

ATTACHMENT A

Building Electrification Reach Code Options

Building Type	PCE Model Approach	Menlo Park Approach
New Single Family and Low Rise Multifamily (three stories or less)	For all electric buildings: <ul style="list-style-type: none">• Follow the State Energy Code For mixed fuel buildings: <ul style="list-style-type: none">• Proposed Design Building shall be at least 10 Energy Design Rating (EDR) points less than the Total EDR calculated for the Standard Design Building	Require electric fuel source for: <ul style="list-style-type: none">• space heating• water heating• clothes drying Natural gas can be used for: <ul style="list-style-type: none">• Stoves• Fireplaces• Other decorative appliances if desired• Pre-wiring for electric appliances is required where natural gas appliances are used.
New High Rise Multifamily (four stories or more) and New Non-Residential (Commercial and Office Space)	For all electric buildings: <ul style="list-style-type: none">• Follow the State Energy Code• Install a minimum size solar photovoltaic system For mixed fuel buildings: <ul style="list-style-type: none">• Improve building performance by 10%	Require: <ul style="list-style-type: none">• All-electric building that uses electricity as the source of energy for all appliances, including but not limited to heating/cooling appliances, cooking appliances, fireplaces and clothes dryers• Installation of a minimum amount of on-site solar based on square footage:<ol style="list-style-type: none">a. Less than 10,000 square feet requires a minimum of three-kilowatt photovoltaic systemb. Greater than or equal to 10,000 square feet requires a minimum of five-kilowatt photovoltaic system <p>*Exceptions may need to be considered for commercial restaurants, emergency facilities, or life science buildings.</p>

ATTACHMENT B

Electric Vehicle Charging Infrastructure Green Building Code Amendment Options

Building Type	PCE Proposed Reach Code
New Single Family and Duplex	Two EV spaces total: <ul style="list-style-type: none">• One Level 2 EV Ready circuit• One Level 1 EV Ready circuit
New Multifamily	Small/Medium (≤ 20 units): One Level 2 EV Ready per dwelling Large (> 20 units): Of all dwelling units, <ul style="list-style-type: none">• 25% Level 2 EV Ready (10% in affordable housing)• 75% are Level 1 EV Ready (90% in affordable housing)
New Non-Residential	Commercial: Of all parking spaces, <ul style="list-style-type: none">• 6% Level 2 EVSE• 5% Level 1 EV Ready

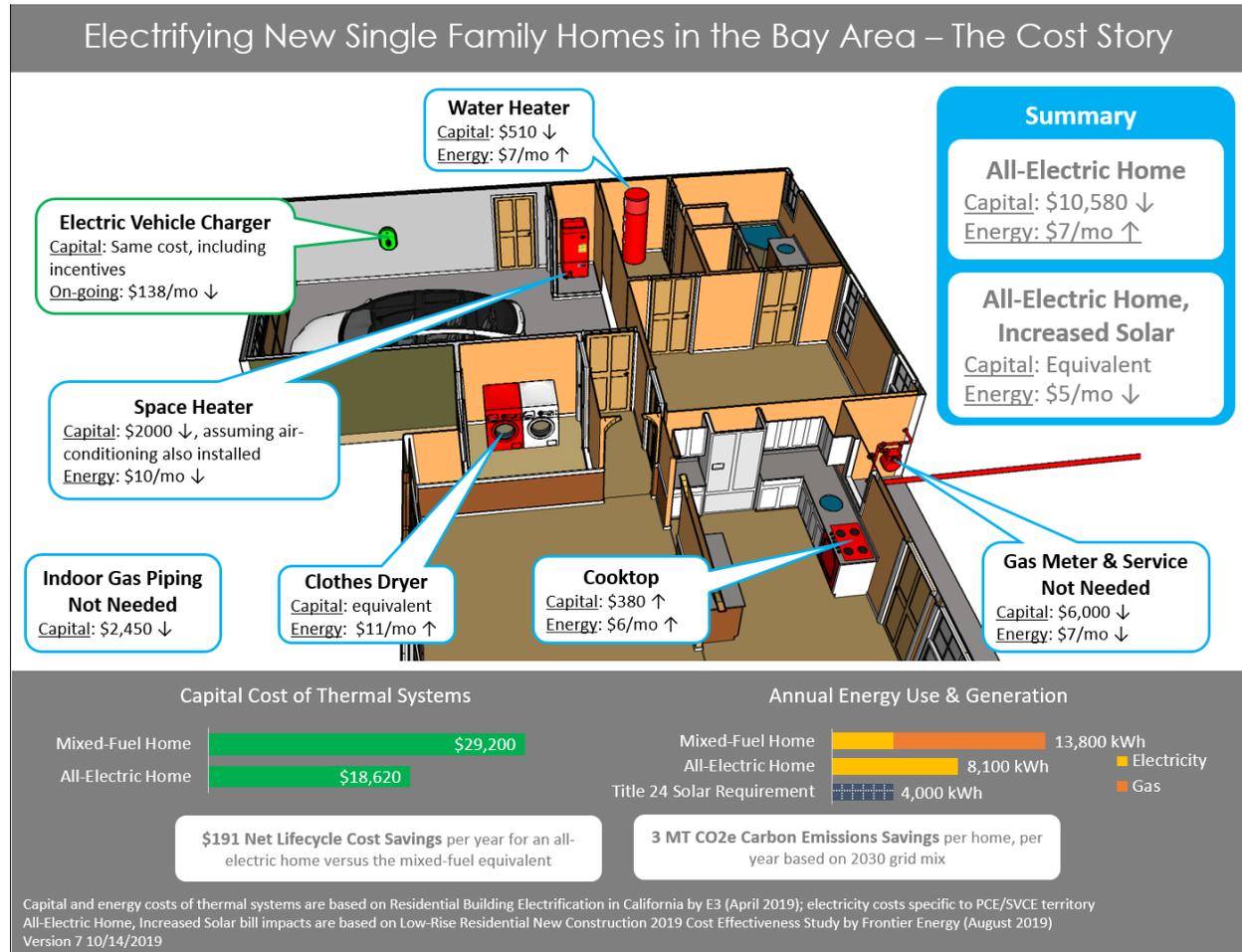
ATTACHMENT C

Status of Jurisdictions in San Mateo County Considering Reach Codes

	Jurisdiction	Council to provide guidance on approach	PCE's Model	Menlo Park's Model
Most cities are evaluating reach code options	Belmont	X		
	Brisbane			X
	Burlingame	X		
	Colma	X		
	County			X
	Daly City	X		
	East Palo Alto	X		
	Foster City	X		
	Half Moon Bay	X		
	Hillsborough		X	
	Millbrae	X		
	Pacifica	X		
	Redwood City		X	
	San Bruno	X		
	San Carlos	X		
Several have approved.	Portola Valley		X	
	Menlo Park			X
	San Mateo		X	

ATTACHMENT D

Cost Comparison of an All-Electric Home vs. a Mixed Fuel Home



ATTACHMENT E

Summary of Cost-Effectiveness Study Findings for San Mateo County (Climate Zone Three)

Building prototype	Construction savings	Operational savings
Single family home	Up to \$5,349	\$4,416
Multifamily- three stories or less (per dwelling unit)	Up to \$2,337	\$1,864
Office	\$82,330	\$52,738
Retail	\$24,111	\$22,661
Hotel*	\$1.3 million	\$1.24 million

*The hotel prototype supports the high-rise multifamily reach code.