Webpage Advisory - All-Electric New Buildings Requirement
May 19, 2022

Pursuant to Chapter 15.30 of Sacramento City Code, new buildings 1-3 stories will be required to be all-electric buildings beginning on January 1, 2023, and new buildings 4 stories or more will be required to be all-electric beginning on January 1, 2026. An all-electric building is a building that does not have gas appliances, gas infrastructure, or gas equipment.

Applicants are advised to plan for all-electric compliance beginning with initial early design. Solutions include but are not limited to: Designing projects to create space for electric infrastructure and equipment; utilizing energy efficiency to reduce electrical loads; and consulting with SMUD to address electric infrastructure issues.

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 will not be subject to all-electric requirements.

Effective Dates for All-Electric Requirements:

- January 1, 2023, for new buildings 1-3 stories
- January 1, 2026, for new buildings 4 stories or more

Note: Due to the volume of building permit applications before tri-annual building code updates, applicants who plan to build mixed-fuel buildings under the existing building code are encouraged to submit in advance of the December 31st deadline.

Applicability: The construction of all new buildings, with the exception of renovations to existing buildings, additions to existing buildings, and tenant improvements.

Limited exemptions: For building permit applications filed on or before December 31, 2025, an applicant may request one of the following limited exemptions to construct a mixed fuel building.

a. Ground floor food service establishment for the area of the building with cooking equipment. The building official shall grant the exemption only for natural gas or propane piping systems, fixtures, or infrastructure necessary for cooking equipment within the designated food service area.

b. Manufacturing or industrial facilities for the area of the building with process loads. The building official shall grant the exemption only for the area of the building with process loads.

c. Water-heating systems and equipment in regulated affordable housing for those portions of the building where virtual net energy metering (or SMUD's Virtual Solar Program) is unavailable.

Note for limited exemptions: Due to the volume of applications before tri-annual building code updates, applicants who plan to request a limited exemption are encouraged to submit in advance of the December 31st deadline.

Infeasibility: An Infeasibility Waiver Guidance Document will be approved by City Council by December 31, 2022. This document will specify the process and criteria for requesting a waiver from the requirements of the New Building Electrification Ordinance. The New Building Electrification Ordinance adopted by City Council on June 1, 2021 states: If a building permit applicant establishes to the satisfaction of the building official that it is infeasible to comply with the all-electric building requirements in subsection 100.0(e)(2)(A)(i) or subsection 100.0(e)(2)(A)(ii) because of the type of building, physical site conditions, commercial availability of electric appliances or equipment, necessary operational

requirements, electrical infrastructure requirements, or the public health, safety, or economic welfare in the event of an electric grid outage, the building official may waive the requirements of subsection 100.0(e)(2)(A)(i) or subsection 100.0(e)(2)(A)(ii) only for those portions of the building where all-electric is infeasible.

The Ordinance identifies constraints for infeasibility as:

- Type of building
- Physical site conditions
- Commercial availability of electric appliances or equipment
- Necessary operational requirements
- Electrical infrastructure requirements
- Public health, safety, or economic welfare in the event of an electric grid outage