CALIFORNIA ENERGY CODES & STANDARDS
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Nonresidential New Construction Reach Code Cost Effectiveness Study

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Acronym List

AC – Air Conditioner

ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers

B/C – Benefit-to-Cost Ratio

BOD – Basis of Design

BSC – Building Standards Commission

Btu – British thermal unit

CAV – Constant Air Volume

CBECC - California Building Energy Code Compliance

CBECS - Commercial Building Energy Consumption Survey

CBSC - California Building Standards Commission

CEC - California Energy Commission

CPAU – City of Palo Alto Utilities

CZ – Climate Zone

DCKV – Demand-Controlled Kitchen Ventilation

DHW – Domestic Hot Water

DEER – Database for Energy Efficient Resources

DOE – U.S. Department of Energy

E3 – Energy and Environmental Economics

EUI – Energy Use Index

FDD – Fault Detection and Diagnostics

GHG - Greenhouse Gas

GPM – Gallons Per Minute

HVAC – Heating, Ventilation, and Air Conditioning

IOU – Investor-Owned Utility

kWh – Kilowatt Hour

LADWP – Los Angeles Department of Water and Power

LBNL – Lawrence Berkeley National Lab

LPD – Lighting Power Density

NPV – Net Present Value

QSR – Quick-Service Restaurant

PNNL – Pacific Northwest National Laboratory

POU – Publicly Owned Utility

PTHP – Packaged Terminal Heat Pump

PG&E – Pacific Gas & Electric (utility)

PTAC – Packaged Terminal Air Conditioning

PV - Solar Photovoltaic

SCE – Southern California Edison (utility)

SCG – Southern California Gas (utility)

SDG&E – San Diego Gas & Electric (utility)

SHW – Service Hot Water

SMUD – Sacramento Municipal Utility District

SZ – Single Zone

TDV – Time Dependent Valuation

VAV – Variable Air Volume

TDV - Time Dependent Valuation

Title 24 – California Code of Regulations Title 24, Part 6

TOU – Time of Use

Summary of Revisions		
Date	**Description**	**Reference (page or section)**
8/9/2022	Original Release	-

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Executive Summary

The California Codes and Standards (C&S) Reach Codes program provides technical support to local governments considering adopting a local ordinance (reach code) intended to support meeting local and/or statewide energy efficiency and greenhouse gas (GHG) reduction goals. The program facilitates adoption and implementation of the code when requested by local jurisdictions by providing resources such as cost-effectiveness studies, model language, sample findings, and other supporting documentation.

This report and the attached workbook present measures or measure packages that local jurisdictions may consider adopting to achieve energy savings and emissions reductions beyond what will be accomplished by enforcing minimum state requirements in the 2022 Building Energy Efficiency Standards (Title 24, Part 6), effective January 1, 2023. This report documents a variety of above-code electrification, energy efficiency, load flexibility, and solar photovoltaic (PV) packages applied to a set of four nonresidential building prototypes: medium office, standalone retail, quick-service restaurant, and small hotel.

Results across all prototypes indicate that efficiency measures included in the analysis are cost-effective, both On-Bill and TDV, across all climate zones when added to the mixed-fuel baseline prototype. Code compliance is evaluated using the current CBECC v1.0 software version released in June 2022 and may change as future iterations changes their standard design assumptions. All-electric results by prototype are summarized below:

- **Medium Office:** Due solely to energy modeling limitations, all-electric space heating is predominantly achieved through electric resistance which limits operational benefits and thus cost-effectiveness. All-electric code minimum with energy efficiency and load flexibility measures is cost effective in some mild climate zones but achieves compliance on two of the three metrics, with efficiency TDV margin being the most challenging.
- **Medium Retail:** All-electric code minimum packages are cost effective in most climate zones. Additional energy efficiency measures enhance the cost effectiveness and achieve compliance in climate zones 2 to 15. These results are primarily driven by cost-equivalency in the all-electric package compared to a mixed-fuel package, and the majority of the space heating is achieved using heat pumps.
- **Quick Service Restaurant:** Electrifying only the HVAC and service water heating (no cooking equipment) combined with efficiency and solar PV measures achieves compliance and is cost effective in many climate zones. Electrification with cooking equipment could be On-bill cost effective in CPAU and SMUD territories only with energy efficiency and load flexibility measures and achieves compliance.
- **Small Hotel:** The all-electric hotel has tremendous cost savings compared to a mixed-fuel package, primarily due to the avoidance of gas infrastructure to each guest room. Energy efficiency measures and load flexibility or solar PV achieve compliance and are TDV cost effective across many climate zones. On-Bill cost-effectiveness is limited to CPAU and SMUD territories, which may be affected by higher peak loads and overnight occupancy, despite most of the heating being provided with heat pumps. Solar PV improves On-bill cost effectiveness but not enough to make it positive and does not achieve compliance across all metrics. The team evaluated an additional scenario with Packaged Terminal Heat Pump (PTHP) that improved all-electric code minimum cost effectiveness considerably due to high first cost savings but does not achieve compliance.

Local jurisdictions may also adopt ordinances that amend different parts of the California building standards code or may elect to amend other state or municipal codes. The decision regarding which code to amend will determine the specific requirements that must be followed for an ordinance to be legally enforceable. Although a cost-effectiveness study is only required to amend Part 6 of the California building code, it is important to understand the economic impacts of any policy decision. This study documents the estimated costs, benefits, energy impacts and GHG emission reductions that may result from implementing an ordinance based on the results to help residents, local leadership, and other stakeholders make informed policy decisions.

Model ordinance language and other resources are posted on the C&S Reach Codes Program website at LocalEnergyCodes.com. Local jurisdictions that are considering adopting an ordinance are encouraged to contact the program for further technical support at info@localenergycodes.com .

1 Introduction

This report documents cost-effective combinations of measures that exceed the minimum state requirements, the 2022 California Building Energy Efficiency Standards Title 24, Part 6 (Title 24) (CEC 2022), effective January 1, 2023, for newly constructed nonresidential buildings. This report was developed in coordination with the California Statewide Investor-Owned Utilities (CA IOUs) Codes and Standards Program, key consultants, and engaged cities—collectively known as the Reach Code Team. The objectives of this report are to inform discourse for local reach code adoption and, where applicable, support approval of local energy code amendments from the California Energy Commission.

TRC performed cost-effectiveness analysis for the following scenarios above prescriptive 2022 Title 24 code requirements in all 16 California climate zones (CZs):

- Code-minimum all-electric new construction, compared to a prescriptive mixed-fuel (i.e., gas and/or electric fueled appliances) compliance pathways where applicable.
- Energy efficiency measures, mixed-fuel packages, and all-electric packages
- Load flexibility measures
- Solar PV and Battery

TRC analyzed four prototypes—medium office, medium retail, quick service restaurant and small hotel—to represent common nonresidential new construction buildings in the California. The selected building types align with the requests received from dozens of jurisdictions seeking to adopt reach codes. The results of this cost effectiveness study could potentially be extrapolated to other building types that have similar properties such as occupancy pattern, HVAC design and layout. These results were attained using the first version of California Building Energy Compliance Calculator (CBECC) software that is approved by CEC for 2022 code compliance. There are few gaps in functionalities and standard design assumptions in this software version, the Reach Code team has been actively coordinating with software team to inform future software updates.

Title 24 is maintained and updated every three years by two state agencies: the California Energy Commission (the Energy Commission) and the Building Standards Commission (BSC). In addition to enforcing the code, local jurisdictions have the authority to adopt local energy efficiency ordinances—or reach codes—that exceed the minimum standards defined by Title 24 (as established by Public Resources Code Section 25402.1(h)2 and Section 10-106 of the Building Energy Efficiency Standards). When adopting local energy efficiency or conservation ordinances, local jurisdictions must demonstrate that the requirements of the proposed ordinance are cost effective and do not result in buildings consuming more energy than is permitted by Title 24. In addition, the jurisdiction must obtain formal approval from the Energy Commission and file the ordinance with the BSC for the ordinance to be legally enforceable. Local jurisdictions may not require Energy Commission approval when adopting ordinances that do not require efficiency or conservation, such as only electrification-required ordinances.

The Department of Energy (DOE) sets minimum efficiency standards for equipment and appliances that are federally regulated under the National Appliance Energy Conservation Act, including heating, cooling, and water heating equipment (E-CFR 2020). Since state and local governments are prohibited from adopting higher minimum equipment efficiencies than the federal standards require, the focus of this study is to identify and evaluate cost-effective packages that do not include high efficiency heating, cooling, and water heating equipment. High efficiency appliances are often the easiest and most affordable measures to increase energy performance. While federal preemption limits reach code mandatory requirements for covered appliances, in practice, builders may install any package of compliant measures to achieve the performance requirements.

This study references the statewide reach code study performed in 2019 for new construction nonresidential buildings as a starting point for additional measure definitions. Importantly, the current 2022 reach code report introduced a new restaurant building type and updated the modeling and cost assumptions.

2 Methodology and Assumptions

The Reach Codes Team analyzed four prototypes—medium office, medium retail, quick service restaurant and small hotel—using the cost-effectiveness methodology detailed in this section below.

2.1 Cost Effectiveness

This section describes the approach to calculating cost effectiveness including benefits, costs, metrics, and utility rate selection.

2.1.1 Benefits

This analysis used both on-bill and time dependent valuation (TDV) of energy-based approaches to evaluate cost-effectiveness. Both on-bill and TDV require estimating and quantifying the energy savings and costs associated with energy measures. The primary difference between on-bill and TDV is how energy is valued:

- **On-Bill:** Customer-based lifecycle cost approach that values energy based upon estimated site energy usage and customer on-bill savings using electricity and natural gas utility rate schedules over a 15-year duration accounting for a three percent discount rate and energy cost inflation per Appendix 8.2.
- **TDV:** TDV was developed by the Energy Commission to reflect the time dependent value of energy, including long-term projected costs of energy such as the cost of providing energy during peak periods of demand and other societal costs including projected costs for carbon emissions and grid transmission impacts. This metric values energy uses differently depending on the fuel source (gas, electricity, and propane), time of day, and season. Electricity used (or saved) during peak periods has a much higher value than electricity used (or saved) during off-peak periods. This refers to the "Total TDV" that includes all the energy end uses such as space-conditioning, mechanical ventilation, service water heating indoor lighting, photovoltaic (PV) and battery storage systems, and covered process loads.

2.1.2 Costs

The Reach Code Team assessed the incremental costs and savings of the energy packages over a 15 year lifecycle. Incremental costs represent the equipment, installation, replacements, and maintenance costs of the proposed measure relative to the 2022 Title 24 standards minimum requirements or standard industry practices. The Reach Code Team obtained baseline and measure costs from manufacturer distributors, contractors, literature review, and online sources such as RS Means.

For heating, ventilation, and air conditioning (HVAC) and water heating baseline and measure costs, including gas and electrical infrastructure, the Reach Code Team contracted two different firms, one mechanical contractor (Western Allied Mechanical, based in Menlo Park) and one mechanical designer (P2S Engineering, based in Irvine) to provide cost data. The Reach Code Team developed a basis of design for all prototypes described in section 3.1 and worked with the mechanical contractor and designer to get cost estimates. The Reach Code Team determined HVAC design heating and cooling loads and capacities by climate zone from the energy models. For each HVAC system type, the Reach Code Team requested costs for the smallest capacity unit required and the largest capacity unit required and specified federal minimum equipment efficiency.

The mechanical contractor and mechanical designer collected equipment costs and labor assumptions from their vendors and manufacturers' representatives, as well as through their own recent projects. The mechanical contractor and designer provided material and labor cost estimates for the entire HVAC and DHW systems, disaggregated by the HVAC and DHW equipment itself; refrigerant piping; structural; electrical supply; gas supply; controls; commissioning and startup; general conditions and overhead; design and engineering; permit, testing, and inspection; and a contractor profit or market factor. The mechanical contractor and designer provided costs for each of the system capacities, based on which the Reach Code Team developed a relationship between HVAC system capacity and cost. Using this relationship, the Reach Code Team calculated the cost for each building in each climate zone. In most cases, the Reach Code Team took the average of the costs provided by the contractor and the costs provided by the designer to use in the cost-effectiveness analysis. In some limited cases where costs provided by one source were unlikely to be representative of the measure, the Reach Code Team used the costs from only the other source. The Reach Code

Team added taxes, contractor markups, maintenance costs, and replacement costs where needed, and adjusted material and labor costs for each climate zone based on weighting factors from RS Means (presented in Appendix 8.3).

Actual project costs vary widely based on a range of real-building considerations. The costs that the Reach Code Team determined through contractors are likely costs for the given prototypes and are not representative of all projects.

2.1.3 Metrics

Cost effectiveness is presented using net present value (NPV) and benefit-to-cost (B/C) ratio metrics.

- **NPV:** Net savings (NPV benefits minus NPV costs). If the net savings of a measure or package is positive over a lifetime of 15 years, it is considered cost effective. Negative net savings represent net costs to the consumer. A measure that has negative energy cost benefits (energy cost increase) can still be cost effective if the incremental costs to implement the measure (i.e., construction and maintenance cost savings) outweigh the negative energy cost impacts.
- **B/C Ratio:** Ratio of the present value of all benefits to the present value of all costs over 15 years (NPV benefits divided by NPV costs). The criterion for cost-effectiveness is a B/C greater than 1.0. A value of one indicates the savings over the life of the measure are equivalent to the incremental cost of that measure. A value greater than one represents a positive return on investment.

Improving the energy performance of a building often requires an initial capital investment, though in some cases an energy measure may be cost neutral or have a lower cost. In most cases the benefit is represented by annual on-bill utility or TDV savings and the cost by incremental first cost and replacement costs. In cases where both construction costs and energy-related savings are negative, the construction cost savings are treated as the benefit while the increased energy costs are the cost.

In cases where a measure or package is cost-effective immediately (i.e., shows positive upfront construction cost savings and lifetime energy cost savings), B/C ratio cost-effectiveness is represented by “>1”. Because of these situations, NPV savings are also reported, which, in these cases, are positive values.

2.1.4 Utility Rates

In coordination with the IOU and POU rate teams the Reach Code Team determined appropriate utility rates for each CZ and package. The utility tariffs, summarized in Table 1, were determined based on the annual load profile of each prototype and the corresponding package, the most prevalent rate in each utility territory, and information indicating that the rates were unlikely to be phased out during the code cycle.

A time-of-use (TOU) rate was applied to most cases, some POUs may not have TOU rates. In addition to energy consumption charges, there are kW demand charges for monthly peak loads. Utilities calculate the peak load by the highest kW of the 15-minute interval readings in the month. However, the energy modeling software produces results on hourly intervals; hence, the team calculated the demand charges by multiplying the highest load of all hourly loads in a month with the corresponding demand charge per kW. The utility rates applicable to a prototype may vary by package and CZ especially between a mixed fuel and all-electric package if the monthly peak demand loads exceed the applicable threshold.

The Reach Code Team coordinated with utilities to select tariffs for each prototype given the annual energy demand profile of each specific prototype, climate zone, and measure package and the most prevalent rates in each utility territory. The Reach Code Team did not compare a variety of tariffs to determine their impact on cost effectiveness. Utility rate updates can affect cost-effectiveness results. For a more detailed breakdown of the rates selected, refer to Appendix 8.2.

For packages with PV generation, the approved Net Energy Metering (NEM) 2.0 tariffs were applied along with minimum daily use billing and mandatory non-bypassable charges. For the PV cases, annual electric production was always less than the modeled annual electricity consumption; therefore, no credits for surplus generation were necessary.

The analysis assumes that utility rates escalate over time for commercial buildings, as described in Appendix 8.2. Escalation rates above inflation for electricity beyond 2023 are assumed to be between 0.2% and 0.7%, before

dropping to a steady 0.6% escalation per year in 2030. Natural gas is assumed to escalate at a relatively higher rate, peaking at 7.7% in 2024, then escalating more slowly to a rate of approximately 2% in the latter years of the analysis period.

Table 1. Utility Tariffs Used Based on CZ

CZs	Electric / Gas Utility	Electricity	Natural Gas
Investor-Owned Utilities			
1-5,11-13,16	Pacific Gas & Electric Company (PG&E)	B-1 / B-10	G-NR1
6, 8-10, 14, 15	Southern California Edison (SCE) / Southern California Gas (SCG)	TOU-GS-1 / -2 / -3	G-10 (GN-10)
7, 10, 14	San Diego Gas and Electric Company (SDG&E)	EECC-TOU-A-P / EECC	GN-3
Publicly Owned Utilities			
4	City of Palo Alto Utilities (CPAU)	E-2	G-2
12	Sacramento Municipal Utilities District (SMUD)	CI-TOD 1(CITS-0 / -1)	G-NR1

2.2 Energy Simulations

The Reach Code Team performed energy simulations using California's Building Energy Code Compliance Software CBECC 2022.1.0 (1250) with ruleset version BEMCmpMgr 2022.1.0 (7361) (California Building Energy Code Compliance 2022). This was the first 2022 Title 24 code compliance software approved by Energy Commission for compliance of nonresidential buildings on June 8, 2022. The CBECC software combined the capabilities of CBECC-Com and CBECC-Res software into one to model both nonresidential and multifamily building prototypes in one interface.

Prior to the CBECC software, the Reach Code Team used CBECC-Com 2022 and CBECC 2022.0.8 Beta to model nonresidential prototypes for the 2022 reach code analysis. The Reach Code Team noted the changes in results that due to updates in functionalities and standard design assumptions.

The Reach Code Team set up parametric simulations using Modelkit software to run thousands of measure packages for each prototype in all California's CZs. Individual measures were simulated separately and combined into cost-effective measure packages for each CZ. Where necessary, the Reach Code Team employed minor ruleset changes, such as load flexibility measures that alter thermostat setpoint schedules, to improve the cost effectiveness of measure packages.

2.3 2022 T24 Compliance Metrics

CEC has introduced two new compliance metrics in addition to Total Compliance TDV Margin for 2022 code cycle. A building needs to comply with all three compliance metrics below,

1. Efficiency TDV Compliance Margin
2. Total TDV Compliance Margin
3. Source Energy Margin

2022 Title24 Section 140.1 defines the energy budget of the building based on source energy and TDV energy for space-conditioning, indoor lighting, mechanical ventilation, photovoltaic (PV) and battery storage systems, and service water heating and covered process loads. Efficiency TDV accounts for all compliant end-uses but does not include the impacts of PV and battery storage. Total TDV metric includes compliant end-uses accounting for PV and battery

storage contributions. Source energy is evaluated based on fuel used for power generation, assuming utilities meet all RPS goals and other obligations projected over 15-year lifecycle.

