

DOCKETED

Docket Number:	19-BSTD-06
Project Title:	Local Ordinances Exceeding the 2019 Energy Code
TN #:	235508-7
Document Title:	Los Altos Hills Reach Code Handout
Description:	Plain text of the handout outlining the reach code requirements
Filer:	Danuta Drozdowicz
Organization:	Town of Los Altos Hills
Submitter Role:	Public Agency
Submission Date:	11/4/2020 3:24:19 PM
Docketed Date:	11/4/2020

TOWN OF LOS ALTOS HILLS

26379 Fremont Road
Los Altos Hills, CA 94022
Phone: (650) 941-7222
Fax: (650) 941-3160
www.losaltoshills.ca.gov



Energy Reach Codes

Electric Only Space and Water Heating Required

The Town of Los Altos Hills has adopted “Energy Reach Codes” that require new residential construction to use electricity as the source of energy for its space heating and water heating. Local governments are authorized to adopt local modifications to the state energy standards contained in the California Code of Regulations Title 24, Part 6 (Energy Code) and Part 11 (Green Building Standards Code). The Energy Reach Codes were adopted by the Town on February 20, 2020, were approved by the Building Standards Commission in March and became effective on all applicable building permit applications on, and after, March 26, 2020.

The Energy Reach Codes apply to all newly constructed residences, newly constructed detached accessory dwelling units (ADUs), and other newly constructed detached habitable structures. The Energy Reach Codes **do not** apply to additions and remodels to existing residences and structures, or to outdoor equipment and appliances. Applicable projects shall adhere to the following requirements:

- **Space Conditioning Equipment and Water Heating Systems** – All space heating and water heating systems that serve new residences, new detached accessory dwelling units, and new detached habitable structures shall use electricity as the source of energy.
- **Clothes Drying and Cooking.** Clothes drying appliances, cooktops and standalone cooking ovens in new residences, new detached accessory dwelling units, and new detached habitable structures are encouraged to use electricity as their source of energy, but can use natural gas or propane if desired, subject to the following requirements:
 - A dedicated 208/240-volt, (20, 30 or 50-amp depending on appliance type) electrical receptacle that is connected to the electrical panel with conductors of adequate capacity, within three feet of the appliance and accessible with no obstructions;
 - Both ends of the unused conductor shall be labeled with the words “for a future electric appliance (specify type)” and be electrically isolated;
 - A double pole circuit breaker in the electrical panel labeled with the words “for future electric appliance (specify type)” and
 - Other electrical components, including conductors, receptacles, or blank covers, related to this section shall be installed in accordance with the 2019 California electrical code.
- **Indoor Fireplaces** – Indoor fireplaces in new residences, new detached accessory dwelling units, and new detached habitable structures can use natural gas or propane as the source of energy, but are prohibited from being a wood burning appliance per LAMC Section 6-6.03.
- **Outdoor Appliances** – Outdoor appliances, such as pool heaters, barbeques and fireplaces, are not subject to the provisions of the Energy Reach Codes.

More specific details about the Town’s Energy Reach Codes can be found in Section 8-1.6.02 of the Los Altos Hills Municipal Code. For additional questions, please contact the Building Department at (650) 947-2501 or building@losaltoshills.ca.gov.