



City of
SACRAMENTO
NEW BUILDING
ELECTRIFICATION

The Sacramento City Council adopted the **New Building Electrification Ordinance** on June 1, 2021 to support the City's climate goals by reducing greenhouse gas emissions and air pollution from fossil fuel combustion within buildings. The Ordinance, which requires brand new buildings to be constructed as all-electric, has been incorporated into [Chapter 15.30 of City Code](#). Existing buildings (room additions, remodels, tenant improvements, etc.) will not be affected by the Ordinance.

The effective dates¹ for the New Building Electrification Ordinance are as follows:

- New buildings which are 1-3 stories: January 1, 2023²
- New buildings which are 4-stories or more: January 1, 2026

The Ordinance provides specific limited exemptions until December 31, 2025, for:

- Manufacturing process loads within industrial or manufacturing facilities.
- Cooking equipment in ground-floor food establishments.
- Water heating in regulated affordable housing projects when virtual net energy metering is not available.

There is no additional application process for the limited exemptions listed above. The Ordinance also provides for an infeasibility waiver process that will not have a sunset date. The infeasibility waiver process will provide flexibility for projects where all-electric is shown to be infeasible by the applicant.

In early 2022, as part of the preparation for implementing the New Building Electrification Ordinance the City convened an advisory technical panel tasked with vetting barriers where technologies are not yet market-ready for electrification and providing input on an infeasibility waiver guidance document for electrifying new construction. The infeasibility waiver guidance document will be adopted by City Council prior to the January 1, 2023 effective date.

All electric construction is feasible and cost effective in most cases, but to avoid unintended consequences, project applicants are advised to plan their projects as all-electric from the beginning.

The adopted Ordinance, topic-based building electrification webinars, an extensive [Electrification Ordinance Q&A](#), and other resources can be found on the New Building Electrification project webpage at: <http://www.cityofsacramento.org/SacElectrificationOrdinance>

For information on the development of an existing building electrification strategy, visit the project webpage at: <http://www.cityofsacramento.org/SacExistingBuildingElectrification>.

¹ Complete building permit applications (including payment of all required fees) filed with and accepted by the City's Building Division prior to the effective dates would not be subject to electrification requirements. However, due to the rush of building permit applications that occurs prior to building code changes, applicants are advised to build the appropriate amount of time required for Site Plan and Design Review into their project schedules, and to submit their building permit applications by December 15, 2022.

² Sacramento is the only city that we know of that took an approach which provides substantial lead time for the development community prior to effective dates.