2.4 GHG Emissions

The analysis uses the GHG emissions estimates built into CBECC. The GHG emission multipliers were developed by Energy + Environmental Economics (E3) to support development of compliance metrics for use in the 2022 California energy code (E3 2021). There are 8,760 hourly multipliers accounting for time dependent energy use and carbon emissions based on source emissions, including renewable portfolio standard projections. For the 2022 code cycle, the multipliers incorporate GHG from methane and refrigerant leakage, which are two significant sources of GHG emissions (NORESCO 2020). There are 32 strings of multipliers, with a different string for each California CZ and each fuel type (metric tons of CO_2 per kWh for electricity and metric tons of CO_2 per therm for natural gas).

3 Prototypes, Measure Packages, and Costs

This section describes the prototype characteristics and the scope of analysis including measures and their corresponding costs. The Reach Code Team used versions of the following four DOE building prototypes to evaluate cost effectiveness of measure packages in the occupancy types listed below:

- Medium Office
- Stand-alone Retail
- Quick-service Restaurant (QSR)
- Small Hotel

The Reach Code Team designed the baseline prototypes to be mixed fuel based on 2022 Title 24 Final Express Terms requirements and our best understanding of the Standard Design assumptions that would be included in 2022 Title 24 Alternative Calculation Method (ACM). The Reach Code Team reviewed the 2022 T24 ACM HVAC system map to ensure alignment, differences are discussed in subsequent sections. We built new construction prototypes to have compliance margins as close to zero as possible to reflect a prescriptively compliant new construction building in each CZ. The code compliance is based on the first publicly available CBECC v1.0 software as described in Section 2.2. Any misalignments have been reported back to the software team for future software iterations.

3.1 Prototype Characteristics

The DOE provides building prototype models which, when modified to comply with 2022 Title 24 requirements, can be used to evaluate the cost effectiveness of efficiency measures (U.S. Department of Energy 2022 A). These prototypes have historically been used by the Energy Commission to assess potential code enhancements. The selection of four building types for this analysis is based on the priority suggested by a group of California cities. The cost effectiveness results of this study could potentially be extrapolated to other building types that have similar properties such as occupancy pattern, HVAC design and layout.

Water heating includes both service hot water (SHW) for office and retail buildings and domestic hot water for hotel guest rooms. In this report, water heating or SHW is used to refer to both. The compliance software assumes a Standard Design, where HVAC and SHW systems are based on the system maps included in 2022 Nonresidential ACM Reference Manual. However, the Reach Code Team applied both 2022 Title 24 prescriptive requirements and 2022 ACM system map for baseline mixed fuel model, HVAC and SHW system characteristics as described below.

- **Medium Office**
  - The HVAC design is a variable air volume (VAV) reheat system with two gas hot water boilers, three packaged rooftop units (one serving each floor), and VAV terminal units with hot water reheat coils.
  - The SHW design includes one 8.7 kW electric resistance hot water heater with a 5-gallon storage tank.
- **Medium Retail**
  - For climate zones 2 to 15, the HVAC design includes three single zone heat pump (SZHP) units (VAV or constant volume, depending on capacity) based on prescriptive requirements and one mixed-fuel single zone air conditioner (SZAC) variable volume of cooling capacity between 35 and 45 tons for the core zone, along with a gas furnace.

    However, the 2022 Title24 ACM System Map update suggests a packaged single zone heat pump for the large core zone, in which case the baseline model would already be all-electric. The team chose to deviate from the system map and still assumed a mixed fuel system as described above for the large core zone to evaluate cost effectiveness of a scenario where buildings may choose the more popular mixed fuel packaged system for large capacity zones.
  - In CZs 1 and 16, the smaller capacity (<240 kBtuh) thermal zones may have dual fuel heat pumps or single zone packaged mixed fuel systems with furnace, depending upon capacity. The core zone with 35-to-45-ton cooling capacity is assumed to have packaged single zone VAV AC unit with gas furnace.

CZ 1 also assumes an exhaust air heat recovery system for core zone based on prescriptive requirement in Title 24 Part 6 Section 140.4.

Similar to CZs 2 to 15, the assumption deviates from 2022 Title24 ACM System Map that suggests a single zone dual fuel heat pump for the large core zone.

- The SHW design includes one 8.7 kW electric resistance hot water heater with a 5-gallon storage tank.

- **Quick Service Restaurant**
  - HVAC includes two SZAC (VAV or constant volume, depending on capacity) with gas furnace, one for kitchen and another for dining area. An exhaust fan is applied for kitchens in all climates based on prescriptive requirements in 2022 Title 24 code.
  - The SHW design includes a gas storage water heater with a 100-gallon storage tank.
- **Small Hotel**
  - The nonresidential HVAC design is a VAV reheat system with two gas hot water boilers, four packaged rooftop units (one serving each floor), and VAV terminal units with hot water reheat coils. The SHW design includes a small electric resistance water heater with 30-gallon storage tank.
  - The guest room HVAC design includes one packaged SZAC unit with gas furnace serving each guest room. The water heating design includes a central gas water heater with a 250-gallon storage tank and recirculation pump, serving all guest rooms.

Table 2 summarizes the baseline mixed-fuel prototype characteristics, based on prescriptive 2022 Title 24 new construction requirements.

Table 2. Baseline Mixed-fuel Prototype Characteristics

	Medium Office	Medium Retail	Quick Service Restaurant	Small Hotel
Conditioned floor area (ft²)	53,628	24,563	2,501	42,554 (77 guest rooms)
Number of stories	3	1	1	4
Window-to-Wall Area ratio	0.33	0.07	0.11	0.14
Window U-factor/SHGC	U-factor: CZ 1-8, 10, 16 – 0.36 CZ 9, 11-15 – 0.34 SHGC: CZ 1-8, 10, 16 – 0.25 CZ 9, 11-15 – 0.22	U-factor: CZ 1-8, 10, 16 – 0.36 CZ 9, 11-15 – 0.34 SHGC: CZ 1-8, 10, 16 – 0.25 CZ 9, 11-15 – 0.22	U-factor: CZ 1-8, 10, 16 – 0.36 CZ 9, 11-15 – 0.34 SHGC: CZ 1-8, 10, 16 – 0.25 CZ 9, 11-15 – 0.22	Nonresidential: U-factor: CZ 1-8,10,16 – 0.36 CZ 9, 11-15 –0.34 SHGC: CZ 1-8,10,16 – 0.25 CZ 9, 11-15 – 0.22 Guest Rooms: U-factor: 0.36 SHGC: 0.25
Solar PV size	123 kW – 204 kW Depending on CZ	64 kW – 87 kW Depending on CZ	None	17 kW – 25 kW Depending on CZ
Battery Storage	217 kWh – 360 kWh Depending on CZ	70 kWh – 94 kWh Depending on CZ	None	16 kWh – 24 kWh Depending on CZ
HVAC System	VAV reheat system with packaged rooftop units, gas boilers, VAV terminal units with hot water reheat	CZ 1 Heat recovery for Core Retail space only CZ 1, 16 < 65 kBtu/h: SZAC with gas furnace > 65 kBtu/h and < 240 kBtu/h: SZHP and gas	< 65 kBtu/h: SZAC + gas furnace > 65 kBtu/h: SZAC VAV	Nonresidential: VAV reheat system with packaged rooftop units, gas boilers, VAV terminal units with hot water reheat Guest Rooms: SZAC with gas furnaces

	Medium Office	Medium Retail	Quick Service Restaurant	Small Hotel
		furnace (i.e., dual fuel heat pump). VAV. > 240 kBtu/h: SZAC VAV with gas furnace CZ 2-15 < 65 kBtu/h: SZAC with gas furnace > 65 kBtu/h and < 240 kBtu/h: SZHP VAV > 240 kBtu/h: SZAC VAV with gas furnace		
SHW System	5-gallon electric resistance water heater	5-gallon electric resistance water heater	100-gallon gas water heater	Nonresidential: 30-gallon electric resistance water heater Guest rooms: Central gas water heater, 250 gallons storage, recirculation loop

3.2 Measure Definitions and Costs

The measures evaluated in the analysis fall into four different categories:

All-electric

- Heat pump or electric space heating
- Heat pump or electric water heaters
- Electric cooking
- Electric clothes dryer
- Increased electrical panel capacity
- Eliminating natural gas connections

Energy Efficiency

- Envelope (high performance windows)
- Mechanical equipment (HVAC and SHW)
- Lighting

Load Flexibility

- Peak Load shedding
- Load shift

Additional solar PV and/or battery storage.

These measures are detailed further in this section.

3.2.1 All-Electric

The Reach Code Team investigated the cost and performance impacts and associated infrastructure costs associated with changing the mixed-fuel baseline HVAC and water heating systems to all-electric equipment. This includes heat pump space heating, electric resistance re-heat coils, electric water heaters with storage tank, heat pump water heating, increasing electrical capacity, and eliminating natural gas connections that would have been present in mixed-fuel new construction.

3.2.1.1 HVAC and Water Heating

The 2022 T24 nonresidential standards analysis uses a mixed-fuel baseline for most of the Standard Design mechanical equipment, primarily gas for space heating, except for some heat pump scenarios in Retail prototype (see Table 2). Quick service restaurant has a gas storage water heater in baseline, and heat pump water heater in all-electric scenario. The Small Hotel has a central gas water heating system serving the guest rooms and laundry room. In the all-electric scenario, gas equipment serving HVAC and water heating end-uses is replaced with electric

equipment. Full details of HVAC and water heating system in mixed fuel baseline and all-electric scenario is described in Table 3.

Regions of California covered by the South Coast Air Quality Management District have emissions restrictions imposed on mechanical equipment. The Reach Code Team investigated the potential cost implications of meeting these requirements for gas furnaces and boilers but found that costs are minimal for mechanical systems under 2,000,000 Btu/h, and therefore did not include them. All gas-fired mechanical systems in this study are under 2,000,000 Btu/h and are subject to only an initial permitting fee, while larger systems require additional permitting costs and annual renewals.

Table 3. HVAC and Water Heating Characteristics Summary

		 Medium Office	 Medium Retail	 Quick Service Restaurant	 Small Hotel
HVAC	Mixed-fuel Baseline	Packaged DX + VAV with hot water reheat. Central **gas** boilers.	Core zone (>30 ton): Packaged SZAC + **gas** furnace Other small zones: SZHP, or dual fuel heat pump for CZ 1 and 16	Packaged SZAC + **gas** furnace	Nonresidential: Packaged DX + VAV with hot water reheat. Central **gas** boilers. Guest Rooms: Packaged SZAC + **gas** furnaces
	All-Electric	Packaged DX + VAV with electric **resistance** reheat.	All zones and CZs: Single zone packaged **heat pumps**	Single zone packaged **heat pumps**	Nonresidential: Packaged DX + VAV with electric **resistance** reheat Guest Rooms: SZHPs
SHW	Mixed-fuel Baseline	Electric **resistance** with storage	Electric **resistance** with storage	**Gas** storage water heater	Nonresidential: Electric **resistance** storage Guest Rooms: Central **gas** storage with recirculation
	All-Electric			Unitary **heat pump** water heater	Nonresidential: Electric **resistance** storage Guest Rooms: Central **heat pump water heater** with recirculation

The Reach Code Team received cost data for mechanical equipment from two experienced mechanical design firms including equipment and material, labor, subcontractors (for example, HVAC and SHW control systems), and contractor overhead.

3.2.1.1.1 Medium Office

For the Medium Office all-electric HVAC design, the Reach Code Team investigated several potential all-electric design options, including variable refrigerant flow, packaged heat pumps, and variable volume and temperature systems. After seeking feedback from the design community and considering the software modeling constraints, the Reach Code Team determined that the most feasible all-electric HVAC system is a VAV system with an electric resistance reheat instead of hot water reheat coil. A parallel fan-powered box (PFPB) implementation of electric resistance reheat would further improve efficiency due to reducing ventilation requirements, but an accurate implementation of PFPBs is not currently available in compliance software.

The actual gas consumption for the VAV hot water reheat baseline may be higher than the current simulation results due to a combination of boiler and hot water distribution losses. A recent research study shows that the total losses can account for as high as 80 percent of the boiler energy use.[1] If these losses are considered savings for the electric resistance reheat (which has zero associated distribution loss), cost effectiveness may be higher than presented.

The all-electric SHW system remains the same electric resistance water heater as the baseline and has no associated incremental costs. Cost data for medium office designs are presented in Table 4. The all-electric HVAC system presents cost savings compared to the hot water reheat system from elimination of the hot water boiler and associated hot water piping distribution. CZ10 and CZ15 all-electric design costs are slightly higher because they require larger size rooftop heat pumps than the other CZs.

Table 4. Medium Office Average Mechanical System Costs

Components (HVAC Only)	Baseline – Mixed Fuel	Proposed – All-electric	Incremental Cost
Description	Packaged units, boilers, hot water piping, VAV boxes, ductwork, grilles	Packaged units, electric resistance VAV boxes, electric circuitry, ductwork, grilles	VAV Boxes, electric infrastructure
Material	$491,630	$438,555	$(53,075)
Labor	$173,816	$102,120	$(71,696)
Electric Infrastructure	$0	$112,340	$112,340
Gas Infrastructure	$17,895	$0	$(17,895)
Overhead & CZ adjustment **	$266,761	$250,114	$(16,647)
TOTAL	**$950,102**	**$903,129**	**$(46,973)**

** The overhead and CZ adjustment factors are presented in Section 8.3.

3.2.1.1.2 Medium Retail

The baseline HVAC system includes five packaged single zone rooftop air conditioners (ACs) with gas furnaces. Based on fan control requirements in Section 140.4(m), units with cooling capacity ≥ 65,000 Btu/h have variable air volume fans, while smaller units have constant volume fans. For the Medium Retail all-electric HVAC design, the Reach Code Team assumed packaged heat pumps instead of the packaged ACs. The all-electric SHW system remains the same electric resistance water heater as the baseline and has no associated incremental costs. In addition, according to the prescriptive requirement in Section 140.4 (q), the air system of Core Retail Zone in CZ1 meets the requirement in Table 140.4 J, which should include exhaust air heat recovery. Cost data for medium retail designs are presented in Table 5. Costs for rooftop air-conditioning systems are very similar to rooftop heat pump systems.

[1] Raftery, P., A. Geronazzo, H. Cheng, and G. Paliaga. 2018. Quantifying energy losses in hot water reheat systems. Energy and Buildings, 179: 183-199. November. https://doi.org/10.1016/j.enbuild.2018.09.020. Retrieved from https://escholarship.org/uc/item/3qs8f8qx

Table 5. Medium Retail Average Mechanical System Costs

Components (HVAC Only)	Baseline – Mixed Fuel	Proposed – All-electric	Incremental Cost
Description	Single zone AC + furnace, SZHP, or dual fuel SZHP, depending upon capacity and CZ	SZHP	SZHP, Avoided gas infrastructure cost
HVAC – Material	$183,157	$189,160	$6,003
HVAC – Labor	$52,886	$54,785	$1,899
Electric Infrastructure	$0	$0	-
Gas Infrastructure	$17,895	$0	$(17,895)
Overhead & CZ adjustment **	$98,519	$94,600	$(3,919)
TOTAL	**$352,458**	**$338,546**	**$(13,912)**

** The overhead and CZ adjustment factors are presented in Section 8.3.

3.2.1.1.3 Quick Service Restaurant

The baseline HVAC system includes two packaged single zone rooftop ACs with gas furnaces. Based on fan control requirements in Section 140.4(m), units with cooling capacity ≥ 65,000 Btu/h have variable air volume fans, while smaller units have constant volume fans. The SHW design includes one central gas storage water heater with 150 kBtu/h input capacity and a 100-gallon storage tank. For the QSR all-electric design, the Reach Code Team assumed packaged heat pumps and an A.O. Smith CHP-120 heat pump water heater with a 120-gallon storage tank. Cost data for the QSR designs are presented in Table 6, which shows the costs for full electrification of the HVAC and water heating equipment.

The Team has not included costs of electrifying the cooking equipment because of the negative impact on cost-effectiveness, as demonstrated in a 2021 Restaurants cost-effectiveness study (TRC, P2S Engineers, and Western Allied Mechanical 2022). The HVAC and SHW electrification packages are referred to as the HS package to reflect all-electric HVAC and SHW.

Table 6. Quick Service Restaurant Average Mechanical System Costs - HS Package

Components	Baseline – Mixed Fuel	Proposed – All-electric	Incremental Cost
Description	Single zone AC + furnace, gas storage water heater	SZHP, heat pump water heater	HVAC +SHW electrification
HVAC + SWH Material	$50,065	$52,785	$2,719
HVAC + SWH Labor	$6,748	$6,249	$(499)
SHW – Material	$10,198	$13,720	$3,523
SHW – Labor	$2,650	$2,529	$(121)
Electric Infrastructure	$0	$12,960	$12,960
Gas Infrastructure	$17,895	$15,878	-$2,017
Overhead & CZ adjustment **	$41,633	$47,612	$5,979
TOTAL	**$150,838**	**$173,382**	**$22,544**

** The overhead and CZ adjustment factors are presented in Section 8.3.

3.2.1.1.4 Small Hotel

The small hotel has two different baseline equipment systems, one for the nonresidential spaces and one for the guest rooms. The nonresidential HVAC system includes two gas hot water boilers, four packaged rooftop units, and thirteen VAV terminal boxes with hot water reheat coil. The SHW design includes a small electric water heater with storage tank. The guest rooms HVAC design includes one single-zone AC unit with gas furnace for each guest room, and the water heating design includes one central gas storage water heater with a recirculation pump for all guest rooms.

For the small hotel all-electric design, the Reach Code Team assumed the nonresidential HVAC system to be packaged heat pumps with electric resistance VAV terminal units, and the SHW system will remain a small electric resistance water heater. For the guest room all-electric HVAC system, we assumed SZHPs and a central heat pump water heater serving all guest rooms and laundry. The central heat pump water heater includes a temperature maintenance loop with an electric resistance backup heater.

Cost data for small hotel designs are presented in Table 7. The all-electric design presents substantial cost savings because there is no hot water plant or piping distribution system serving the nonresidential spaces, including the lower cost of packaged terminal heat pumps serving the guest rooms compared to split DX/furnace systems with individual flues.

