

# 2019 Energy Reach Code Amendments

## Promoting Healthy, Safe Homes & Buildings



### What Are Reach Codes?

Reach codes provide an opportunity for local governments to amend the 2019 state building code for new homes and commercial buildings. The amendments or “reach codes” are designed to encourage low-cost all-electric new construction of healthier, safer, and zero emission buildings while making it easier to charge electric vehicles.

### Why Reach Codes?

- Incentivize lowest-cost construction options
- Encourage development of healthier, safer, lower emission buildings
- Reflect the sustainability-related values of our community
- Improve indoor air quality and reduce the risk of fires

**New all-electric homes and apartments can save thousands!**

### Single Family Home Reach Code Options

Builders and developers can choose between an all-electric or mixed fuel construction option. The code encourages the all-electric option as it is less expensive, provides a healthier, safer residence while significantly reducing pollution.

Construction Options	All-Electric Construction	Mixed Fuel Construction (Electric & Natural Gas)
Efficiency required above state code (compliance margin)	0%	Additional 17 to 29%
Estimated increase in construction cost	\$0	Extra \$6,800 to \$7,000
Emissions from gas	Zero	4+ metric tons of CO2 per year
Indoor air quality	Best	Worse
Equipment utilized	All electric appliances	Gas connection, gas meter, gas furnace and water heater, CO monitor, electrical wiring to all gas appliances for future switch to electric with additional options for additional PV/solar and storage required



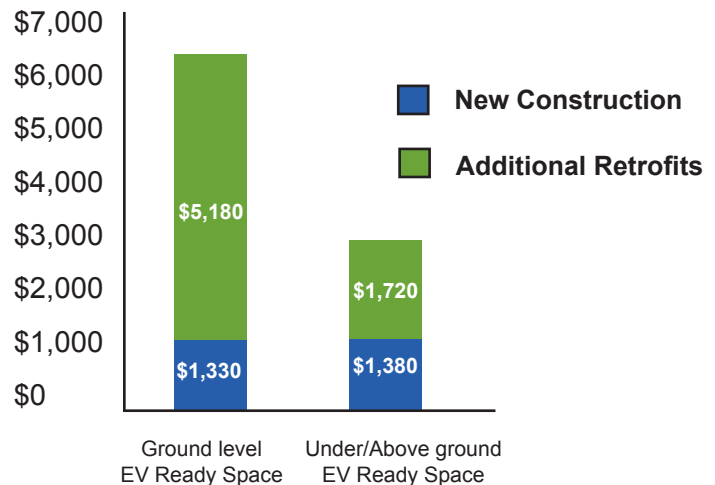
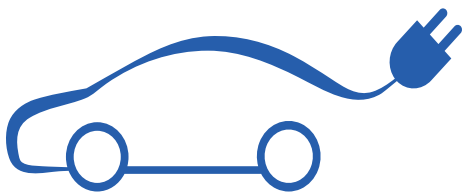
To learn more, visit [PeninsulaReachCodes.org](http://PeninsulaReachCodes.org)

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### Electric Vehicle (EV) Charging Infrastructure - Cost of New vs. Retrofit

San Mateo County is helping to lead the nation in EV adoption. To continue and accelerate this rate, we need more electric vehicle charging infrastructure, particularly in multi-unit dwellings. Investing in EV infrastructure during new construction saves 40-400% compared to the costs of retrofitting later.



### Who is leading this effort?

Peninsula Clean Energy (PCE), Silicon Valley Clean Energy (SVCE) and the San Mateo County Office of Sustainability (OOS) are partnering on this effort.

### When will the new codes be developed?

This summer and fall, city councils will consider whether to adopt reach codes. If adopted, the reach codes will be integrated into the new statewide 2019 building codes. Otherwise, the next optimal time to adopt these reach codes will be in 2022.

**PCE is offering a \$10,000 incentive and significant technical assistance to cities.**

### What action is needed?

To take advantage of the \$10,000 incentive and technical assistance from Peninsula Clean Energy, encourage your city councils to direct staff to integrate reach code language into city building codes.

### This is not a ban on natural gas.

Adopting the reach code allows developers to choose either all-electric or mixed electric and natural gas fuels in new construction. Given the cost savings, health, and safety benefits, the codes encourage the all-electric option versus that of mixed fuel.

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