the Law and Legislation Committee
on March 2, 2021

Electrification Ordinance

3/2/2021 Law & Legislation Committee direction

- Law and Legislation Motion:
 1. Exemption for restaurants
 2. Exemption for manufacturing process loads
 3. Revise infeasibility waiver process, explore expert panel
 4. Ongoing evaluation (at least once per year)
 5. Begin engagement on retrofits
 6. Return to L&L

Exemptions

- Limited exemptions will be included in the draft ordinance:
 - Exemption for restaurants – cooking equipment only
 - Exemption for manufacturing – process loads only
 - Exemption for regulated affordable housing, where virtual net energy metering is unavailable, provided the building is electric-ready

Exemptions

- Staff recommendation for exemption sunset:
 - Available only for permits filed on or before 12/31/25

Mixed-fuel conversions

- Staff recommendation to include a prohibition on converting all-electric buildings to mixed-fuel buildings, where the initial application was submitted after January 1, 2023

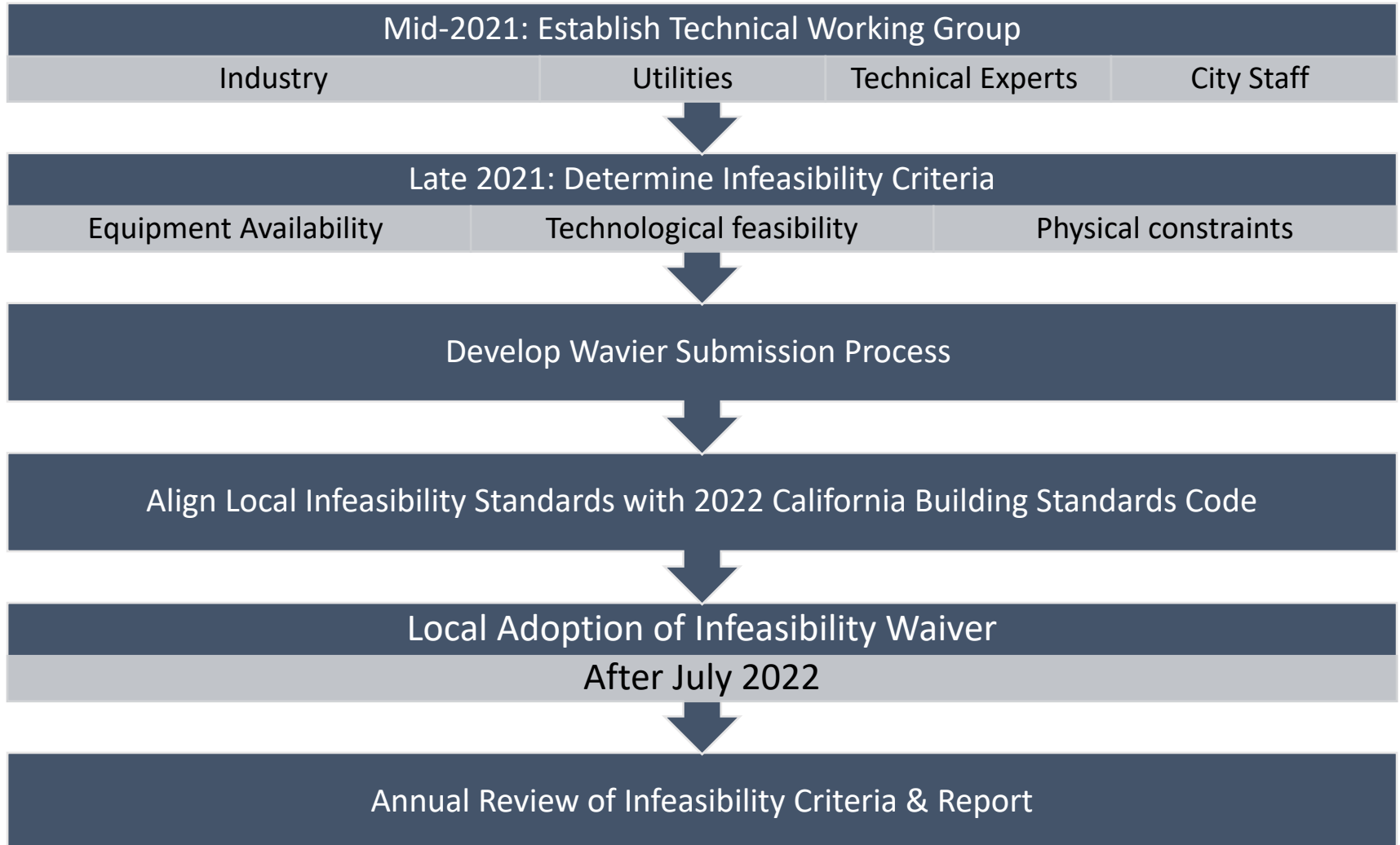
Infeasibility waiver

- Clarifications regarding infeasibility process in revised ordinance:
 - For project-by-project considerations, such as physical or site conditions, necessary operational requirements, etc.
 - Staff recommendation: Building Official decision, consistent with state building code process.
 - New section on infeasibility process, including establishment of a written process to be adopted by resolution, pre-app meeting, and consultation with SMUD

Ongoing implementation

- Technical Panel
 - Staff recommendation for an informal body
 - Comprised of representatives with technical electrical and engineering expertise, including SMUD, PG&E, a building code expert, and an industry representative
 - Tasked with input on guidance document, and vetting technologies with barriers or not yet market-ready for electrification
 - Guidance document adopted by City Council resolution, to guide both applicants and the Building Official
- On an annual basis
 - Staff to provide a report on implementation with metrics for key buildings types, issuance of exemptions and infeasibility waivers, and measure greenhouse gas reductions

Infeasibility coordination & process



Existing buildings

- Staff to bring high-level framework and 18-month schedule for pathway development to City Council
- Approach:
 - RFP to be released in Spring/Summer 2021
 - Council workshop Summer 2021
 - Collaboration for potential 2021 pilot
 - Fall/Winter 2022: City Council adoption of Electrification Pathway

Schedule (anticipated)

April 13 th	City Council Pass for Publication – EV Charging Ordinance
April 20 th	City Council Public Hearing – EV Charging Ordinance
May 4 th	Return to L&L – New Building Electrification Ordinance
May 18 th	City Council Pass for Publication – New Building Electrification Ordinance
May 25 th	City Council Public Hearing – New Building Electrification Ordinance
Summer 2021:	Council workshop - Existing Buildings, plan development begins
Late 2022:	Council Adoption: Electrification Pathway for Existing Buildings