Table 7. Small Hotel HVAC and Water Heating System Costs

Components	 Baseline – Mixed Fuel	 Proposed – All-electric	Incremental Cost
Description	Non-residential spaces: Packaged units, boilers, hot water piping, VAV boxes, ductwork, grilles, gas water heater for laundry Guest rooms: SZAC + furnace, central gas water heater	Non-residential spaces: Packaged units, electric resistance VAV boxes, electric circuitry, ductwork, grilles, heat pump water heater for laundry Guest rooms: SZHP, central heat pump water heater	HVAC (NR and Guest Rooms) Electrification SHW (Laundry Room and Guest Rooms)
HVAC - Material	$802,004	$625,642	$(176,361)
HVAC - Labor	$366,733	$282,394	$(84,339)
SHW - Material	$55,829	$139,087	$83,258
SHW - Labor	$11,780	$15,080	$3,300
Electric Infrastructure	$-	$119,625	$119,625
Gas Infrastructure	$74,943	$-	$(74,943)
Overhead & CZ adjustment **	$518,741	$461,001	$(57,739)
TOTAL	**$1,830,029**	**$1,642,830**	**$(187,199)**

** The overhead and CZ adjustment factors are presented in 8.3.

3.2.1.2 Commercial Cooking Equipment

For quick service restaurant prototype, the Reach Code Team evaluated electrification of commercial cooking equipment extensively in 2019 Restaurants Cost Effectiveness analysis and leveraged it for cost and other specifications for the 2022 nonresidential reach code analysis (Statewide IOU Team 2022). It assumes a Type I exhaust hood and shows high incremental cost affecting the cost effectiveness of this measure. Table 8 summarizes the quick service restaurant cooking equipment costs for both mixed-fuel and all-electric scenarios.

Table 8. Quick Service Restaurant Cooking Equipment Costs

Components	Baseline – Mixed Fuel	Proposed – All-electric (non "HS" scenario)	Incremental Cost
Description	Gas based appliances	Electric cooking appliance	Cooking appliance electrification
Cooking equipment cost	$21,649	$43,534	$21,886
TOTAL	**$21,649**	**$43,534**	**$21,886**

This measure also adds electric infrastructure cost as detailed in Table 10 below.

3.2.1.3 Commercial Clothes Dryer

For the all-electric measure, the Reach Code Team assumed electric resistance clothes dryers for small hotel prototype. Commercial-scale heat pump clothes dryers take significantly longer time to dry compared to conventional gas or electric dryer and are not common in the United States On-Premise Laundry (OPL) market, where labor is relatively expensive and use of heat pump dryers means hotels may need to require more than one shift to perform laundry duties. Most commercial clothes dryers are available in models that use either gas or electricity as the fuel source, so there is negligible incremental cost for electric resistance dryers. Table 9 summarizes the Small Hotel construction costs for both mixed-fuel and all-electric OPL scenarios.

Table 9. Small Hotel Clothes Dryer Costs

Components	Baseline – Mixed Fuel	Proposed – All-electric	Incremental Cost
Description	Gas clothes dryer	Electric resistance clothes dryer	-
Clothes Dryer cost	$29,342	$29,342	$0
TOTAL	**$29,342**	**$29,342**	**$(0)**

This measure also adds electric infrastructure cost as detailed in Table 10 below.

3.2.1.4 Infrastructure Impacts

3.2.1.4.1 Electrical infrastructure

Electric heating appliances and equipment often require a larger electrical connection than an equivalent gas appliance because of the higher voltage and amperage necessary to electrically generate heat. Thus, many buildings may require larger electrical capacity than a comparable building with natural gas appliances. This includes:

- Electric resistance VAV space heating in the medium office and common area spaces of the small hotel.
- Heat pump water heating for the guest room spaces of the small hotel.

Table 10 details the cost impact of additional electrical panel sizing and wiring required for all-electric measures. The costs are based on estimates from one contractor. The Reach Code Team excluded costs associated with electrical service connection upgrades because these costs are very often rate-based and highly complex.

Table 10. Electrical Infrastructure Costs

	Baseline Equipment	Proposed Equipment	Electrical Infrastructure Impact	Incremental Cost
Medium Office	Hot water reheat system with gas boiler plant and VAV boxes with hot water reheat coils	VAV boxes with electric resistance reheat coils	Upgraded transformers, transformer feeders, switchboards, and branch circuits	$ 112,340
Medium Retail	Mix of SZHPs and single zone AC plus furnace serving all zones	SZHPs serving all zones	Electrical requirements are driven by cooling capacity, so no impact.	$0
Quick Service Restaurant	Gas water heater	Heat pump water heater	Upgraded switchboard, transformer feeder, and branch circuits	$12,960
	Gas Water heater, Gas cooking	Heat pump water heater, Electric cooking	Upgraded switchboard, transformer feeder, and branch circuits	$95,260
Small Hotel	Guest rooms HVAC: Single zone AC plus furnace Non-residential spaces HVAC: Hot water reheat system with gas boiler plant and VAV boxes with hot water reheat coils. Water heating: Gas water heating serving both laundry and guest rooms. Process: Gas dryers.	Guest rooms HVAC: SZHPs Non-residential spaces HVAC: VAV boxes with electric resistance reheat coils. Water heating: Heat pump water heating serving both laundry and guest rooms. Process: Electric resistance dryers.	Upgraded transformers, transformer feeders, switchboards, and branch circuits	$119,625

3.2.1.4.2 Gas Piping

The Reach Code Team assumes that gas would not be supplied to the site in an all-electric new construction scenario. Eliminating natural gas in new construction would save costs associated with connecting a service line from the street main to the building, piping distribution within the building, and monthly connection charges by the utility.

The Reach Code Team determined that for a new construction building with natural gas piping, there is a service line (branch connection) from the natural gas main to the building meter. Table 11 gives a summary of the gas infrastructure costs by component, assuming 1-inch corrugated stainless-steel tubing (CSST) material is used for the plumbing distribution. The Reach Code Team assumes that the gas meter costs vary depending on the gas load. Based on typical space heating loads for all building types, the Reach Code Team categorized CZs 1 and 16 as 'High-load CZs' and CZs 2-15 as 'Low-load CZs'. The Reach Code Team assumed an interior plumbing distribution length based on the expected layout. Table 12 gives the total gas infrastructure cost by building type. The costs are based on estimates from one contractor.

Table 11. Gas Infrastructure Costs by Component

Component	Details	Cost
Meter, including Pressure Regulator, and Earthquake Valve	Low load CZ (CZ 2-15)	$11,056
	High load CZ (CZ 1,16)	$15,756
Gas lateral	Cost per linear foot of 1" CSST	$40
Connection charges	Includes street cut and plan review	$1,015
Interior plumbing distribution	Cost per linear foot of 1" CSST	$40

Table 12. Total Gas Infrastructure Cost Estimates by Building Type

		Total gas infrastructure cost	
Building Prototype	**Interior plumbing distribution length (ft)**	**Low load CZ**	**High load CZ**
Medium Office	100	$17,307	$22,007
Medium Retail	100	$17,307	$22,007
Quick Service Restaurant	100	$2,017*	
Small Hotel	1,412	$70,243	$74,943

*The Quick Service Restaurant package includes gas cooking appliances, which will require a gas lateral and meter. These costs represent only the interior plumbing distribution costs that would have served the HVAC and SHW systems.

3.2.2 Efficiency

The Reach Code Team started with a potential list of energy efficiency measures proposed for the 2025 Title 24 energy code update by the Statewide Building Codes Advocacy program (CASE Team)[2], which initially included over 500 options. Other options originated in previous energy code cycles or were drawn from other codes or standards (examples: ASHRAE 90.1 and International Energy Conservation Code [IECC]), literature reviews, or expert recommendations. The Reach Code Team leveraged the CASE Team's assessment tools for the 2025 Cycle, focusing on measures prioritized by the CASE Team. The Reach Code Team filtered the list of potential measures based on building type (to remove measures that applied to building types not covered in this study), measure category (to remove end-uses and loads that are not relevant to the prototypes) and impacts to new construction. Based on this filtering, the team was left with around 100 measures to consider. The Reach Code Team ranked this list of potential measures based on applicability to the prototypes in this study, ability to model in simulation software, demonstrated energy savings potential, and market readiness. The subsections below describe the energy efficiency measures that the Team analyzed, including description, modeling approach, and specification.

3.2.2.1 Envelope

4. **Cool Roof:** Requires higher reflectance and emittance values for the Medium Office building only. This measure was not shown to produce substantial savings in the other prototypes.

   Modeling: Modeled cool roof measure in efficiency measures package by updating Aged Solar Reflectance (ASR) and/or Thermal Emittance (TE) in CBECC software.
   Specification: Increased ASR from 0.63 to 0.70 with a TE of 0.85 in CZs 4 and 6-15.

5. **Efficient Vertical Fenestration:** Requires lower U-factor and Solar Heat Gain Coefficient (SHGC) for windows in select climate zones for three building types (Medium Office, Retail, and Small Hotel). The measure details and the climate zone selection are based on the proposition of 2022 NR CASE Report (Statewide CASE Team 2020 B).

   Modeling: Modeled high performance windows in efficiency measures package by updating U-factor and SHGC inputs in CBECC software.
   Specification: Reduced U-factor from 0.36 to 0.34 and SHGC from 0.25 to 0.22 in CZs 2, 6, 7 and 8 for Medium Office and Retail, Reduced U-factor from 0.36 to 0.34 and SHGC from 0.25 to 0.22 in all CZs for Small Hotel.

6. **Vertical Fenestration as a Function of Orientation:** Limit the amount of fenestration area as a function of orientation for the Medium Office. East-facing and west-facing windows are each limited to one-half of the average amount of north-facing and south-facing windows.

[2] https://title24stakeholders.com/

Modeling: Change z-coordinate input of windows in CBECC software for Medium Office to increase or decrease fenestration area for the Medium Office.

Specification: Decreased east-facing and west-facing fenestration area from 468 to 390 square feet. Increased north-facing and south-facing fenestration area from 703 to 781 square feet.

3.2.2.2 Mechanical Equipment (SHW and HVAC)

7. **Water Efficient Fixtures in Kitchen:** Specifies commercial dishwashers that use 20% less water than ENERGY STAR® specifications. In addition, the dishwasher includes heat recovery function such that it only needs connection to cold water and reduces hot water demand and central SHW system. For QSRs, which typically specify a three-compartment sink for dishwashing, this measure would replace or add a dishwasher to reduce total hot water load. The measure also adds 1.0 gallon per minute (GPM) faucet aerators to hand-washing sinks in the kitchen to reduce water usage. Title 20 requires kitchen sinks to have a flow rate of 1.8 GPM at most. The reduced hot water load from the water efficient fixtures above allows the heat pump water heater (HPWH) to operate without an electric resistance back-up.

   Modeling: Reduced water usage in the ruleset based on calculations of expected water usage from literature review and fixture specifications. HPWH coefficient of performance (COP) is increased since there is no electric resistance back-up.

   Specification: Decreased hot water usage by 26% in the software ruleset (13.4 gallons per person to 9.9 gallons per person) and increased HPWH COP from 3.1 to 4.2.

8. **Ozone Washing Machines:** Adds an ozone system to the large on-premises washing machines. The ozone laundry system generates ozone, which helps clean fabrics by chemically reacting with soils in cold water. This measure saves energy by reducing hot water usage for laundry systems. Refer to DEER Deemed measure SWAP005-01 for more information (California Public Utilites Commission 2022).

   Modeling: Reduced the total runtime of each cycle use hot water hourly usage per person (gallons per hour per person) for laundry area in software ruleset.

   Specification: Reduced hot water usage by 85%, from 48.4 to 7.3 gal/hour-person based on the deemed measure data from the California electronic Technical Reference Manual (California Technical Forum 2022).

9. **Efficient Hot Water Distribution:** Reduces domestic hot water (DHW) distribution system pipe heat losses in two ways. First, the Team used pipe sizing requirements in Appendix M of the California Plumbing Code instead of Appendix A. Appendix M reduces pipe diameters for the cold and hot water supply lines based on advancements made in water efficiency standards for plumbing fixtures found in hotel bathrooms. Second, the Team added more stringent pipe insulation thickness requirements for hotels to match that of single and multifamily dwellings using Title 24 Table 160.4-A *Pipe Insulation Thickness Requirements for Multifamily DHW Systems* instead of Table 120.3-A.

   Modeling: The Team calculated the pipe heat loss savings for the small hotel prototype by following the modelling methodology applied to the low-rise loaded corridor multi-family building prototype in the *2022 CASE Multifamily Domestic Hot Water Distribution* report (Statewide CASE Team 2020 A). The Team designed a riser distribution system for the small hotel prototype building using the baseline Appendix A and modern Appendix M pipe sizing tables. The pipe design and total pipe surface area of the supply and return lines for the small hotel closely matched the low-rise loader corridor building prototype. The hotel insulated pipe heat loss for both Appendix A and M was approximated from the multifamily building heat loss modelling results for the 16 CZs and water heater energy savings calculated for the two sub-measures.

   Specification: (a) Pipe diameter decreased from Appendix A requirements to Appendix M multifamily plumbing requirements (b) For pipe diameters at or above 1.5 inches, increase the insulation thickness from 1.5 to two inches thick for fluids operating in the 105-140ºF temperature range.

. The Team reduced the DHW energy consumption by 0.4 - 0.7% depending on CZ in a post-processing of the model.

10. **Demand Control Ventilation (DCV) and Transfer Air:** The California Energy Code requires kitchen exhaust to have DCV if the exhaust rate is greater than 5,000 cfm. This measure expands this requirement and applies DCV regardless of the exhaust rate for the QSR. Additionally, the kitchen makeup air supply is decreased by requiring at least 15% of replacement air to come from the transfer air in the dining space that would otherwise be exhausted.

    Modeling: Changed exhaust fan from constant speed fan to variable speed and reduce kitchen ventilation airflow rate for the QSR.
    Specification: Changed Kitchen Exhaust Fan Control Method to Variable Flow Variable Speed Drive, reduced kitchen ventilation from 2,730 cfm to 2,293 cfm.

11. **Guest Room Ventilation and Fan Power:** Uses the 2021 IECC fan power limitation requirements for ventilation fans under 1/12 horsepower, and it approximates the Small Hotel guestroom control requirements of ASHRAE 90.1, which requires shutting off ventilation within five minutes of all occupants leaving the room and changing the cooling setpoint to at least 80ºF and heating setpoint to at most 60ºF.

    Modeling: Since variable occupancy cannot be modeled in CBECC, the Reach Code Team revised the software ruleset ventilation schedule and setpoints from 8:00 AM to 7:00 PM—the time range where the CBECC software assumed occupancy to be less than half for all guestrooms.
    Specification: Heating setpoint reduced from 68°F to 66°F, cooling setpoint increased from 78°F to 80°F PM, and ventilation shut off from 8:00 AM to 7:00 PM. Guestroom ventilation fans have fan efficacy of 0.263 W/cfm.

12. **Variable speed Fans:** Require variable speed fans at lower capacities than required by Title 24 Part 6 Section 140.4(m), currently at 65,000 Btu/hr. This measure is based on the 2022 Title 24 Part 6, Section 140.4(m), where direct expansion units greater than 65,000 Btu/hr that control the capacity of the mechanical cooling directly shall have a minimum of two stages of mechanical cooling capacity and variable speed fan control.

    Modeling: Reduced the cooling capacity threshold from 65,000 Btu/hr to 48,000 Btu/hr. Changed the supply fan control from constant speed to variable speed for zones that have cooling capacity > 48,000 Btu/hr and < 65,000 Btu/hr in the Medium Retail and QSR.
    Specification: Changed the supply fan control from Constant Volume to Variable Speed Drive for the Front Retail and zones the Medium Retail prototype and the Dining Zone in the QSR prototype.

3.2.2.3 Lighting

13. **Interior lighting reduced lighting power density:** Update lighting power densities (LPD, measured as Watts/ft^2) requirements based on technology advances (e.g., optical efficiency, thermal management, and improved bandgap materials). Identify spaces with opportunities for more savings from lowered LPDs—not all spaces are subject to LPD reductions. Take into consideration IES recommended practices and biological effectiveness metrics (such as WELL) when developing the proposed LPD values (WELL 2022).

    The 2022 Indoor Lighting CASE Study (Statewide CASE Team 2021 D) provided a survey of 2x2 troffer products available in the Design Lights Consortium Qualified Products List (DLC-QPL) and the efficacy level each measured. This study indicated that at the time of the report approximately 20% of available DLC-QPL products exceeded the performance level of the ‘Standard’ DLC-QPL listing by approximately 15%, meeting the ‘Premium’ listing criteria. The Title 24 2022 CASE Report uses the ‘Standard’ designation performance level as the design baseline for all the LPD calculations in the code. This document proposes using the ‘Premium’ designation performance as the basis of the LPD allowances.

A DOE study on solid-state light sources (LEDs) provides projections of efficacy improvement for LED light sources that are in the range of 2.5 to 3% per year, continuing for the next five or ten years (U.S. Department of Energy 2019 B). So, the products offered for sale by the luminaire manufacturers are improving as older products are discontinued and newer ones are introduced. Even in just three years, the overall performance of the products available can improve by 7 to 9%.

A recent Navigant LED pricing study shows a slightly negative cost to efficacy correlation, indicating that higher performing products may be slightly lower in cost (Navigant Consulting 2018). This is likely to be in part caused by the decreasing cost of the LED chips with each subsequent generation produced. There is likely to be no cost associated with employing higher performing LED luminaires.

Modeling: Reduce LPDs by approximately 13% in each space listed below under regulated lighting below Title 24 prescriptive requirements.

Specification*:* Medium Office

- All spaces: 0.52 W/ft^2

Medium Retail

- Storage: 0.36 W/ft^2
- Retail sales: 0.86 W/ft^2
- Main entry lobby: 0.63 W/ft^2

QSR

- Dining: 0.41 W/ft^2
- Kitchen: 0.86 W/ft^2

Small Hotel

Stairs: 0.54 W/ft^2
Corridor: 0.36 W/ft^2
Lounge: 0.50 W/ft^2

The measures are summarized below by building type, including measure costs, in Table 13.

