

LEGISLATIVE DIGEST

[Environment Code - Electrification of Municipal Facilities]

Ordinance amending the Environment Code to require new construction and major renovations of municipal buildings to exclude natural gas and include exclusively all-electric energy sources; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Chapter 7 of the Environment Code contains a number of "green building" standards for buildings owned or leased by the City. These standards include construction and operating requirements for energy efficiency, water conservation, toxics reduction, indoor environmental quality, and recycling and composting of refuse. Chapter 7 also includes provisions for waiver, administration, and enforcement of the requirements.

Amendments to Current Law

The proposed ordinance would add to Chapter 7's requirements for municipal new construction and major renovation projects a mandate that, beginning with projects for which the first permit application is submitted on or after January 1, 2020, such projects be all-electric, with no installation of natural gas combustion equipment or plumbing. It would clarify that "buildings," for Chapter 7 purposes, do not include structures or facilities that primarily provide for collection, storage, treatment, delivery, distribution, and/or transmission of water, wastewater, or power utilities.

Exemptions from the requirement that municipal new construction and major renovations be all-electric would include: natural gas-based equipment for functions separate from the operation of a building itself, such as vehicle fueling and mechanic shop equipment; emergency electricity backup systems; and projects for which a waiver is procured under Chapter 7's existing waiver process.