



New Construction Energy Performance Reach Code Ordinance - 1st Reading

November 12, 2024

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Why Reach Codes?



- Reach codes are **amendments** to California's Building Codes and Standards **adopted by local governments** to help achieve local climate goals.
- The Board has demonstrated **leadership in climate action**, such as with the adoption of the Community Climate Action Plan (CCAP) in 2022.
- Because San Mateo County has access to clean energy through Peninsula Clean Energy, **electrifying buildings** is a key strategy in meeting greenhouse gas reduction goals.



Benefits of Proposed Reach Code

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Reduce Emissions and Pollution

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Encourage the transition to all-electric appliances to the greatest extent possible, to achieve **reduced emissions and cleaner air**.



County Leadership

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Maintain County leadership in advance of **regional and state policies** for electric appliances.



CCAP Key Strategy

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Reduce emissions from buildings, a key strategy to meet **CCAP commitments**.



Less Expensive

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Provide savings as all-electric new buildings are **less expensive** to build and maintain than mixed-fuel buildings.



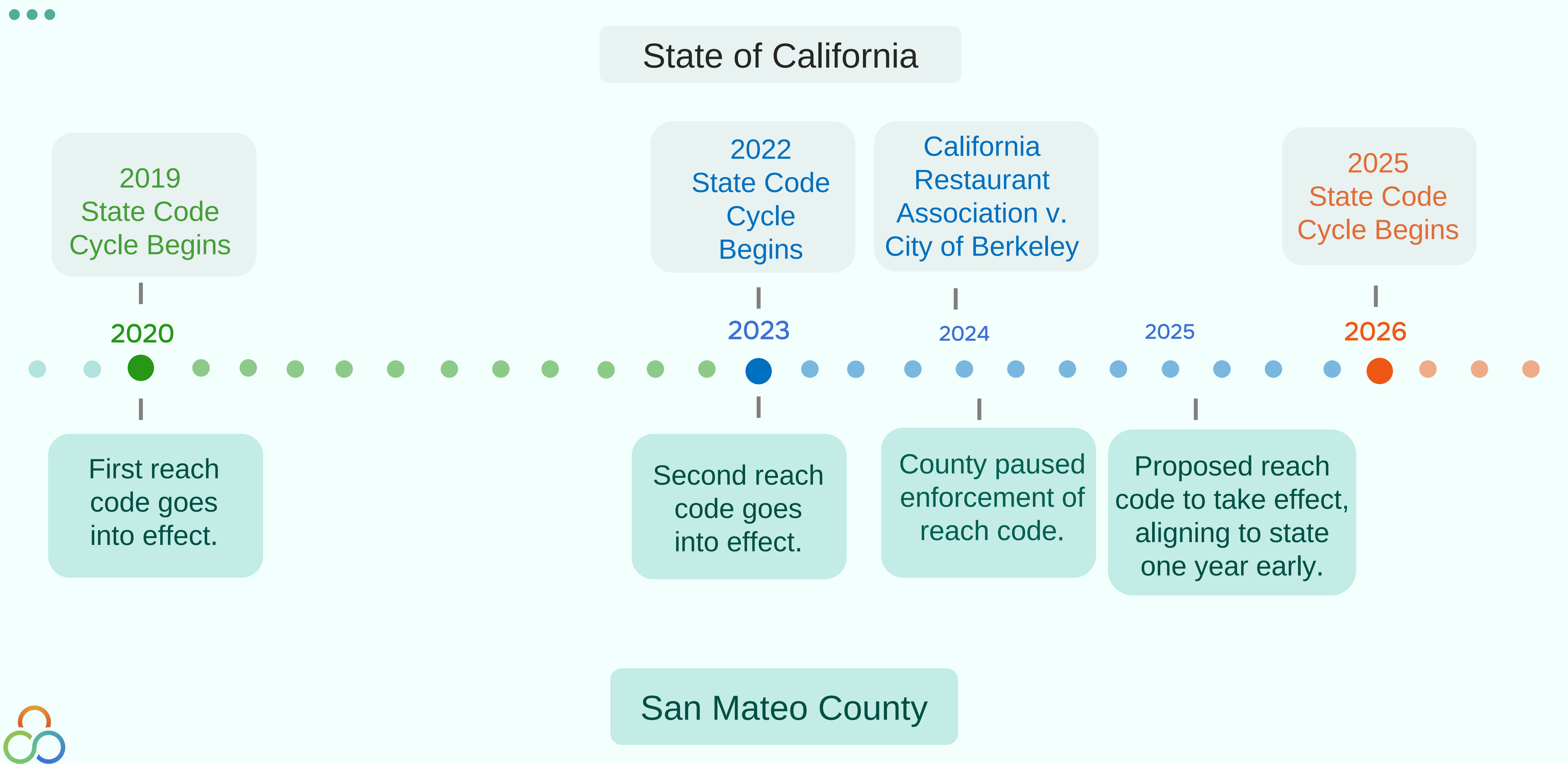
Countywide Alignment

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Align with other jurisdictions efforts and follow **Peninsula Clean Energy's recommendation**.



Timeline of Residential and Commercial Reach Codes



Two Pathways to Meet Energy Code

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Prescriptive Pathway



Energy Performance Pathway



Energy Performance Pathway

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Space heating/
cooling



Water heater



Efficiency



Solar



Battery

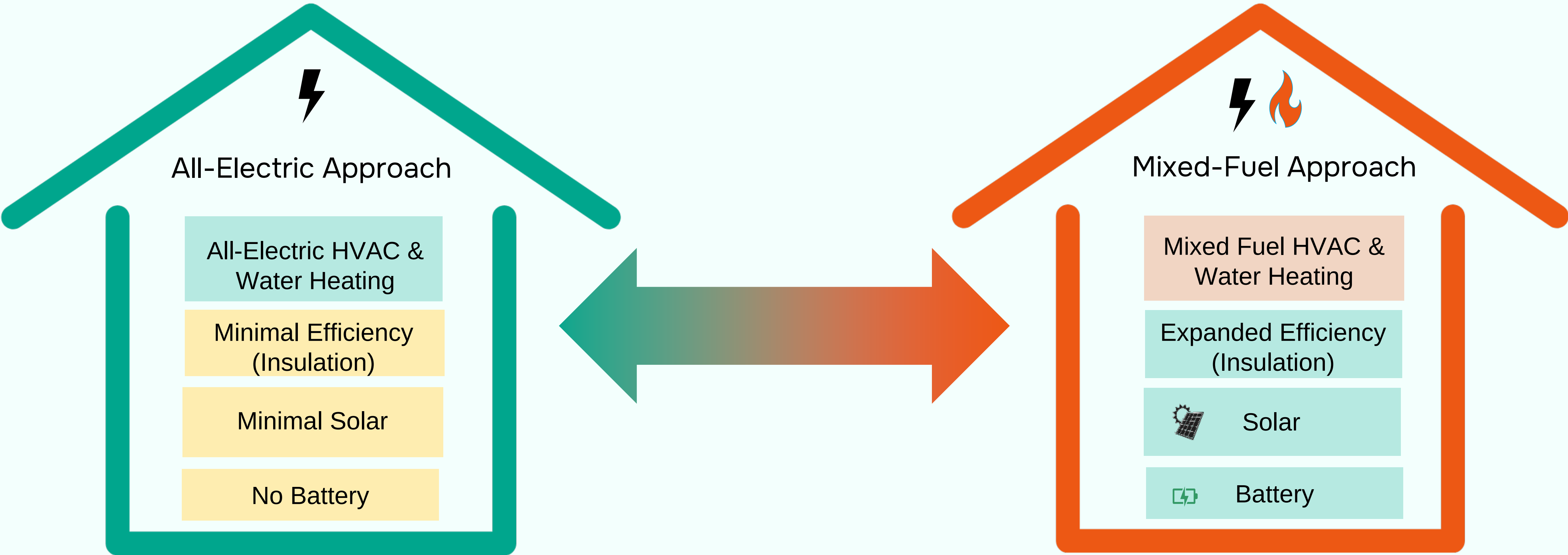


Performance Score



Implementation Flexibility in Energy Performance Pathway

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Education



Staff Recommendation

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Adopt an ordinance:

- Amending Sections 10.44.080 and 10.44.090 of Chapter 10.44, Green Building Code, of the San Mateo County Ordinance Code to remove Section 4.106.5 (“All-electric buildings”) and Section 5.106.13 (“All-electric buildings”);
- Repealing Chapter 10.40, Energy Code, of the San Mateo County Ordinance Code and replacing it with a new Chapter 10.40, Energy Code, with local amendments to require higher energy efficiency targets; and

Waive reading of the ordinance in its entirety.