Table 13. Efficiency Measures Applicability, Costs, and Sources

Measure Applicability

- • Included in energy efficiency measures (mf, eff, ae eff)
- - Not Applicable

Measure	Baseline T24 Requirement	Proposed Measure	Med Office	Med Retail	Quick Service Restaurant	Small Hotel: *Guest Rooms*	Small Hotel: *Nonresidential*	Incremental Cost	Sources & Notes
Envelope									
1. Cool Roof	For low slope roofs: ASR = 0.63 TE = 0.75	For low slope roofs: ASR = 0.7 TE = 0.85	•	–	–	–	–	$0.04/ft^2	Final Nonresidential High Performance Envelope Case Report (Statewide CASE Team 2020 B)
2. Efficient Vertical Fenestration	U-factor = 0.36 SHGC = 0.25	U-factor = 0.34 SHGC = 0.22	•	•	–	•	•	$1.75/ft^2	Final Nonresidential High Performance Envelope Case Report (Statewide CASE Team 2020 B)
3. Vertical Fenestration as a Function of Orientation	40% window-to-wall ratio in each orientation per Title 24 Table 140.3-B.	Redistribute window areas by orientation	•	–	–	–	–	$0	No additional cost. This measure is a design consideration.
HVAC and SHW									
4. Water Efficient Fixtures in Kitchen	Kitchen faucet max flow rate is 1.8 GPM (Title 20)	Kitchen faucet flow rate is 1 GPM	–	–	•	–	–	High efficiency, door-type, high temperature dishwasher: $7,633/unit Faucet aerator: $8/unit	Combination of literature review, online sources such as Home Depot and manufacturer websites
5.Ozone Washing Machine	Not required	Reduced hot water use	–	–	–	–	•	$25,469/unit	DEER Deemed measure SWAP005-01 (California Public Utilites Commission 2022)

Measure Applicability • Included in energy efficiency measures (mf, eff, ae eff) - Not Applicable									
Measure	**Baseline T24 Requirement**	**Proposed Measure**	**Med Office**	**Med Retail**	**Quick Service Restaurant**	**Small Hotel: *Guest Rooms***	**Small Hotel: *Nonresidential***	**Incremental Cost**	**Sources & Notes**
6. Efficient Hot Water Distribution	Appendix A Pipe Sizing with standard pipe insulation thickness 1.5''	Appendix M pipe sizing with 2" pipe insulation thickness	–	–	–	•	–	$5,819 and annual $130.9 savings	Multifamily Domestic Hot Water Final CASE Report
7. DCV & Transfer Air	DCV required in kitchen for exhaust air rate > 5000 cfm	DCV for all exhaust fans	–	–	•	–	–	$8,500	Mechanical contractor cost estimate
8. Guest Room Ventilation and Fan Power	Guest rooms required to have occupancy sensing zone controls, but no ventilation fan power requirement.	Updated fan power and HVAC schedules	–	–	–	•	–	$0	No cost increase, as guest rooms already have controls.
9. Variable Speed Fans	Variable speed required if cooling capacity is greater than 65,000 Btu/h	Variable speed control for smaller capacity systems	–	•	•	–	–	$6,390/unit	Mechanical contractor cost estimate
Lighting									
10. Interior Lighting Reduced LPD	Per Area Category Method, varies by Primary Function Area.	Top 20% of market products	•	•	•	–	•	$0	Industry report on LED pricing analysis shows that costs are not correlated with efficacy. (Navigant Consulting 2018)

3.2.3 Load Flexibility

The Reach Code Team investigated a range of high-impact demand flexibility strategies potentially applicable to the four prototypes. The list of strategies is informed by DOE's Grid-interactive Efficient Buildings efforts and the 2022 Nonresidential Grid Integration CASE report (U.S. Department of Energy 2021, Statewide CASE Team 2020). The Team selected the three measures based on their load flexibility potential, cost, compliance software modeling capabilities, savings potential and the ease of project implementation and field verification:

1. **Temperature Setback using Smart Thermostat:** This measure leverages the existing mandatory requirement for HVAC zone thermostatic controls to pre-condition spaces prior to, and to shed demand during, peak period. This measure introduces a setback in temperature setpoint during peak period and incurs no additional cost because Occupant-Controlled Smart Thermostats (OCSTs) are already required for buildings similar to the Medium Office prototype.

   Modeling: Instead of utilizing the demand responsive features, OCST would be used to change temperature setpoints and setpoint schedules. These changes were integrated by altering the setpoint schedules directly in the backend ruleset files of CBECC software.

   Specification: In the base case, the Medium Office prototype HVAC equipment schedules dictate "on" hours (at desired temperature) from 6:00 AM through 12:00 AM on weekdays and 6:00 AM – 7:00 PM on Saturdays. All Sunday hours are "off." Cooling setpoints are 75°F during "on" and 85°F when "off" hours; heat setpoints are 70°F during "on" and 60°F during "off" hours. The Team modified this schedule such that the "on" setpoints are stepped back by 2°F from 4:00 PM through 12:00 AM on weekdays; and from 4:00 PM – 7:00 PM on Saturdays.

2. **Demand Response Capable HPWH:** The Reach Code Team modeled a measure intended to reduce the peak demand of the significant hot water loads in the QSR prototype. The measure increases costs due to adding a 100-gallon storage tank and plumbing hardware. The additional hot water storage enables pre-heating water ahead of demand by effectively increasing the HPWH's thermal storage capacity. The extra plumbing hardware is needed to keep the stored hot water stratified to maintain efficient HPWH operations.

   Modeling: The measure uses the HPWH and additional storage tank capacity to produce and store hot water ahead of actual use during evening peak period. QSR hot water baseline schedule exhibits a low morning load (6:00 AM – 8:00 AM), moderate load near lunch time (11:00 AM), and a peak evening load (4:00 PM – 11:00 PM). These changes were made by changing the hot water load fraction in the ruleset.

   Specification: Implements an early pre-heat that starts at 12:00 PM and finishes by 7:00 PM, avoiding the super peak hours of 7:00 PM – 9:00 PM.

3. **Demand Response Lighting:** This measure extends existing Title 24 mandatory requirements for demand responsive lighting by shedding demand during peak hours. There are no additional measure costs because demand responsive control capability is already required for nonresidential buildings with more than 4kW of total lighting load. This measure does not require additional commissioning.

   Modeling: The baseline lighting schedule exhibits a plateau of 0.65 load fraction from 8:00 AM – 8:00 PM and trails off after 8:00 PM through the end of the day for weekdays. The Team altered the ruleset to reduce the load fraction during 4:00 PM – 9:00 PM.

   Specification: The team implemented a 10% setback during the 4-9pm peak hours.

The load flexibility measure applications to each prototype are summarized in Table 14.

Table 14. Load Flexibility Measure Summary

Measure	Med Office	Med Retail	QSR	Small Hotel	Incremental Cost	Other Notes
1. Smart Thermostat	●	-	-	-	$0	Capability already required
2. Demand Control HPWH	-	-	●	-	$5,400	An additional 100-gallon tank, plumbing hardware, and related labor hours
3. Demand Response Lighting	●	-	-	-	$0	Capability already required

None of the measures apply to the Medium Retail or Small Hotel prototypes. While the Small Hotel contains some office space and common areas, the Medium Office load flexibility measures were not applied to the Small Hotel spaces because of the potential for unpopular impacts, varying occupancy schedules, difficult field maintenance, and limited energy impacts. Team also explored the impact of load flexibility in all-electric clothes dryer scenario but did not see enough savings impact, hence was not included in the package.

3.2.4 Additional Solar PV and Battery Storage

The Reach Code Team considered additional solar PV and battery storage measures that exceed the 2022 Title 24 prescriptive requirements to improve the cost effectiveness of all-electric scenarios. For medium office and retail, the prescriptive PV sizes are large enough to fill available roof space, hence additional solar PV was not considered for the two prototypes. For Quick Service Restaurant and Small Hotel, no PV was required, or the required PV size was not large enough in the code compliant models respectively. For the Reach Code analysis, the Team evaluated additional solar PV for all-electric scenarios for the two building types. The additional PV size is calculated based on available roof space, assuming 50% of total roof space and 15 Watt per square foot panel size.

Modeling: Updated PV capacity (kW) input in CBECC software.
Specification: Baseline requirement is 0 kW and 22-32.6 (depending on climate zone) kW for quick service restaurant and small hotel respectively. Proposed measure specification is 18.8 kW and 79.8 kW for quick service restaurant and small hotel respectively.

The costs for PV include first cost to purchase and install the system, inverter replacement costs, and annual maintenance costs. A summary of incremental costs and sources is given in Table 15below.

Table 15. Additional Solar PV Measure Summary

Measure	Med Office	Med Retail	QSR	Small Hotel	Incremental Cost	Cost Source
1. Solar PV	-	-	●	●	First Cost: $3.20/W Inverter replacement cost at 10-yr: $0.15/W Annual Maintenance Cost: $0.02/W ITC Federal Incentive: 26%	National Renewable Energy Laboratory (NREL) Q1 2016 (National Renewable Energy Laboratory 2016) E3 Rooftop Solar PV System Report (Energy and Environmental Economics, Inc. 2017)

Upfront solar PV system costs are reduced by the federal income tax credit (ITC), approximately 26 percent due to a phased reduction in the credit through the year 2022. PV energy output is built into CBECC and is based on NREL's PVWatts calculator, which includes long term performance degradation estimates.

Battery system is prescriptively required for three prototypes: medium office, medium retail and small hotel. The current software, CBECC v1.0, applies the appropriate prescriptive battery size (kWh) and capacity (kW) in the standard design. However, the control assumed in standard design is "Basic Control", which does not function for optimum battery use. The Team could not evaluate additional battery system measure since the compliance software does not apply the appropriate battery control "Time of Use" in standard design. This impacts the incremental energy cost or TDV benefits analysis.

3.3 Measure Packages

The Reach Code Team compared a baseline (mixed-fuel) Title 24 prescriptive package to a mixed-fuel efficiency package and two to four electrification packages depending on applicability of building type. Note that most QSR all-electric packages exclude kitchen electrification, while the Small Hotel all-electric package does include electric laundry cost and energy impacts.

- **Mixed Fuel + Efficiency Measures**: Mixed-fuel prescriptive building per 2022 Title 24 requirements, including additional efficiency measures.
- **All-Electric Code Minimum Efficiency:** All-electric building to minimum Title 24 prescriptive standards and federal minimum efficiency standards. This package has the same PV size as mixed-fuel prescriptive baseline.
- **All-Electric Energy Efficiency:** All-electric building with added energy efficiency measures related to HVAC, SHW, lighting or envelope.
- **All-Electric Energy Efficiency + Load Flexibility:** All-electric building with added energy efficiency and load flexibility measures.
- **All-Electric Energy Efficiency + Solar PV:** All-electric building with added energy efficiency and additional Solar PV. The added PV size is larger than prescriptive 2022 Title 24 code requirements and accounts for roof space availability.

For QSR, the Reach Code Team has analyzed two scenarios for all-electric packages, one with electric cooking and the one with gas cooking (referred to as the HS package to reflect all-electric HVAC and SHW). The results section includes results for both scenarios since all-electric package with electric cooking appliance can be cost effective in POU territories. This study did not evaluate pre-empted package with all-electric HVAC and SHW to have higher efficiency than required by federal regulations, that will potentially enhance cost effectiveness and/or compliance margins.

4 Cost Effectiveness Results

Cost effectiveness results are presented in this section and the attached workbook per prototype and measure packages described in Section 3. The TDV and On-Bill based cost-effectiveness results are presented in terms of B/C ratio and NPV.

In the following figures, the result **Both** (shown in green shading) indicates that the result is cost-effective on both On-Bill and (Total) TDV basis. The result ***On-Bill*** or ***TDV*** (shown in yellow shading) indicates that the result is either cost-effective on On-Bill or (Total) TDV basis, respectively. The result "-" (results with no shading) indicates that the result is cost-effective neither on On-Bill or (Total) TDV basis.

Results across all prototypes indicate that efficiency measures are cost-effective, both On-Bill and TDV, across all climate zones when added to the mixed-fuel baseline prototype. All-electric cost effectiveness results by prototype can be summarized as:

- **Medium Office** (Figure 1): Due to modeling limitations, all-electric space heating is predominantly achieved through electric resistance, which limits operational benefits and thus cost-effectiveness. Efficiency measures yield some On-Bill cost-effective all-electric packages in milder climate zones. Adding load flexibility measures increases the cost-effectiveness to most climates.
- **Medium Retail** (Figure 2): All-electric code minimum packages are cost effective in the majority of climate zones. This is primarily driven by cost-equivalency in the all-electric package compared to a mixed-fuel package, and that the majority of space heating is achieved using heat pumps. Energy efficiency measures extend cost effectiveness to most climates except 16.
- **Quick Service Restaurant** (Figure 3)**:** All-electric HVAC and SHW alone are only cost effective in CPAU and SMUD territories, On-Bill. Adding efficiency and load flexibility measures is cost-effective in On-Bill and TDV in CZs 1, 3, and 5 (PG&E territory).
- **Small Hotel** (Figure 4)**:** The all-electric hotel has tremendous cost savings compared to a mixed-fuel package, mostly due to the avoidance of gas infrastructure to each guest room. Efficiency and load flexibility measures are necessary to achieve TDV cost-effective packages and achieve cost-effectiveness in nearly all CZs except 1 and 16. On-Bill cost-effectiveness is limited to CPAU, SMUD, and SCE (CZ15 only) territories, which may be driven by higher peak loads and overnight occupancy, despite most of the heating being provided with heat pumps.

4.1 Medium Office

The first cost savings related to boiler and gas infrastructure supports cost effectiveness for all-electric medium office building.

- Adding energy efficiency measures over mixed fuel code minimum is on-bill cost effective in all climate zones.

Figure 1. Medium Office Cost-Effectiveness Summary

Climate Zone		CZ1	CZ2	CZ3	CZ4	CZ5	CZ6	CZ7	CZ8	CZ9	CZ10	CZ11	CZ12	CZ13	CZ14	CZ15	CZ16
	Utility	PG&E	PG&E	PG&E	PG&E / CPAU	PG&E / SCG	SCE	SDG&E	PG&E	SCE	SDG&E / SCE	PG&E	PG&E / SMUD	PG&E	SDG&E / SCE	SCE	PG&E
Prototype	Package																
Medium Office (MO)	Mixed Fuel + Energy Efficiency	Both	Both	Both	Both / Both	Both / Both	Both	Both	Both	Both	Both / Both	Both	Both / Both	Both	Both / Both	Both	Both
	All Electric Code Minimum Efficiency	Results for all-electric designs will be added in next version															
	All Electric + Energy Efficiency																
	All-Electric Energy Efficiency + Load Flexibility																

4.2 Medium Retail

2022 Title 24 prescriptively requires heat pump in most scenarios already. This report evaluates the exceptional scenarios such as CZ1 and 16 or large thermal zones where all-electric heat pump is not required prescriptively.

- Mixed fuel baseline with energy efficiency measures is cost effective across all climate zones.

Figure 2. Medium Retail Cost Effectiveness Summary

Climate Zone		CZ1	CZ2	CZ3	CZ4	CZ5	CZ6	CZ7	CZ8	CZ9	CZ10	CZ11	CZ12	CZ13	CZ14	CZ15	CZ16
	Utility	PG&E	PG&E	PG&E	PG&E	PG&E	SCE	SDG&E	PG&E	SCE	SDG&E	PG&E	PG&E	PG&E	SDG&E	SCE	PG&E
Prototype	Package				CPAU	SCG					SCE		SMUD		SCE		
Retail (RE)	Mixed Fuel + Efficiency Measures	Both	Both	Both	Both / Both	Both / Both	Both	Both	Both	Both	Both / Both	Both	Both / Both	Both	Both / Both	Both	Both
	All Electric Code Minimum Efficiency	Results for all-electric designs will be added in next version															
	All Electric Energy Efficiency																

For climate zones 2 to 15, positive energy cost savings and cost parity in single zone packaged system between mixed fuel system with furnace heating and efficient all-electric heat pump supports cost effectiveness. It is relatively challenging to achieve cost effectiveness in climate zones 1 and 16, since natural gas furnace or electric resistance are typically installed in colder climates. Some energy cost impacts are offset by higher incremental cost savings going from mixed fuel system (SZAC+furnace or dual fuel heat pump) to all-electric heat pump.

4.3 Quick Service Restaurant (QSR)

High incremental cost for HVAC and SHW electrification makes restaurant electrification challenging. The cooking electrification is very expensive and hence "HS" packages are evaluated that does not consider cooking equipment electrification. This affects the cost effectiveness since gas infrastructure cost savings cannot be utilized.

- Mixed fuel baseline with energy efficiency measures is cost effective and compliant across all climate zones.

Figure 3. QSR Cost Effectiveness Summary

Climate Zone		CZ1	CZ2	CZ3	CZ4	CZ5	CZ6	CZ7	CZ8	CZ9	CZ10	CZ11	CZ12	CZ13	CZ14	CZ15	CZ16
	Utility	PG&E	PG&E	PG&E	PG&E / CPAU	PG&E / SCG	SCE	SDG&E	PG&E	SCE	SDG&E / SCE	PG&E	PG&E / SMUD	PG&E	SDG&E / SCE	SCE	PG&E
Prototype	Package																
Quick-Serve Restaurant (QSR)	Mixed Fuel + Efficiency Measures	Both	Both	Both	Both / Both	Both / Both	Both	Both	Both	Both	Both / Both	Both	Both / Both	Both	Both / Both	Both	Both
	All Electric HS Code Minimum Efficiency	Results for all-electric designs will be added in next version															
	All Electric HS Energy Efficiency																
	All-Electric HS Energy Efficiency + Load Flexibility																
	All Electric HS Energy Efficiency + PV																

4.4 Small Hotel

High incremental costs for HVAC, SHW and clothes dryer electrification negatively impacts the cost effectiveness of small hotel electrification. The analysis assumes single zone ducted heat pump for all all-electric scenarios; however, the Team analyzed a Packaged Terminal Heat Pump (PTHP) scenario as well. PTHP shows high incremental cost savings as compared to a baseline of mixed fuel single zone packaged system and hence cost effective in many climate zones.

- Mixed fuel baseline with energy efficiency measures is cost effective across all climate zones.
-

Figure 4. Small Hotel Cost Effectiveness Summary

Climate Zone		CZ1	CZ2	CZ3	CZ4	CZ5	CZ6	CZ7	CZ8	CZ9	CZ10	CZ11	CZ12	CZ13	CZ14	CZ15	CZ16
	Utility	PG&E	PG&E	PG&E	PG&E / CPAU	PG&E / SCG	SCE	SDG&E	PG&E	SCE	SDG&E / SCE	PG&E	PG&E / SMUD	PG&E	SDG&E / SCE	SCE	PG&E
Prototype	Package																
Small Hotel (SH)	Mixed Fuel + Efficiency Measures	Both	Both	Both	Both / Both	Both / Both	Both	Both	Both	Both	Both / Both	Both	Both / Both	Both	Both / Both	Both	Both
	All Electric Code Minimum Efficiency	Results for all-electric designs will be added in next version															
	All Electric Energy Efficiency																
	All Electric Code Minimum Efficiency (PTHP)																
	All Electric Code Minimum Efficiency + Additional PV																

5 Reach Code Options

This section combines the cost effectiveness and compliance results across all three compliance metrics. The combined results below inform reach code policies to ensure an efficiency or electrification package can be built cost effectively while complying with 2022 Title24 code. The source energy margin is extracted directly from the software and is a comparison against the ACM standard design created by the software. The two TDV margins – efficiency compliance and total compliance – are calculated by subtraction against the mixed fuel baseline model because of software limitations that are beyond Reach Code Team's control.[3] The source energy margin however is extracted directly from the software and is a comparison against the ACM standard design created by the software. Full details of the compliance margin and cost effectiveness results are presented in Final Results Workbook.

