

# Status Update on Green Building Reach Code and Ordinance Development

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# Proposed Reach Code

- Proposed reach code includes the following requirements:
  - All-electric appliances for new construction projects (i.e., residential, multifamily, and commercial)
  - Energy efficiency savings beyond the State code for renovations (i.e., additions and alterations) of existing single and low-rise multifamily homes (3 stories or less)
    - For projects renovating X sq. ft. or more = Must meet target energy score
      - Flexibility to implement various energy efficiency and electrification measures
        - Electrification measures are favored in terms of point allocation
    - For projects renovating less than X sq. ft. = Must meet minimum State building code
- The proposed reach code does not include:
  - Requirements for substantial remodels (i.e., more than 50% of the building floor area is remodeled)
  - All-electric requirements for renovations or remodels
  - Time-of-replacement requirements for existing gas appliances

# Timeline for Adoption

- Held several meetings with building officials, advocacy groups, community members, and other stakeholders over the past few months to help develop the model reach code
- Draft model reach code will be provided by mid-August
  - Will solicit feedback from building officials/other jurisdiction staff, commissions, and councils thereafter
- Goal for reach code adoption: Q4 2022
- Reach code effective date: January 1, 2023



# Policy Options

1. Adopt 2022 State building code and maintain existing reach code (i.e., all-electric for new buildings)
2. Option 1 + Adopt model reach code requiring the flexible compliance path for residential remodels
3. Option 1 + Adopt alternative reach code with different requirements than model reach code

# Reach Code Policy Considerations

- Greenhouse Gas (GHG) Reductions
  - Proposed reach code would result in greater GHG reductions than if only State building code is adopted
  - Additional mandatory measures such as all-electric requirements for substantial remodels will still be required to meet Fairfax's 2030 GHG reduction goals (Climate Action Plan Measure E-1: Ordinances for Construction of Energy-Efficient Buildings)
- Cost Effectiveness
  - Proposed reach code for remodels would utilize a Cost Effectiveness Explorer Tool to ensure cost-effectiveness can be demonstrated to the California Energy Commission
  - Flexible compliance approach for remodels will likely be more cost-effective for applicable projects than all-electric requirements for those same projects

	Pre-1978
Max Cost-Effective Score ⓘ	29
> Target Score ⓘ	15 ↑↑
	Pre-1978
> Efficiency	
∨ Electrification	
HPWH	12
High Eff HPWH	13
HVAC Heat Pump	20
High Eff HVAC Heat Pump	22

# Reach Code Policy Considerations

- **Predictability and Consistency**
  - Proposed reach code, if adopted by all Marin jurisdictions, would provide greater predictability and consistency for the building community and project applicants
- **Resiliency**
  - Proposed reach code could potentially impact community resiliency in the event of PG&E Public Safety Power Shutoffs (PSPS)
    - However, natural gas infrastructure is also vulnerable to PSPS events and often has to be shut off during wildfires and earthquakes
    - Resiliency can be improved by also installing solar with energy storage
- **Equity**
  - Flexible compliance approach for remodels will likely help keep costs down for multifamily residential remodels compared to all-electric requirements for this building type while still providing energy savings and potentially improving public health