

DOCKETED	
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Project Title:	Local Ordinances Exceeding the 2019 Energy Code
TN #:	237427-8
Document Title:	City of San Carlos - 2019 Overview of Cost Effectiveness Studies
Description:	Plain text of the San Carlos overview of cost effectiveness studies
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OVERVIEW 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

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	Solar PV	Reference Study
Single and Two-Family New Construction	All electric; Exception to install gas for cooking appliances and fireplaces.	Not Applicable – Solar already required by Energy Code.	Refer to Reference Study 1: Title: 2019 Cost-effectiveness Study: Low-Rise Residential New Construction
Multi-family Buildings	All electric;	2 Watts per square foot	Refer to Reference Study 1: Title: 2019 Cost-effectiveness

Att. 5a Overview of cost effectiveness studies

	Exception if there is not an all-electric prescriptive compliance pathway, or if the building is not able to show compliance using a commercially available technology via the alternative calculation method.	Exceptions for buildings with limited solar access or vegetative roofs.	Study: Low-Rise Residential New Construction And Refer to Reference Study 3: 2019 Mid-Rise New Construction Reach Code Cost Effectiveness Study
Commercial Buildings	<p>All electric;</p> <p>Exception for space conditioning systems serving laboratory areas with third party verification.</p> <p>Exception if there is not an all-electric prescriptive compliance pathway, or if the building is not able to show compliance using a commercially available technology via the alternative calculation method.</p> <p>Exception for restaurants and employee kitchens, if based on a business-related reason.</p>	<p>2 Watts per square foot</p> <p>Exceptions for buildings with limited solar access or vegetative roofs.</p>	Refer to Reference Study 2: 2019 Nonresidential New Construction Reach Code Cost Effectiveness Study