The tables in the following sections show,

- "2" with **green** highlight for scenarios that are cost effective on both metrics and have positive compliance margin based on the metric specified in column heading.
- "1" with **yellow** highlight for scenarios that are cost effective on either one of the metrics and has positive compliance margin based on the metric specified in column heading.
- "1" with **grey** highlight for scenarios that are not cost effective on either metrics but have positive compliance margin based on the metric specified in column heading.
- "0" with no color highlight for scenarios that are not cost effective on either one of the metrics and have negative compliance margin based on the metric specified in column heading.

The package names in table results columns are as follows:

- Mixed fuel – EE: mixed fuel with energy efficiency package
- All Electric – HVAC: Electric HVAC
- All Electric – HVAC+SHW: Electric HVAC + Service Hot Water
- All Electric – HVAC+EE: All-electric HVAC with energy efficiency package
- All Electric – HVAC+EE+Load Flex: All-electric HVAC with energy efficiency and load flexibility package

Restaurant has two electrification scenarios, with and without cooking electrification,

- All Electric – HS+EE: Electric HVAC and SHW with energy efficiency package
- All Electric – HS+cook+EE: All-electric HVAC, SHW and cooking with energy efficiency package

Small Hotel has an extra package that evaluates a different HVAC type in all-electric model,

- All Electric – HVAC+SHW (PTHP): All-electric HVAC and SHW, where HVAC type is PTHP instead of SZHP proposed in Section 3.2.1 for other all-electric packages.

Jurisdictions are advised to adopt packages that shows green or yellow highlight (cost effective and compliant) across all three-compliance metrics. Jurisdictions could also adopt packages if the three compliance metrics show grey highlight (compliant but not cost effective) if they are looking to adopt without Energy Commission approval or amending Title 24 Part 6 Energy Code and do not need to justify cost impacts.

[3] The difference between the two methods of calculating TDV margins occurs due to various software limitations, mixed fuel baseline model not showing zero compliance, proposed electrification package and mixed fuel baseline model has different ACM standard design, and discrepancy between 2022 Title 24 code and software's standard design assumptions. Most scenarios show similar trends between software calculated compliance margin and manual subtraction against mixed fuel baseline model, with a difference in magnitude. For example, if the Total TDV Compliance margin as shown by software directly is negative, it is negative per manual calculation as well. Also, some scenarios have very low negative compliance margin and are very close to being zero.

5.1 Medium Office

For medium office, the Reach Code Team analyzed Energy Efficiency (EE) over mixed fuel baseline model and three electrification packages - HVAC, HVAC+EE and HVAC+EE+load-flexibility packages.

- Supports reach code adoption for energy efficiency measures over mixed fuel baseline.
-

Table 16. Cost Effectiveness and Compliance Summary – Medium office

CZ	Utility	Mixed Fuel			All Electric		
		EE			HVAC	HVAC + EE	HVAC + EE +Load Flex
		Eff Comp TDV	Tot Comp TDV	SrcE			
cz01	PG&E	2	2	2	Results for all-electric designs will be added in next version		
cz02	PG&E	2	2	2			
cz03	PG&E	2	2	2			
cz04	PG&E	2	2	2			
cz04-2	CPAU	2	2	2			
cz05	PG&E	2	2	2			
cz05-2	SCG	2	2	2			
cz06	SCE	2	2	2			
cz07	SDG&E	2	2	2			
cz08	SCE	2	2	2			
cz09	SCE	2	2	2			
cz10	SDG&E	2	2	2			
cz10-2	SCE	2	2	2			
cz11	PG&E	2	2	2			
cz12	PG&E	2	2	2			
cz12-2	SMUD	2	2	2			
cz13	PG&E	2	2	2			
cz14	SDG&E	2	2	2			
cz14-2	SCE	2	2	2			
cz15	SCE	2	2	2			
cz16	PG&E	2	2	2			

green	c/e+compliant
yellow	1 c/e +compliant
grey	compliant but not c/e

5.2 Medium Retail

For medium retail, the team analyzed Energy Efficiency (EE) over mixed fuel baseline model and two electrification packages - HVAC and HVAC+EE.

- Supports reach code adoption for energy efficiency measures over mixed fuel baseline.
- Supports all-electric reach code option, as it is compliant with added energy efficiency measures in climate zones 2-15.

Table 17. Cost Effectiveness and Compliance Summary – Medium Retail

CZ	Utility	Mixed Fuel			All Electric	
		EE			HVAC	HVAC + EE
		Eff Comp TDV	Comp TDV	SrcE		
cz01	PG&E	2	2	0	Results for all-electric designs will be added in next version	
cz02	PG&E	2	2	0		
cz03	PG&E	2	2	0		
cz04	PG&E	2	2	0		
cz04-2	CPAU	2	2	0		
cz05	PG&E	2	2	0		
cz05-2	SCG	2	2	0		
cz06	SCE	2	2	0		
cz07	SDG&E	2	2	2		
cz08	SCE	2	2	0		
cz09	SCE	2	2	2		
cz10	SDG&E	2	2	0		
cz10-2	SCE	2	2	0		
cz11	PG&E	2	2	0		
cz12	PG&E	2	2	0		
cz12-2	SMUD	2	2	0		
cz13	PG&E	2	2	0		
cz14	SDG&E	2	2	0		
cz14-2	SCE	2	2	0		
cz15	SCE	2	2	0		
cz16	PG&E	2	2	2		

green	c/e+compliant
yellow	1 c/e +compliant
grey	compliant but not c/e

5.3 Quick Service Restaurant (QSR)

For QSR, the team analyzed Energy Efficiency (EE) over mixed fuel baseline model and two sets of electrification packages, with and without cooking appliance electrification. For "HS" scenario including HVAC and SHW electrification only, packages with EE, EE+Load Flex and EE+PV was analyzed.

- Supports reach code adoption for energy efficiency measures over mixed fuel baseline in many climate zones.

Table 18. Cost Effectiveness and Compliance Summary – Quick Service Restaurant

CZ	Utility	Mixed Fuel			All-electric "HS" (HVAC+SHW)			
		EE			HS	HS +EE	HS +EE+ Load Flex	HS +EE+ PV
		Eff Comp TDV	Tot Comp TDV	SrcE				
cz01	PG&E	2	2	2	Results for all-electric designs will be added in next version			
cz02	PG&E	2	2	2				
cz03	PG&E	2	2	2				
cz04	PG&E	2	2	2				
cz04-2	CPAU	2	2	2				
cz05	PG&E	2	2	2				
cz05-2	SCG	2	2	2				
cz06	SCE	2	2	2				
cz07	SDG&E	2	2	2				
cz08	SCE	2	2	0				
cz09	SCE	2	2	0				
cz10	SDG&E	2	2	0				
cz10-2	SCE	2	2	0				
cz11	PG&E	2	2	0				
cz12	PG&E	2	2	0				
cz12-2	SMUD	2	2	0				
cz13	PG&E	2	2	2				
cz14	SDG&E	2	2	0				
cz14-2	SCE	2	2	0				
cz15	SCE	2	2	0				
cz16	PG&E	2	2	0				

green	c/e+compliant
yellow	1 c/e +compliant
grey	compliant but not c/e

The Reach Code Team analyzed a completely all-electric model including cooking appliance electrification,.

Figure 5. Cost Effectiveness and Compliance Summary – Quick Service Restaurant (with cooking)

CZ	Utility	All Electric		
		HVAC+SHW+cook	HVAC+SHW+cook + EE	HVAC+SHW+cook+EE +Load Flex
cz01	PG&E	Results for all-electric designs will be added in next version		
cz02	PG&E			
cz03	PG&E			
cz04	PG&E			
cz04-2	CPAU			
cz05	PG&E			
cz05-2	SCG			
cz06	SCE			
cz07	SDG&E			
cz08	SCE			
cz09	SCE			
cz10	SDG&E			
cz10-2	SCE			
cz11	PG&E			
cz12	PG&E			
cz12-2	SMUD			
cz13	PG&E			
cz14	SDG&E			
cz14-2	SCE			
cz15	SCE			
cz16	PG&E			

green	c/e+compliant
yellow	1 c/e +compliant
grey	compliant but not c/e

5.4 Small Hotel

For small hotel, the team analyzed Energy Efficiency (EE) over mixed fuel baseline model and four electrification packages - HVAC+SHW, HVAC+SHW+EE, HVAC+SHW+EE+LoadFlex and HVAC+SHW+EE+AddPV.

- Supports reach code adoption for energy efficiency measures over mixed fuel baseline in many climate zones.
-

Table 19. Cost Effectiveness and Compliance Summary – Small Hotel

CZ	Utility	Mixed Fuel			All Electric		
		EE			HVAC + SHW	HVAC + SHW + EE	HVAC + SHW + EE + AddPV
		Eff Comp TDV	Tot Comp TDV	SrcE			
cz01	PG&E	2	2	2	Results for all-electric designs will be added in next version		
cz02	PG&E	2	2	2			
cz03	PG&E	2	2	2			
cz04	PG&E	2	2	2			
cz04-2	CPAU	2	2	2			
cz05	PG&E	2	2	2			
cz05-2	SCG	2	2	2			
cz06	SCE	2	2	2			
cz07	SDG&E	2	2	2			
cz08	SCE	2	2	2			
cz09	SCE	2	2	2			
cz10	SDG&E	2	2	2			
cz10-2	SCE	2	2	2			
cz11	PG&E	2	2	2			
cz12	PG&E	2	2	2			
cz12-2	SMUD	2	2	2			
cz13	PG&E	2	2	2			
cz14	SDG&E	2	2	2			
cz14-2	SCE	2	2	2			
cz15	SCE	2	2	2			
cz16	PG&E	2	2	2			

green	c/e+compliant
yellow	1 c/e +compliant
grey	compliant but not c/e

- The Team analyzed an additional scenario that proposes PTHP compared to the same SZAC mixed fuel baseline model.

Figure 6. Cost Effectiveness and Compliance Summary – Small Hotel (PTHP)

CZ	Utility	All Electric		
		HVAC + SHW (PTHP)		
		Eff Comp TDV	Tot Comp TDV	SrcE
cz01	PG&E	Results for all-electric designs will be added in next version		
cz02	PG&E			
cz03	PG&E			
cz04	PG&E			
cz04-2	CPAU			
cz05	PG&E			
cz05-2	SCG			
cz06	SCE			
cz07	SDG&E			
cz08	SCE			
cz09	SCE			
cz10	SDG&E			
cz10-2	SCE			
cz11	PG&E			
cz12	PG&E			
cz12-2	SMUD			
cz13	PG&E			
cz14	SDG&E			
cz14-2	SCE			
cz15	SCE			
cz16	PG&E			

green	c/e+compliant
yellow	1 c/e +compliant
grey	compliant but not c/e

6 Conclusions

The Reach Codes Team developed packages of energy efficiency measures as well as packages combining energy efficiency with load flexibility measures, simulated them in building modeling software, and gathered costs to determine the cost-effectiveness of multiple scenarios. The Reach Codes Team coordinated assumptions with multiple utilities, cities, and building community experts to develop a set of assumptions considered reasonable in the current market. Changing assumptions, such as the period of analysis, measure selection, costs, energy escalation rates, software version or utility tariffs are likely to change results.

These results, including the attached workbook, indicate high potential for mixed fuel plus efficiency and/or all-electric policy adoption in a wide range of California jurisdictions. It is important to note that the Reach Code Team employed several CBECC ruleset modifications to achieve cost-effective packages. Where jurisdictions want to encourage the adoption of Load Flexibility measures through modeling estimates, the Reach Code Team can suggest the usage of modeling approximations that may achieve similar energy and compliance total impacts, in coordination with the Energy Commission.

6.1 Limitations and Further Considerations

We encountered some modeling limitations, outside of the Team's control and challenges that should be noted while using these results to inform reach code policies,

- CBECC Software: The Reach Code Team coordinated with the software development team on potential differences in our understanding of 2022 code requirements and its implementation in standard design such as battery controls. The version of 2022 CBECC software v1.0, described in Section 2.2, available to the Reach Code Team at the time of the analysis has limited functionalities and could not model heat pump hydronic system or other measures like drain water heat recovery. As the software evolves, some results may look different.
- Prototype Building: The cost-effective analysis is based on standard prototypical buildings, which may differ from actual buildings being constructed. Jurisdictions should keep this in mind while extrapolating to the buildings in their territory.
- System Cost Assumptions: The incremental electrification and additional measure costs are based on specific system selection and assumptions made by experienced professionals. These costs can vary based on contractor, system design and specifications, and regional variation.

The Reach Code team has worked in coordination with the software development team to inform future software versions or apply a workaround in current analysis. The assumptions related to prototype characteristics and system costs should be kept in mind while adopting reach codes based on this analysis.

In addition to the packages assessed in the report, there are future potential enhancements for more cost-effective or compliant packages:

- Adding more solar PV than already analyzed if the building has more roof space to accommodate.
- Adding battery at higher levels than prescriptively required in 2022 Title 24 with more advanced controls.
- Added energy efficiency measures as software capability evolves such as drain water heat recovery.
- Applying federally pre-emptive (high) efficiency energy systems or appliances.

7 References

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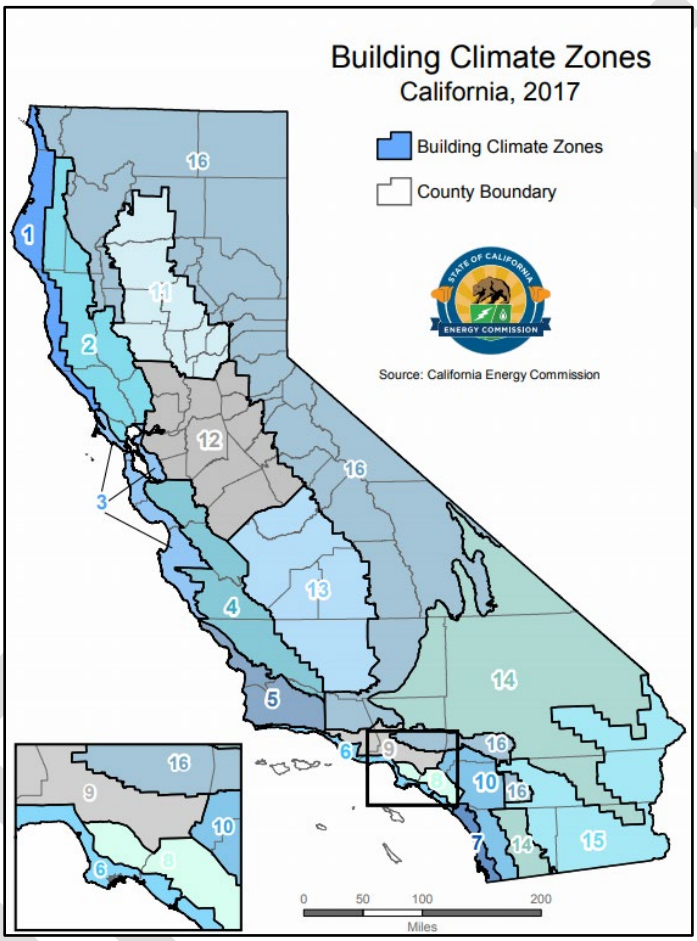
8 Appendices

8.1 Map of California CZs

Climate Zone geographical boundaries are depicted in Figure 7 below. An interactive GIS location based map and zip-code based search directory is available at: Climate Zone tool, maps, and information supporting the California Energy Code

Figure 7. Map of California CZs



8.2 Utility Rate Schedules

The Reach Codes Team used the IOU and POU rates depicted in to determine the On-Bill savings for each prototype.

Table 20. Utility Tariffs Analyzed Based on CZ – Detailed View

CZs	Utility	Electric Rate (Time of Use)				Gas Rate
		Medium Office	Medium Retail	QSR	Small Hotel	All Prototypes
CZ01	**PG&E**	B-10	B-1	B-1	B-1 or B-10	G-NR1
CZ02	**PG&E**	B-10	B-1 or B-10	B-1 or B-10	B-1 or B-10	G-NR1
CZ03	**PG&E**	B-10	B-1	B-1	B-1 or B-10	G-NR1
CZ04	**PG&E**	B-10	B-1 or B-10	B-1 or B-10	B-1 or B-10	G-NR1
CZ04-2	**CPAU/PG&E**	E-2	E-2	E-2	E-2	G-NR1
CZ05	**PG&E**	B-10	B-1	B-1	B-1 or B-10	G-NR1
CZ05-2	**PG&E/SCG**	B-10	B-1	B-1	B-1 or B-10	G-10 (GN-10)
CZ06	**SCE/SCG**	TOU-GS-2	TOU-GS-2	TOU-GS-2	TOU-GS-2	G-10 (GN-10)
CZ07	**SDG&E**	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	GN-3
CZ08	**SCE/SCG**	TOU-GS-2	TOU-GS-2	TOU-GS-2	TOU-GS-2	G-10 (GN-10)
CZ09	**SCE/SCG**	TOU-GS-2	TOU-GS-2	TOU-GS-2	TOU-GS-2	G-10 (GN-10)
CZ10	**SCE/SCG**	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	G-10 (GN-10)
CZ10-2	**SDG&E**	TOU-GS-2	TOU-GS-2	TOU-GS-2	TOU-GS-2	GN-3
CZ11	**PG&E**	B-10	B-10	B-1 or B-10	B-10	G-NR1
CZ12	**PG&E**	B-10	B-10	B-1 or B-10	B-10	G-NR1
CZ12-2	**SMUD/PG&E**	CITS-1 (CI-TOD 1)	CITS-1 (CI-TOD 1)	CITS-1 (CI-TOD 1)	CITS	G-NR1
CZ13	**PG&E**	B-10	B-10	B-1 or B-10	B-10	G-NR1
CZ14	**SCE/SCG**	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	AL-TOU+EECC (AL-TOU)	G-10 (GN-10)
CZ14-2	**SDG&E**	TOU-GS-2	TOU-GS-2	TOU-GS-2	TOU-GS-2	GN-3
CZ15	**SCE/SCG**	TOU-GS-2	TOU-GS-2	TOU-GS-2	TOU-GS-2	G-10 (GN-10)
CZ16	**PG&E**	B-10	B-1 or B-10	B-1 or B-10	B-1 or B-10	G-NR1

8.2.1 PG&E

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Cancelling Revised Cal. P.U.C. Sheet No. 52618-E
Revised Cal. P.U.C. Sheet No. 52337-E

ELECTRIC SCHEDULE B-1
SMALL GENERAL SERVICE
Sheet 3

RATES: Total bundled service charges are calculated using the total rates shown below. Direct Access (DA) and Community Choice Aggregation (CCA) charges shall be calculated in accordance with the paragraph in this rate schedule titled Billing.

