

DOCKETED

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Filer:	Danuta Drozdowicz
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City of Los Altos

List of Supporting Cost Effectiveness Studies

REFERENCE STUDIES:

1. Title: 2019 Cost-effectiveness Study: Low-Rise Residential New Construction
Prepared For: Kelly Cunningham, Codes and Standards Program, Pacific Gas and Electric Company
Prepared By: Frontier Energy, Inc., Misti Bruceri & Associates, LLC
Last Modified: August 1, 2019
2. Title: 2019 Nonresidential New Construction Reach Code Cost Effectiveness Study
Prepared For: Christopher Kuch, Codes and Standards Program, Southern California Edison Company
Prepared By: TRC, EnergySoft
Last Modified: July 25, 2019
3. Title: 2019 Mid-Rise New Construction Reach Code Cost-Effectiveness Study
Prepared For: Kelly Cunningham, Codes and Standards Program, Pacific Gas and Electric Company
Prepared By: Frontier Energy, Inc., Misti Bruceri & Associates, LLC, EnergySoft
Last Modified: June 22, 2020

PROPOSED REQUIREMENTS

SUMMARY – ALL-ELECTRIC REQUIRED

All newly constructed buildings shall be all-electric, defined as no natural gas or plumbing installed within the building, and that uses electricity as the source of energy for space heating, water heating, cooking, and clothes drying appliances. Some exceptions are allowed, as summarized in the table below, although electrical pre-wiring is required for any exception.

Proposed Reach Code	Building Electrification	Reference Study
Single-Family and Detached ADU Buildings New Construction	All electric; Exception for indoor and outdoor cooking appliances and fireplaces. Electric prewiring required for any non-electric appliances as applicable.	Refer to Reference Study 1: Title: 2019 Cost-effectiveness Study: Low-Rise Residential New Construction

Att. 4a Overview - Cost Effectiveness Studies

<p>Multi-family Buildings New Construction</p>	<p>All electric; Exception for indoor and outdoor cooking appliances and fireplaces for buildings with two to nine units. Electric rewiring required for any non-electric appliances as applicable.</p>	<p>Refer to Reference Study 1: Title: 2019 Cost-effectiveness Study: Low-Rise Residential New Construction And Refer to Reference Study 3: 2019 Mid-Rise New Construction Reach Code Cost Effectiveness Study</p>
<p>Commercial Buildings New Construction</p>	<p>All electric; 1)Exception for for-profit restaurants open to the public may install gas-fueled cooking appliances. 2)Exception for non-residential, Scientific Laboratory and Public Buildings may install non-electric appliance or piece of equipment if based on a public or business-related reason. Electric rewiring required for any non-electric appliances as applicable.</p>	<p>Refer to Reference Study 2: 2019 Nonresidential New Construction Reach Code Cost Effectiveness Study</p>