Time-of-Use Rates	B-1 Rates		B1-ST Rates	
Total Customer Charge Rates				
Customer Charge Single-phase ($ per meter per day)	$0.32854		$0.32854	
Customer Charge Poly-phase ($ per meter per day)	$0.82136		$0.82136	
Demand Charge (for B1-ST only) Total Demand Rate (per metered kW/month assessed from 2:00 p.m. to 11:00 p.m. only)				
Summer	—		$4.60	(R)
Winter	—		$4.60	(R)
Total TOU Energy Rates ($ per kWh)				
Peak Summer	$0.38551	(I)	$0.44683	(I)
Part-Peak Summer	$0.33628	(I)	$0.30553	(I)
Off-Peak Summer	$0.31547	(I)	$0.25820	(I)
Peak Winter	$0.31009	(I)	$0.34888	(I)
Partial-Peak Winter (for B1-ST only)	—		$0.31938	(I)
Off-Peak Winter	$0.29397	(I)	$0.23033	(I)
Super Off-Peak Winter	$0.27755	(I)	$0.21391	(I)
PDP Rates (Consecutive Day and Five-Hour Event Option)*				(T)
PDP Charges ($ per kWh) All Usage During PDP Event	$0.60			
PDP Credits Energy ($ per kWh) Peak Summer	($0.05667)	(R)		
Part-Peak Summer	($0.01683)	(R)		

* See PDP Detail, section g, for corresponding reduction in PDP credits and charges if other option(s) elected.

(Continued)

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Pacific Gas and Electric Company®
San Francisco, California
U 39

Revised Cal. P.U.C. Sheet No. 52621-E
Cancelling Revised Cal. P.U.C. Sheet No. 52340-E

ELECTRIC SCHEDULE B-10 Sheet 3
MEDIUM GENERAL DEMAND-METERED SERVICE

RATE:

Total bundled service charges shown on customers' bills are unbundled according to the component rates shown below. Direct Access (DA) and Community Choice Aggregation (CCA) charges shall be calculated in accordance with the paragraph in this rate schedule titled Billing.

	TOTAL RATES Secondary Voltage		Primary Voltage		Transmission Voltage	
Total Customer/Meter Charge Rates						
Customer Charge ($ per meter per day)	$5.91042	(I)	$5.91042	(I)	$5.91042	(I)
Total Demand Rates ($ per kW)						
Summer	$16.96	(I)	$16.73	(I)	$13.13	
Winter	$16.96	(I)	$16.73	(I)	$13.13	
Total Energy Rates ($ per kWh)						
Peak Summer	$0.31297	(I)	$0.29542	(I)	$0.22689	(I)
Part-Peak Summer	$0.25128	(I)	$0.23712	(I)	$0.17015	(I)
Off-Peak Summer	$0.21871	(I)	$0.20628	(I)	$0.14008	(I)
Peak Winter	$0.23670	(I)	$0.22256	(I)	$0.17384	(I)
Off-Peak Winter	$0.20122	(I)	$0.18893	(I)	$0.14100	(I)
Super Off-Peak Winter	$0.16488	(I)	$0.15259	(I)	$0.10466	(I)
PDP Rates (Consecutive Day and Five-Hour Event Option						(T)
PDP Charges ($ per kWh)						
All Usage During PDP Event	$0.90		$0.90		$0.90	
PDP Credits						
Energy ($ per kWh)						
Peak Summer	($0.07825)	(R)	($0.07825)	(R)	($0.07825)	(R)
Part-Peak Summer	($0.02710)	(R)	($0.02710)	(R)	($0.02710)	(R)

* See PDP Details, section g, for corresponding reduction in PDP credits and charges if other option(s) elected.

(Continued)

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GAS SCHEDULE G-NR1 Sheet 2
GAS SERVICE TO SMALL COMMERCIAL CUSTOMERS

RATES (CON'T):

	ADU (Therms)				
	0 – 5.0	5.1 to 16.0	16.1 to 41.0	41.1 to 123.0	123.1 & Up
Customer Charge: (per day)	$0.27048	$0.52106	$0.95482	$1.66489	$2.14936

	Per Therm							
	Summer				Winter			
	First 4,000 Therms		Excess		First 4,000 Therms		Excess	
Procurement Charge:	$0.59465	(R)	$0.59465	(R)	$0.59465	(R)	$0.59465	(R)
Transportation Charge:	$0.90750		$0.56273		$1.06734		$0.66184	
Total:	$1.50215	(R)	$1.15738	(R)	$1.66199	(R)	$1.25649	(R)

Cap-and-Trade Cost Exemption (per therm): $0.10234

8.2.2 SCE

SOUTHERN CALIFORNIA EDISON
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Southern California Edison — Revised Cal. PUC Sheet No. 73172-E
Rosemead, California (U 338-E) — Cancelling Revised Cal. PUC Sheet No. 72694-E

Schedule TOU-GS-1 — Sheet 5
TIME-OF-USE
GENERAL SERVICE
(Continued)

RATES (Continued)

Option D	Delivery Service								Generation**	
	Trans1	Distrbtn2	NSGC3	NDC4	PPPC5	DWRBC6	PUCRF7	Total8	UG**	DWREC10
Energy Charge - $/kWh										
Summer Season On-Peak	0.00087	0.04765 (I)	0.01012 (R)	0.00010	0.01787 (R)	0.00652	0.00130	0.08443 (I)	0.11278 (I)	0.00000
Mid-Peak	0.00087	0.04765 (I)	0.01012 (R)	0.00010	0.01787 (R)	0.00652	0.00130	0.08443 (I)	0.10220 (I)	0.00000
Off-Peak	0.00087	0.01246 (I)	0.01012 (R)	0.00010	0.01787 (R)	0.00652	0.00130	0.04924 (R)	0.06840 (I)	0.00000
Winter Season										
Mid-Peak	0.00087	0.04765 (I)	0.01012 (R)	0.00010	0.01787 (R)	0.00652	0.00130	0.08443 (I)	0.10837 (I)	0.00000
Off-Peak	0.00087	0.01246 (I)	0.01012 (R)	0.00010	0.01787 (R)	0.00652	0.00130	0.04924 (R)	0.07600 (I)	0.00000
Super-Off-Peak	0.00087	0.00735 (I)	0.01012 (R)	0.00010	0.01787 (R)	0.00652	0.00130	0.04413 (R)	0.05721 (I)	0.00000
Customer Charge - $/day		0.595 (I)						0.595 (I)		
Facilities Related Demand Charge - $/kW	3.81	11.04 (I)						14.85 (I)		
Time Related Demand Charge - $/kW										
Summer Season										
On-Peak		4.73 (I)						4.73 (I)	17.48 (I)	
Winter Season										
Mid-peak - Weekdays (4-9pm)		0.00						0.00	4.06 (I)	
Three-Phase Service - $/day		0.031						0.031		
Voltage Discount, Energy - $/kWh										
From 2 kV to 50 kV	0.00000	(0.00029)						(0.00029)	(0.00102) (I)	
From 51 kV to 219 kV	0.00000	(0.00376) (I)						(0.00376) (I)	(0.00190) (I)	
220 kV and above	0.00000	(0.02104) (I)						(0.02104) (I)	(0.00193) (I)	
Voltage Discount, Demand - $/kW										
Facilities Related										
From 2 kV to 50 kV	0.00	(0.15) (I)						(0.15) (I)		
Above 50 kV but below 220 kV	0.00	(8.37) (I)						(8.37) (I)		
At 220 kV	0.00	(11.04) (I)						(11.04) (I)		
Voltage Discount, Summer On Peak Demand (Distribution) - $/kW										
From 2 kV to 50 kV		(0.04)						(0.04)		
Above 50 kV but below 220 kV		(1.17) (I)						(1.17) (I)		
At 220 kV		(2.83) (I)						(2.83) (I)		
Voltage Disc, Summer On Peak and Winter Weekdays (4-9pm) Demand (URG) - $/kW										
From 2 kV to 50 kV									(0.14)	
Above 50 kV but below 220 kV									(0.38)	
At 220 kV									(0.38)	
California Alternate Rates for Energy Discount - %		100.00*						100.00*		
California Climate Credit - $/kWh		(59.00) (I)						(59.00) (I)		

* Represents 100% of the discount percentage as shown in the applicable Special Condition of this Schedule.

** The ongoing Competition Transition Charge (CTC) of $(0.00015) per kWh is recovered in the UG component of Generation. (R)

1 Trans = Transmission and the Transmission Owners Tariff Charge Adjustments (TOTCA) which are FERC approved. The TOTCA represents the Transmission Revenue Balancing Account Adjustment (TRBAA) of $(0.00141) per kWh, Reliability Services Balancing Account Adjustment (RSBAA) of $(0.00087) per kWh, and Transmission Access Charge Balancing Account Adjustment (TACBAA) of $0.00315 per kWh

2 Distrbtn = Distribution

3 NSGC = New System Generation Charge

4 NDC = Nuclear Decommissioning Charge

5 PPPC = Public Purpose Programs Charge (includes California Alternate Rates for Energy Surcharge where applicable.)

6 DWRBC = Department of Water Resources (DWR) Bond Charge. The DWR Bond Charge is the Wildfire Fund Non-Bypassable Charge which supports the California Wildfire Fund and is not applicable to exempt Customers pursuant to D.19-10-056.

7 PUCRF = The PUC Reimbursement Fee is described in Schedule RF-E.

8 Total = Total Delivery Service rates are applicable to Bundled Service, Direct Access (DA) and Community Choice Aggregation Service (CCA Service) Customers, except DA and CCA Service Customers are not subject to the DWRBC rate component of this Schedule but instead pay the DWRBC as provided by Schedule DA-CRS or Schedule CCA-CRS.

9 Generation = The Generation rates are applicable only to Bundled Service Customers. See Special Condition below for PCIA recovery.

10 DWREC = Department of Water Resources (DWR) Energy Credit – For more information on the DWR Energy Credit, see the Billing Calculation Special Condition of this Schedule.

(Continued)

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SOUTHERN CALIFORNIA EDISON
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Southern California Edison — Revised Cal. PUC Sheet No. 73187-E*
Rosemead, California (U 338-E) — Cancelling Revised Cal. PUC Sheet No. 72706-E

Schedule TOU-GS-2 Sheet 4
TIME-OF-USE - GENERAL SERVICE - DEMAND METERED

(Continued)

RATES (Continued)

Option D / Option D-CPP	Delivery Service								Generation*	
	Trans[1]	Distrbtn[2]	NSGC[3]	NDC[4]	PPPC[5]	DWRBC[6]	PUCRF[7]	Total[8]	UG**	DWREC[10]
TOU Pricing										
Energy Charge - $/kWh/Meter/Month										
Summer Season - On-Peak	0.00114	0.01144 (I)	0.00963 (R)	0.00010	0.01823 (I)	0.00652	0.00130	0.04836 (I)	0.11160 (I)	0.00000
Mid-Peak	0.00114	0.01144 (I)	0.00963 (R)	0.00010	0.01823 (I)	0.00652	0.00130	0.04836 (I)	0.10035 (I)	0.00000
Off-Peak	0.00114	0.01144 (I)	0.00963 (R)	0.00010	0.01823 (I)	0.00652	0.00130	0.04836 (I)	0.06525 (I)	0.00000
Winter Season - Mid-Peak	0.00114	0.01144 (I)	0.00963 (R)	0.00010	0.01823 (I)	0.00652	0.00130	0.04836 (I)	0.08572 (I)	0.00000
Off-Peak	0.00114	0.01144 (I)	0.00963 (R)	0.00010	0.01823 (I)	0.00652	0.00130	0.04836 (I)	0.07196 (I)	0.00000
Super-Off-Peak	0.00114	0.01144 (I)	0.00963 (R)	0.00010	0.01823 (I)	0.00652	0.00130	0.04836 (I)	0.04610 (I)	0.00000
Customer Charge - $/Meter/Month		206.87 (I)						206.87 (I)		
Facilities Related Demand Charge - $/kW	5.14	12.43 (I)						17.57 (I)		
Time Related Demand Charge - Summer Season - $/kW										
On-Peak		15.50 (I)						15.50 (I)	23.56 (I)	
Winter Season - $/kW										
Mid-peak - Weekdays (4-9pm)		5.56 (I)						5.56 (I)	4.78 (I)	
Single Phase Service - $/Month		(11.46) (R)						(11.46) (R)		
Voltage Discount, Demand - $/kW										
Facilities Related										
From 2 kV to 50 kV	0.00	(0.17) (I)						(0.17) (I)	0.00	
Above 50 kV but below 220 kV	0.00	(7.17) (I)						(7.17) (I)	0.00	
At 220 kV	0.00	(12.43) (I)						(12.43) (I)	0.00	
Summer On Peak and Winter Weekdays (4-9pm) Demand - $/kW										
From 2 kV to 50 kV	0.00	(0.14) (I)						(0.14) (I)	(0.18) (I)	
Above 50 kV but below 220 kV	0.00	(3.85) (I)						(3.85) (I)	(0.50) (I)	
At 220 kV	0.00	(9.27) (I)						(9.27) (I)	(0.50) (I)	
Voltage Discount, Energy - $/kWh										
From 2 kV to 50 kV	0.00000	(0.00014) (I)						(0.00014) (I)	(0.00105) (I)	
Above 50 kV but below 220 kV	0.00000	(0.00418) (I)						(0.00418) (I)	(0.00234) (I)	
At 220 kV	0.00000	(0.01010) (I)						(0.01010) (I)	(0.00235) (I)	
California Alternate Rates for Energy Discount - %		100.00*						100.00*		
TOU Option Meter Charge - $/Meter/Month		28.84 (I)						28.84 (I)		
RTEM										
California Climate Credit - $/kWh		(59.00) (I)						(59.00) (I)		
Option D-CPP										
CPP Event Energy Charge - $/kWh									0.80000	
Summer CPP Non-Event Credit On-Peak Demand Credit - $/kW									(6.85)	
Maximum Available Credit - $/kW***										
Summer Weekdays (4-9pm)									(23.56) (I)	

* Represents 100% of the discount percentage as shown in the applicable Special Condition of this Schedule.
** The ongoing Competition Transition Charge (CTC) of $(0.00016) per kWh is recovered in the UG component of Generation. (R)
*** The Maximum Available Credit is the capped credit amount for CPP Customers dual participating in other demand response programs.

1 Trans = Transmission and the Transmission Owners Tariff Charge Adjustments (TOTCA) which are FERC approved. The TOTCA represents the Transmission Revenue Balancing Account Adjustment (TRBAA) of $(.00141) per kWh, Reliability Services Balancing Account Adjustment (RSBAA) of $(0.00060) per kWh, and Transmission Access Charge Balancing Account Adjustment (TACBAA) of $0.00315 per kWh.
2 Distrbtn = Distribution
3 NSGC = New System Generation Charge
4 NDC = Nuclear Decommissioning Charge
5 PPPC = Public Purpose Programs Charge (includes California Alternate Rates for Energy Surcharge where applicable.)
6 DWRBC = Department of Water Resources (DWR) Bond Charge. The DWR Bond Charge is the Wildfire Fund Non-Bypassable Charge which supports the California Wildfire Fund and is not applicable to exempt Customers pursuant to D.19-10-056.
7 PUCRF = The PUC Reimbursement Fee is described in Schedule RF-E.
8 Total = Total Delivery Service rates are applicable to Bundled Service, Direct Access (DA) and Community Choice Aggregation Service (CCA Service) Customers, except DA and CCA Service Customers are not subject to the DWRBC rate component of this Schedule but instead pay the DWRBC as provided by Schedule DA-CRS or Schedule CCA-CRS.
9 Generation = The Generation rates are applicable only to Bundled Service Customers. See Special Condition below for PCIA recovery.
10 DWREC = Department of Water Resources (DWR) Energy Credit – For more information on the DWR Energy Credit, see the Billing Calculation Special Condition of this Schedule.

(Continued)

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SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Southern California Edison — Revised Cal. PUC Sheet No. 73208-E
Rosemead, California (U 338-E) — Cancelling Revised Cal. PUC Sheet No. 72721-E

Schedule TOU-GS-3 — Sheet 3
TIME-OF-USE - GENERAL SERVICE - DEMAND METERED

(Continued)

RATES (Continued)

	Delivery Service								Generation[9]	
	Trans[1]	Distribtn[2]	NSGC[3]	NDC[4]	PPPC[5]	DWRBC[6]	PUCRF[7]	Total[8]	UG**	DWREC[10]
Option D / Option D-CPP										
Energy Charge - $/kWh/Meter/Month										
Summer Season - On-Peak	0.00095	0.00998 (I)	0.00888 (R)	0.00010	0.01771 (R)	0.00652	0.00130	0.04540 (R)	0.10353 (I)	0.00000
Mid-Peak	0.00095	0.00998 (I)	0.00888 (R)	0.00010	0.01771 (R)	0.00652	0.00130	0.04540 (R)	0.09309 (I)	0.00000
Off-Peak	0.00095	0.00998 (I)	0.00888 (R)	0.00010	0.01771 (R)	0.00652	0.00130	0.04540 (R)	0.08120 (I)	0.00000
Winter Season										
Mid-Peak	0.00095	0.00998 (I)	0.00888 (R)	0.00010	0.01771 (R)	0.00652	0.00130	0.04540 (R)	0.08038 (I)	0.00000
Off-Peak	0.00095	0.00998 (I)	0.00888 (R)	0.00010	0.01771 (R)	0.00652	0.00130	0.04540 (R)	0.06747 (I)	0.00000
Super-Off-Peak	0.00095	0.00998 (I)	0.00888 (R)	0.00010	0.01771 (R)	0.00652	0.00130	0.04540 (R)	0.04329 (I)	0.00000
Customer Charge - $/Meter/Month		496.98 (I)						496.98 (I)		
Demand Charge - $/kW of Billing Demand/Meter/Month										
Facilities Related	5.65	13.29 (I)						18.94 (I)		
Time Related										
Summer Season - On-Peak		16.14 (I)						16.14 (I)	22.36 (I)	
Winter Season - Mid-Peak - Weekdays (4-9pm)		5.47 (I)						5.47 (I)	4.06 (I)	
Voltage Discount, Demand - $/kW										
Facilities Related										
From 2 kV to 50 kV	0.00	(0.19) (I)						(0.19) (I)		
Above 50 kV but below 220 kV	0.00	(8.13) (I)						(8.13) (I)		
At 220 kV	0.00	(13.29) (I)						(13.29) (I)		
Voltage Discount, Summer On Peak and Winter Weekdays (4-9pm) Demand - $/kW										
From 2 kV to 50 kV	0.00	(0.13)						(0.13)	(0.18) (I)	
Above 50 kV but below 220 kV	0.00	(3.93) (I)						(3.93) (I)	(0.47) (I)	
At 220 kV	0.00	(9.31) (I)						(9.31) (I)	(0.47) (I)	
Voltage Discount, Energy - $/kWh										
From 2 kV to 50 kV	0.00000	(0.00013)						(0.00013)	(0.00104) (I)	
Above 50 kV but below 220 kV	0.00000	(0.00364) (I)						(0.00364) (I)	(0.00229) (I)	
At 220 kV	0.00000	(0.00870) (I)						(0.00870) (I)	(0.00230) (I)	
Power Factor Adjustment - $/kVAR										
Greater than 50 kV		0.54						0.54		
50 kV or less		0.60						0.60		
California Alternate Rates for Energy Discount - %		100.00*						100.00*		
Option D-CPP										
CPP Event Energy Charge - $/kWh									0.80000	
Summer CPP Non-Event Credit On-Peak Demand Credit - $/kW									(7.55)	
Maximum Available Credit - $/kW***										
Summer Weekdays (4-9pm)									(22.36) (I)	

* Represents 100% of the discount percentage as shown in the applicable Special Condition of this Schedule.
** The ongoing Competition Transition Charge (CTC) of $(0.00015) per kWh is recovered in the UG component of Generation. (R)
*** The Maximum Available Credit is the capped credit amount for CPP Customers dual participating in other demand response programs
1 Trans = Transmission and the Transmission Owners Tariff Charge Adjustments (TOTCA) which are FERC approved. The TOTCA represents the Transmission Revenue Balancing Account Adjustment (TRBAA) of $(0.00141) per kWh, Reliability Services Balancing Account Adjustment (RSBAA) of $(0.00079) per kWh, and Transmission Access Charge Balancing Account Adjustment (TACBAA) of $0.00315 per kWh.
2 Distribtn = Distribution
3 NSGC = New System Generation Charge
4 NDC = Nuclear Decommissioning Charge
5 PPPC = Public Purpose Programs Charge (including California Alternate Rates for Energy Surcharge where applicable.)
6 DWRBC = Department of Water Resources (DWR) Bond Charge. The DWR Bond Charge is the Wildfire Fund Non-Bypassable Charge which supports the California Wildfire Fund and is not applicable to exempt Customers pursuant to D.19-10-056.
7 PUCRF = The PUC Reimbursement Fee is described in Schedule RF-E.
8 Total = Total Delivery Service rates are applicable to Bundled Service, Direct Access (DA) and Community Choice Aggregation Service (CCA Service) Customers, except DA and CCA Service Customers are not subject to the DWRBC rate component of this Schedule but instead pay the DWRBC as provided by Schedule DA-CRS or Schedule CCA-CRS.
9 Generation = The Generation rates are applicable only to Bundled Service Customers. See Special Condition below for PCIA recovery.
10 DWREC = Department of Water Resources (DWR) Energy Credit – For more information on the DWR Energy Credit, see the Billing Calculation Special Condition of this Schedule.

(Continued)

(To be inserted by utility)
Advice 4719-E
Decision

Issued by
Michael Backstrom
Vice President

(To be inserted by Cal. PUC)
Date Submitted Feb 15, 2022
Effective Mar 1, 2022
Resolution

3C7

8.2.3 SCG

SOUTHERN CALIFORNIA GAS COMPANY Revised CAL. P.U.C. SHEET NO. 59656-G
LOS ANGELES, CALIFORNIA CANCELING Revised CAL. P.U.C. SHEET NO. 59617-G

Schedule No. G-10 Sheet 2
CORE COMMERCIAL AND INDUSTRIAL SERVICE
(Includes GN-10, GN-10C and GT-10 Rates)
(Continued)

RATES (Continued)

All Procurement, Transmission, and Commodity Charges are billed per therm.

			Tier I[1/]	Tier II[1/]	Tier III[1/]	
GN-10:[4/]	Applicable to natural gas procurement service to non-residential core customers, including service not provided under any other rate schedule.					
	Procurement Charge:[2/]	G-CPNR	55.921¢	55.921¢	55.921¢	
	Transmission Charge:	GPT-10	106.047¢	60.635¢	30.186¢	
	Commodity Charge:	GN-10	161.968¢	116.556¢	86.107¢	
GN-10C[4/]:	Core procurement service for previous non-residential transportation-only customers returning to core procurement service, including CAT customers with annual consumption over 50,000 therms, as further defined in Schedule No. G-CP.					
	Procurement Charge:[2/]	G-CPNRC	55.921¢	55.921¢	55.921¢	R,R,R
	Transmission Charge:	GPT-10	106.047¢	60.635¢	30.186¢	
	Commodity Charge:	GN-10C	161.968¢	116.556¢	86.107¢	R,R,R
GT-10[4/]:	Applicable to non-residential transportation-only service including CAT service, as set forth in Special Condition 13.					
	Transmission Charge:	GT-10	106.047¢[3/]	60.635¢[3/]	30.186¢[3/]	

[1/] Tier I rates are applicable for the first 250 therms used per month. Tier II rates are applicable for usage above Tier I quantities and up through 4,167 therms per month. Tier III rates are applicable for all usage above 4,167 therms per month. Under this schedule, the winter season shall be defined as December 1 through March 31 and the summer season as April 1 through November 30.

[2/] This charge is applicable for service to Utility Procurement Customers as shown in Schedule No. G-CP, in the manner approved by D.96-08-037, and subject to change monthly, as set forth in Special Condition 5.

[3/] These charges are equal to the core commodity rate less the following two components as approved in D.97-04-082: (1) the weighted average cost of gas; and (2) the core brokerage fee.

(Footnotes continue next page.)

(Continued)

(TO BE INSERTED BY UTILITY)
ADVICE LETTER NO. 5948
DECISION NO.
2C6

ISSUED BY
Dan Skopec
Vice President
Regulatory Affairs

(TO BE INSERTED BY CAL. PUC)
SUBMITTED Mar 4, 2022
EFFECTIVE Mar 10, 2022
RESOLUTION NO. G-3351

8.2.4 SDG&E

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 35757-E
Canceling Revised Cal. P.U.C. Sheet No. 35366-E

SCHEDULE TOU-A Sheet 2

GENERAL SERVICE - TIME OF USE SERVICE

RATES*

Description TOU-A	Transm	Distr	PPP	ND	CTC	LGC	RS	TR	UDC Total
Basic Service Fee ($/mo)									
Secondary									
0-5 kW		10.70							10.70
>5-20 kW		17.12							17.12
>20-50 kW		32.10							32.10
>50 kW		80.25							80.25
Primary									
0-5 kW		10.70							10.70
>5-20 kW		17.12							17.12
>20-50 kW		32.10							32.10
>50 kW		80.25							80.25
Energy Charges ($/kWh)									
Summer									
On-Peak:									
Secondary	0.03967 I	0.12441 I	0.01995 I	0.00007	0.00107 I	0.00273 R	0.00001 I		0.18791 I
Primary	0.03967 I	0.12378 I	0.01995 I	0.00007	0.00107 I	0.00273 R	0.00001 I		0.18728 I
Off-Peak:									
Secondary	0.03967 I	0.12441 I	0.01995 I	0.00007	0.00107 I	0.00273 R	0.00001 I		0.18791 I
Primary	0.03967 I	0.12378 I	0.01995 I	0.00007	0.00107 I	0.00273 R	0.00001 I		0.18728 I
Winter									
On-Peak:									
Secondary	0.03967 I	0.12441 I	0.01995 I	0.00007	0.00107 I	0.00273 R	0.00001 I		0.18791 I
Primary	0.03967 I	0.12378 I	0.01995 I	0.00007	0.00107 I	0.00273 R	0.00001 I		0.18728 I
Off-Peak									
Secondary	0.03967 I	0.12441 I	0.01995 I	0.00007	0.00107 I	0.00273 R	0.00001 I		0.18791 I
Primary	0.03967 I	0.12378 I	0.01995 I	0.00007	0.00107 I	0.00273 R	0.00001 I		0.18728 I

Notes: Transmission Energy charges include the Transmission Revenue Balancing Account Adjustment (TRBAA) of $(0.00130) per kWh and the Transmission Access Charge Balancing Account Adjustment (TACBAA) of $(0.01615) per kWh. PPP energy charges includes Low Income PPP rate (LI-PPP) $0.01059/kWh, Non-low Income PPP rate (Non-LI-PPP) $0.00332/kWh (pursuant to PU Code Section 399.8, the Non-LI-PPP rate may not exceed January 1, 2000 levels), Procurement Energy Efficiency Surcharge Rate of $0.00570/kWh, California Solar Initiative rate (CSI) $0.00000/kWh, and Self-Generation Incentive Program rate (SGIP) $0.00035/kWh. R, R I I I R

SCHEDULE EECC-TOU-A-P

Sheet 2

ELECTRIC COMMODITY COST
TIME OF USE PLUS

RATES*

RYU Event Period Adder – TOU-A-P	($/kWh)	
Secondary	1.17	
Primary	1.16	
TOU Energy Charges	**($/kWh)**	
On-Peak – Summer		
Secondary	0.21936	I
Primary	0.21827	I
Off-Peak – Summer		
Secondary	0.12044	I
Primary	0.11984	I
On-Peak – Winter		
Secondary	0.16307	I
Primary	0.16230	I
Off-Peak – Winter		
Secondary	0.07996	I
Primary	0.07966	I

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 35768-E
Canceling Revised Cal. P.U.C. Sheet No. 35375-E

SCHEDULE AL-TOU

Sheet 3

GENERAL SERVICE - TIME METERED

RATES* (Continued)

Description – AL-TOU	Transm		Distr		PPP		ND	CTC		LGC	RS	TRAC	UDC Total	
Demand Charges ($/kW)														
Non-Coincident														
Secondary	18.63	I	11.26	I				0.00			0.00		29.89	I
Primary	18.00	I	11.20	I				0.00			0.00		29.20	I
Secondary Substation	18.63	I	0.22	R	0.52	I		0.36	I		0.00		19.73	I
Primary Substation	18.00	I	0.22	R	0.52	I		0.36	I		0.00		19.10	I
Transmission	17.93	I	0.22	R	0.52	I		0.36	I		0.00		19.03	I
Maximum On-Peak														
Summer														
Secondary	3.90	I	21.18	I									25.08	I
Primary	3.77	I	21.06	I									24.83	I
Secondary Substation	3.90	I	0.00										3.90	I
Primary Substation	3.77	I	0.00										3.77	I
Transmission	3.75	I	0.00										3.75	I
Winter														
Secondary	0.82	I	24.74	I									25.56	I
Primary	0.79	I	24.62	I									25.41	I
Secondary Substation	0.82	I	0.00										0.82	I
Primary Substation	0.79	I	0.00										0.79	I
Transmission	0.79	I	0.00										0.79	I
Power Factor ($/kvar)														
Secondary			0.25										0.25	
Primary			0.25										0.25	
Secondary Substation			0.25										0.25	
Primary Substation			0.25										0.25	
Transmission			0.00										0.00	

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 35858-E
Canceling Revised Cal. P.U.C. Sheet No. 35438-E

SCHEDULE EECC

Sheet 5

ELECTRIC ENERGY COMMODITY COST

Commodity Rates (Continued)

Schedule A-TC	($/kWh)	
Summer	0.08484	I
Winter	0.08484	I
Schedule TOU-M		
Summer		
On-Peak Energy	0.35576	I
Off-Peak Energy	0.12137	I
Super Off-Peak Energy	0.06813	I
Winter		
On-Peak Energy	0.14143	I
Off-Peak Energy	0.07956	I
Super Off-Peak Energy	0.06146	I
Schedule OL-TOU		
Summer		
On-Peak Energy	0.42632	I
Off-Peak Energy	0.14501	R
Super Off-Peak Energy	0.07977	I
Winter		
On-Peak Energy	0.16754	I
Off-Peak Energy	0.09390	I
Super Off-Peak Energy	0.07254	I
Schedule AL-TOU	($/kW)	
Maximum On-Peak Demand: Summer		
Secondary	12.68	I
Primary	12.62	I
Secondary Substation	12.68	I
Primary Substation	12.62	I
Transmission	12.08	I
Maximum On-Peak Demand: Winter		
Secondary		
Primary		
Secondary Substation		
Primary Substation		
Transmission		
On-Peak Energy: Summer	($/kWh)	
Secondary	0.18610	I
Primary	0.18520	I
Secondary Substation	0.18610	I
Primary Substation	0.18520	I
Transmission	0.17727	I
Off-Peak Energy: Summer		
Secondary	0.10857	R
Primary	0.10807	R
Secondary Substation	0.10857	R
Primary Substation	0.10807	R
Transmission	0.10346	R
Super Off-Peak Energy: Summer		
Secondary	0.10372	I
Primary	0.10337	I
Secondary Substation	0.10372	I
Primary Substation	0.10337	I
Transmission	0.09920	I

(Continued)

5C8
Advice Ltr. No. 3928-E
Decision No.

Issued by
Dan Skopec
Vice President
Regulatory Affairs

Submitted Dec 30, 2021
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Resolution No.

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 35859-E
Canceling Revised Cal. P.U.C. Sheet No. 35439-E

SCHEDULE EECC

Sheet 6

ELECTRIC ENERGY COMMODITY COST

RATES (Continued)
Commodity Rates (Continued)

Schedule AL-TOU – (Continued)		
On-Peak Energy: Winter		
Secondary	0.21780	I
Primary	0.21680	I
Secondary Substation	0.21780	I
Primary Substation	0.21680	I
Transmission	0.20766	I
Off-Peak Energy: Winter		
Secondary	0.12207	I
Primary	0.12157	I
Secondary Substation	0.12207	I
Primary Substation	0.12157	I
Transmission	0.11657	I
Super Off-Peak Energy: Winter		
Secondary	0.09432	I
Primary	0.09401	I
Secondary Substation	0.09432	I
Primary Substation	0.09401	I
Transmission	0.09022	I
Schedule AL-TOU-2	**($/kW)**	
Maximum On-Peak Demand – Summer		
Secondary	23.48	I
Primary	23.37	I
Secondary Substation	23.48	I
Primary Substation	23.37	I
Transmission	22.37	I
Maximum On-Peak Demand: Winter	**($/kW)**	
Secondary	0.00	
Primary	0.00	
Secondary Substation	0.00	
Primary Substation	0.00	
Transmission	0.00	
On-Peak Energy: Summer	**($/kWh)**	
Secondary	0.16768	I
Primary	0.16688	I
Secondary Substation	0.16768	I
Primary Substation	0.16688	I
Transmission	0.15973	I
Off-Peak Energy - Summer		
Secondary	0.09754	R
Primary	0.09709	R
Secondary Substation	0.09754	R
Primary Substation	0.09709	R
Transmission	0.09296	R

(Continued)

6C7
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Decision No.

Issued by
Dan Skopec
Vice President
Regulatory Affairs

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Resolution No.

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 18445-G
Canceling Revised Cal. P.U.C. Sheet No. 18058-G

SCHEDULE GN-3

Sheet 1

NATURAL GAS SERVICE FOR CORE NON-RESIDENTIAL CUSTOMERS
(Includes Rates for GN-3, GN-3C, GN-3/GTC and GN-3/GTCA)

APPLICABILITY

Applicable to core nonresidential natural gas service, including both procurement service and transportation-only service including Core Aggregation Transportation (CAT). Also applicable to service not provided under any other rate schedule. This schedule is not available to electric generation customers who generator's rated capacity exceeds one megawatt, refinery customers, and enhanced oil recovery customers, whose gas consumption exceeds 250,000 therms per year.

The GN-3 rate is applicable to natural gas procurement and transportation service to nonresidential core customers and to separately metered, common area use service to residential detached homes. This schedule is optionally available to customers with separately metered, common area use service to residential, multi-family accommodations, as defined in Rule 1.

The GN-3C cross-over rate is a core procurement service for previous transportation-only customers returning to core procurement service customers with annual consumption over 50,000 therms, as set forth in Special Condition 8. T

The GN-3/GTC (GTC) and GN-3/GTCA (GTCA) rates are applicable to intrastate gas transportation-only services as set forth in Special Conditions 9-14. N T

Non-profit group living facilities taking service under this schedule may be eligible for a 20% low-income rate discount on their bill, if such facilities qualify to receive service under the terms and conditions of Schedule G-CARE.

Agricultural Employee Housing Facilities, as defined in Schedule G-CARE, may qualify for a 20% CARE discount on the bill if all eligibility criteria set forth in Form 142-4032 or Form 142-4035 is met.

TERRITORY

Within the entire territory served natural gas by the Utility.

RATES	GN-3	GN-3-C	GTC/GTCA
Customer charges, $ per meter per month:	$10.00	$10.00	$10.00

D

(Continued)

1C11
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Decision No.

Issued by
Lee Schavrien
Senior Vice President
Regulatory Affairs

Date Filed Oct 15, 2010
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Resolution No.

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 25843-G
Canceling Revised Cal. P.U.C. Sheet No. 25826-G

SCHEDULE GN-3

Sheet 2

NATURAL GAS SERVICE FOR CORE NON-RESIDENTIAL CUSTOMERS
(Includes Rates for GN-3, GN-3C, GN-3/GTC and GN-3/GTCA)

RATES (continued)

Volumetric charges, $ per therm:

	GN-3	GN-3C		GTC/GTCA[2]
Procurement Charge (0 to 1,000)	$0.55988	$0.55988	R	N/A
Transportation Charge	$0.72856	$0.72856		$0.72858
Total Charge	$1.28844	$1.28844	R	$0.72858
Procurement Charge (1,001 to 21,000	$0.55988	$0.55988	R	N/A
Transportation Charge	$0.48510	$0.48510		$0.48512
Total Charge	$1.04498	$1.04498	R	$0.48512
Procurement Charge (Over 21,000	$0.55988	$0.55988	R	N/A
Transportation Charge	$0.41632	$0.41632		$0.41634
Total Charge	$0.97620	$0.97620	R	$0.41634

[2] The rates for core transportation-only customers, with the exception of customers taking service under Schedule GT-NGV, include any FERC Settlement Proceeds Memorandum Account (FSPMA) credit adjustments.

Standby Service Fee for GTC/GTCA Customers

Per decatherm $10

This fee shall be assessed to customers only during curtailments of transportation services to firm noncore customers. This fee will apply only to the difference between the customer's nominations and their confirmed deliveries.

The customer's storage volumes, if available, may be used to offset the standby service fee. Revenues collected from this fee shall be credited to the Utility's Non-Margin Fixed Cost Account (NMFCA). Curtailments of standby services provided to core customers are described in Rule 14.

GTC/GTCA customers who receive service under this schedule shall also be eligible for standby services ahead of such services offered to noncore customers, including core subscription customers.

Billing adjustments may be necessary to reflect changes in volumes used in developing prior periods' transportation charges.

(Continued)

8.2.5 City of Palo Alto Utilities

RESIDENTIAL MASTER-METERED AND SMALL NON-RESIDENTIAL ELECTRIC SERVICE

UTILITY RATE SCHEDULE E-2

A. APPLICABILITY:

This Rate Schedule applies to the following Customers receiving Electric Service from the City of Palo Alto Utilities:

1. Small non-residential Customers receiving Non-Demand Metered Electric Service; and
2. Customers with Accounts at Master-Metered multi-family facilities.

B. TERRITORY:

This rate schedule applies everywhere the City of Palo Alto provides Electric Service.

C. UNBUNDLED RATES:

Per kilowatt-hour (kWh)	Commodity	Distribution	Public Benefits	Total
Summer Period	$0.11855	$0.08551	$0.00447	$0.20853
Winter Period	0.08502	0.05675	0.00447	0.14624
Minimum Bill ($/day)				0.8359

D. SPECIAL NOTES:

1. Calculation of Cost Components

The actual bill amount is calculated based on the applicable rates in Section C above and adjusted for any applicable discounts, surcharges and/or taxes. On a Customer's bill statement, the bill amount may be broken down into appropriate components as calculated under Section C.

2. Seasonal Rate Changes

The Summer Period is effective May 1 to October 31 and the Winter Period is effective from November 1 to April 30. When the billing period includes use in both the Summer and the Winter Periods, the usage will be prorated based on the number of days in each seasonal period, and the charges based on the applicable rates therein. For further discussion of bill calculation and proration, refer to Rule and Regulation 11.

CITY OF PALO ALTO UTILITIES
Issued by the City Council

Supersedes Sheet No E-2-1 dated 7-1-2018

CITY OF PALO ALTO UTILITIES

Sheet No E-2-1
Effective 7-1-2019

CITY OF PALO ALTO UTILITIES

Monthly Gas Commodity & Volumetric Rates

Your gas bill includes two charge types: 1) a service charge, and 2) a volumetric charge. The service charge for your gas service can be found on the appropriate rate schedule, which you can find in the following locations: Residential Rate Schedules, and Business Rate Schedules.

The volumetric charge depends on your consumption, and the rate varies monthly based on the current price of gas. The following tables show the volumetric rates ($/Therm) for each gas rate schedule. The volumetric rates include a) a Commodity charge, which represents the cost of the gas, b) a Distribution rate, c) a Cap and Trade Compliance charge, a d) Carbon Offset Charge and e) a Transportation Charge. The Cap and Trade charge covers the cost of acquiring compliance instruments in California's Cap and Trade program, and will change in response to market conditions, sales volumes, and the quantity of allowances required. The Transportation Charge is based on the current PG&E G-WSL rate for Palo Alto, accounting for delivery losses to the Customer's Meter. Prior to November 1, 2016, it was included within the Distribution rate.

On September 15, 2014, Council adopted Resolution #9451 authorizing the City's participation in a natural gas purchase from Municipal Gas Acquisition and Supply Corporation (MuniGas) for the City's entire retail gas load for a period of at least 10 years. The MuniGas transaction includes a mechanism for municipal utilities to utilize their tax-exempt status to achieve a discount on the market price of gas. As of November 1, 2018, gas will begin flowing under this program, reducing the City's gas commodity cost by about $1 Million per year and saving gas customers approximately $0.03 per Therm on the commodity portion of their bills.

These charges are shown on the left-hand side of the table below for information purposes, while the total volumetric rate (Commodity+ Distribution+ Cap and Trade Compliance+ Carbon Offset+ Transportation) is shown on the right-hand side of the table. To calculate your variable gas costs, apply the total rate to your consumption for each month. If you are a resident, note that your gas rate varies based on how much you consume (Tier 1 and Tier 2). For information on consumption tiers please refer to the G-1 Residential Gas Service Rate Schedule.

If you have questions on your bill, please call the City of Palo Alto Utilities Customer Service Center at 650-329-2161.

Effective Date	Commodity Rate	Cap and Trade Compliance Charge	Transportation Charge	Carbon Offset Charge	Total Volumetric Rate			
					G-1 (Residential)		G-2 (Master Metered Multi-Family and Small Commercial)	G-3 (Large Commercial)
					Tier 1	Tier 2		
	per Therm	per Therm	per Therm	per Therm	per Therm	per Therm	per Therm	per Therm
3/1/22	0.5370	0.0486	0.15000	0.040	1.30460	2.12820	1.47040	1.46350
2/1/22	0.5360	0.0486	0.15000	0.040	1.30360	2.12720	1.46940	1.46250
1/1/22	0.7714	0.0486	0.15000	0.040	1.53900	2.36260	1.70480	1.69790
12/1/21	0.6321	0.0486	0.12274	0.040	1.37244	2.19604	1.53824	1.53134
11/1/21	0.7505	0.0486	0.12274	0.040	1.49084	2.31444	1.65664	1.64974
10/1/21	0.7175	0.0486	0.12274	0.040	1.45784	2.28144	1.62364	1.61674
9/1/21	0.5217	0.0486	0.12274	0.040	1.26204	2.08564	1.42784	1.42094
8/1/21	0.5492	0.0486	0.12274	0.040	1.28954	2.11314	1.45534	1.44844
7/1/21	0.4800	0.0486	0.12274	0.040	1.22034	2.04394	1.38614	1.37924
6/1/21	0.3982	0.0486	0.12214	0.040	1.11274	1.89714	1.27064	1.26404
5/1/21	0.3901	0.0486	0.12200	0.040	1.10450	1.88890	1.26240	1.25580
4/1/21	0.3375	0.0486	0.12200	0.040	1.05190	1.83630	1.20980	1.20320
3/1/21	0.3577	0.0486	0.12200	0.040	1.07210	1.85650	1.23000	1.22340

8.2.6 Sacramento Municipal Utilities District (Electric Only)

Commercial & Industrial Time-of-Day Rate Schedule CI-TOD1

C. Restructured Commercial & Industrial Time-of-Day Rates

	Effective as of October 1, 2021	Effective as of March 1, 2022	Effective as of January 1, 2023
CITS-0: C&I Secondary 0-20 kW			
Non-Summer Season (October - May)			
System Infrastructure Fixed Charge *per month per meter*	$28.40	$28.85	$35.15
Maximum Demand Charge *$ per monthly max kW*	$0.000	$0.000	$0.000
Electricity Usage Charge			
Peak *$/kWh*	$0.1430	$0.1451	$0.1440
Off-Peak *$/kWh*	$0.1393	$0.1414	$0.1364
Off-Peak Saver *$/kWh*	$0.1373	$0.1394	$0.1323
Summer Season (June - September)			
System Infrastructure Fixed Charge *per month per meter*	$28.40	$28.85	$35.15
Maximum Demand Charge *$ per monthly max kW*	$0.000	$0.000	$0.000
Electricity Usage Charge			
Peak *$/kWh*	$0.2355	$0.2390	$0.2554
Off-Peak *$/kWh*	$0.1331	$0.1351	$0.1349
CITS-1: C&I Secondary 21-299 kW			
Non-Summer Season (October - May)			
System Infrastructure Fixed Charge *per month per meter*	$88.05	$89.35	$158.30
Site Infrastructure Charge *per 12 months max kW or contract capacity*	$7.930	$8.049	$7.568
Electricity Usage Charge			
Peak *$/kWh*	$0.1169	$0.1187	$0.1230
Off-Peak *$/kWh*	$0.1136	$0.1153	$0.1158
Off-Peak Saver *$/kWh*	$0.1078	$0.1094	$0.1030
Summer Season (June - September)			
System Infrastructure Fixed Charge *per month per meter*	$88.05	$89.35	$158.30
Site Infrastructure Charge *per 12 months max kW or contract capacity*	$7.930	$8.049	$7.568
Summer Peak Demand Charge *$ per monthly Peak max kW*	$1.680	$1.705	$3.468
Electricity Usage Charge			
Peak *$/kWh*	$0.1897	$0.1925	$0.1983
Off-Peak *$/kWh*	$0.1102	$0.1119	$0.1119

New restructured commercial rates beyond 2023 are effective as shown in Section IX. Transition Schedule.

IV. Electricity Usage Surcharges

Refer to the following rate schedules for details on these surcharges:

A. Hydro Generation Adjustment (HGA). Refer to Rate Schedule HGA.

V. Rate Option Menu

A. Energy Assistance Program for Nonprofit Agencies. Refer to Rate Schedule EAPR.

B. Campus Rates. Refer to Rate Schedule CB.

C. Implementation of Energy Efficiency Program or Installation of New Solar/Photovoltaic or Storage Systems

Customers who implement a SMUD-sponsored Energy Efficiency program or who install a SMUD-approved solar/photovoltaic or storage system to offset their on-site energy usage may request, in writing, within 30 days of the project completion and commissioning, an adjustment to their twelve month maximum demand based on the anticipated reduction in kW from the Energy Efficiency Project Worksheet. The adjusted twelve month maximum demand is valid for 12 months or until it is exceeded by actual maximum demand.

SACRAMENTO MUNICIPAL UTILITY DISTRICT
Resolution No. 21-09-06 adopted September 16, 2021

Sheet No. **CI-TOD1-3**
Effective: **September 17, 2021**
Edition: **September 17, 2021**

8.2.7 Escalation Rates

Utility rates are assumed to escalate over time, using assumptions from research conducted by Energy and Environmental Economics (E3) in Appendix 8.2. The 2019 *study Residential Building Electrification in California* (Energy + Environmental Economics 2019a) and escalation rates used in the development of the 2022 TDV multipliers

Table 21 below demonstrate the escalation rates used for nonresidential buildings. As stated by E3 in the TDV report, this latter assumption "does not presuppose specific new investments, changes in load and gas throughput, or other measures associated with complying with California's climate policy goals" (i.e., business-as-usual is assumed).

Table 21. Real Utility Rate Escalation Rate Assumptions Above Inflation

	Source	Statewide Electric Nonresidential Average Rate (%/year, real)	Statewide Natural Gas Nonresidential Core Rate (%/year, real)
2023	E3 2019	2.0%	4.0%
2024	2022 TDV	0.7%	7.7%
2025	2022 TDV	0.5%	5.5%
2026	2022 TDV	0.7%	5.6%
2027	2022 TDV	0.2%	5.6%
2028	2022 TDV	0.6%	5.7%
2029	2022 TDV	0.7%	5.7%
2030	2022 TDV	0.6%	5.8%
2031	2022 TDV	0.6%	3.3%
2032	2022 TDV	0.6%	3.6%
2033	2022 TDV	0.6%	3.4%
2034	2022 TDV	0.6%	3.4%
2035	2022 TDV	0.6%	3.2%
2036	2022 TDV	0.6%	3.2%
2037	2022 TDV	0.6%	3.1%

8.3 HVAC and SHW System Cost Scalers

Table 22 shows the material and labor adjustment factors used to determine the costs.

Table 22. Materials and Labor Adjustment Factors by Climate Zone

	Materials	Labor
CZ 01	0.963	0.994
CZ 02	0.963	1.387
CZ 03	1.001	1.291
CZ 04	0.998	1.298
CZ 05	0.964	0.997
CZ 06	0.960	0.997
CZ 07	0.999	0.985
CZ 08	0.998	0.996
CZ 09	0.964	0.996
CZ 10	0.998	0.996
CZ 11	1.002	0.990

CZ 12	1.000	1.000
CZ 13	1.000	0.990
CZ 14	0.964	0.980
CZ 15	0.963	0.996
CZ 16	0.967	0.990

Table 23 shows the contractor markup values used to determine the costs.

Table 23. Contractor Markup Values

	Contractor 1	Contractor 2
General Conditions and Overhead	15%	20%
Design and Engineering	5%	10%
Permit, testing and inspection	5%	3%
Contractor Profit/Market Factor	10%	10%

8.4 Mixed Fuel Baseline Figures

Table 24. Mixed Fuel Baseline Model – Medium Office

Climate zone	Utility	Annual Electricity Consumption (kWh)	Annual Natural Gas Consumption (therms)	Total kTDV/ft2	Total Compliance kTDV/ft2	Efficiency Compliance kTDV/ft2	GHG Emissions	Total Compliance Margin
CZ01	PG&E	186,894	5,331	130	10	72	63	1
CZ02	PG&E	163,979	3,253	142	12	107	52	2
CZ03	PG&E	176,640	2,672	131	5	83	48	1
CZ04	PG&E	163,768	2,003	125	(2)	107	46	1
CZ05	PG&E	170,544	2,575	113	(8)	76	46	1
CZ06	SCE	163,722	1,066	122	(7)	76	39	0
CZ07	SDG&E	169,611	747	114	(9)	76	38	0
CZ08	SCE	191,703	941	130	(2)	76	41	1
CZ09	SCE	169,514	1,119	135	0	76	41	1
CZ10	SDG&E	185,682	1,445	141	10	76	45	2
CZ11	PG&E	209,343	3,309	166	40	136	59	2
CZ12	PG&E	178,461	2,864	145	19	118	53	2
CZ13	PG&E	211,193	2,377	165	37	139	55	2
CZ14	SDG&E	156,689	3,058	147	13	139	52	3
CZ15	SCE	209,720	662	161	32	139	47	2
CZ16	PG&E	177,562	5,799	127	9	94	67	4

Table 25. Mixed Fuel Baseline Model – Medium Retail

Climate zone	Utility	Annual Electricity Consumption (kWh)	Annual Natural Gas Consumption (therms)	Total kTDV/ft2	Total Compliance kTDV/ft2	Efficiency Compliance kTDV/ft2	GHG Emissions	Total Compliance Margin
CZ01	PG&E	113,044	1,169	167	84	137	30	-4
CZ02	PG&E	119,731	1,600	217	130	204	34	-19

CZ03	PG&E	104,117	1,186	180	95	161	30	-5
CZ04	PG&E	116,941	962	203	116	198	30	-7
CZ05	PG&E	101,798	1,007	160	77	147	28	-7
CZ06	SCE	110,394	432	179	93	147	25	-12
CZ07	SDG&E	106,320	333	172	88	147	25	-3
CZ08	SCE	129,319	423	201	113	147	28	-14
CZ09	SCE	123,447	495	199	111	147	28	-6
CZ10	SDG&E	111,626	725	180	94	147	28	--
CZ11	PG&E	133,603	1,764	238	152	227	37	-10
CZ12	PG&E	131,670	1,514	228	143	219	36	-8
CZ13	PG&E	146,268	1,355	253	167	245	37	-19
CZ14	SDG&E	132,235	1,434	222	134	245	35	-9
CZ15	SCE	142,000	310	241	155	245	30	-23
CZ16	PG&E	113,857	3,537	197	118	188	45	-6

Table 26. Mixed Fuel Baseline Model – Quick Service Restaurant

Climate zone	Utility	Annual Electricity Consumption (kWh)	Annual Natural Gas Consumption (therms)	Total kTDV/ft2	Total Compliance kTDV/ft2	Efficiency Compliance kTDV/ft2	GHG Emissions	Total Compliance Margin
CZ01	PG&E	63,187	12,237	1,974	820	820	80	5
CZ02	PG&E	66,343	11,170	1,989	839	839	74	20
CZ03	PG&E	67,877	10,605	1,922	769	769	71	1
CZ04	PG&E	77,615	10,277	2,062	910	910	71	-4
CZ05	PG&E	69,442	10,655	1,898	744	744	71	-2
CZ06	SCE	78,813	9,600	1,934	778	744	67	-1
CZ07	SDG&E	76,653	9,425	1,898	739	744	66	18
CZ08	SCE	77,418	9,554	1,948	792	744	66	28
CZ09	SCE	77,625	9,687	1,993	837	744	67	7
CZ10	SDG&E	81,897	9,907	2,032	877	744	69	26
CZ11	PG&E	85,725	10,748	2,259	1,109	1,109	75	-12
CZ12	PG&E	74,131	10,726	2,080	928	928	72	2
CZ13	PG&E	88,060	10,441	2,240	1,089	1,089	73	-2
CZ14	SDG&E	87,498	10,655	2,251	1,097	1,089	74	-31
CZ15	SCE	118,353	9,194	2,444	1,289	1,089	71	-13
CZ16	PG&E	75,373	12,242	2,143	983	983	82	2

Table 27. Mixed Fuel Baseline Model – Small Hotel

Climate zone	Utility	Annual Electricity Consumption (kWh)	Annual Natural Gas Consumption (therms)	Total kTDV/ft2	Total Compliance kTDV/ft2	Efficiency Compliance kTDV/ft2	GHG Emissions	Total Compliance Margin
CZ01	PG&E	230,187	16,824	299	161	173	137	7
CZ02	PG&E	243,164	13,161	287	152	169	117	5
CZ03	PG&E	232,511	12,725	272	136	151	113	6
CZ04	PG&E	251,386	11,608	280	146	165	109	5
CZ05	PG&E	232,585	12,375	264	127	143	111	6
CZ06	SCE	251,627	10,100	260	124	143	100	4
CZ07	SDG&E	250,625	9,977	257	120	143	100	3
CZ08	SCE	271,204	9,874	269	136	143	101	3
CZ09	SCE	265,607	10,246	273	140	143	103	4
CZ10	SDG&E	276,218	9,903	276	142	143	102	3
CZ11	PG&E	285,482	12,457	315	179	197	118	4
CZ12	PG&E	263,561	11,890	293	158	176	112	2
CZ13	PG&E	293,124	11,309	310	175	193	113	1
CZ14	SDG&E	276,292	12,071	298	166	193	115	2
CZ15	SCE	349,319	7,895	309	174	193	98	-4
CZ16	PG&E	228,611	17,363	310	170	195	142	9

Get In Touch

The adoption of reach codes can differentiate jurisdictions as efficiency leaders and help accelerate the adoption of new equipment, technologies, code compliance, and energy savings strategies.

As part of the Statewide Codes & Standards Program, the Reach Codes Subprogram is a resource available to any local jurisdiction located throughout the state of California.

Our experts develop robust toolkits as well as provide specific technical assistance to local jurisdictions (cities and counties) considering adopting energy reach codes. These include cost-effectiveness research and analysis, model ordinance language and other code development and implementation tools, and specific technical assistance throughout the code adoption process.

If you are interested in finding out more about local energy reach codes, the Reach Codes Team stands ready to assist jurisdictions at any stage of a reach code project.

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