

San Diego All-Electric Reach Code
April 12, 2023

Discussion Draft

AN ORDINANCE AMENDING CHAPTER 14 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING A NEW ARTICLE, TITLED "MANDATORY REQUIREMENTS FOR CONSTRUCTION OF NEW ALL-ELECTRIC BUILDINGS"

1413.0101 Purpose and Intent

The City's Climate Action Plan calls for reducing greenhouse gas emissions from buildings. The purpose of this Division is to prohibit the use of natural gas in Newly Constructed buildings.

1413.0102 Citation

This Division shall be cited as the Mandatory Requirements for Construction of New All-Electric Buildings.

1412.0103 Requirements

Chapter 14, Article 13, Division 01 is hereby added to the San Diego Municipal Code to amend the California Building Code, Title 24, Part 11, the California Green Building Standards Code, as previously adopted, as specified below.

Section 202 DEFINITIONS, is modified by adding the following definitions:

ALL-ELECTRIC BUILDING is a building that contains no combustion equipment or plumbing for combustion equipment (except for abandoned gas lines) serving space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbecues), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service. An All-Electric Building may include solar thermal collectors.

COMMERCIAL COOKING EQUIPMENT is equipment intended for heat-processing food or utensils including ovens, ranges, and cooking appliances in a commercial kitchen, restaurant, or other business establishment in a building of Occupancy Type A-2, Assembly, or B, Business, where food is dispensed.

FUEL GAS is a gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

FUEL GAS INFRASTRUCTURE is Fuel Gas piping in or in connection with a building, structure or within the property lines of premises, extending from the point of delivery at the gas meter or gas tank as specified in the California Mechanical Code and Plumbing Code.

Section 4.504.6 is added to read as follows:

4.504.6 Fuel Gas. All Newly Constructed Residential and Hotel/Motel buildings shall be designed and constructed as All-Electric Buildings.

Fuel Gas Infrastructure may not be extended to any All-Electric building which was originally constructed under a building permit application submitted on or after the effective date of this Chapter.

Section 5.509 is added to read as follows:

5.509 Fuel Gas. All Newly Constructed Nonresidential buildings shall be designed and constructed as All-Electric Buildings.

Fuel Gas Infrastructure may not be extended to any All-Electric building which was originally constructed under a building permit application submitted on or after the effective date of this Chapter.

Deviation 1 to 5.509: Provision of Natural Gas Infrastructure for certain end uses when no all-electric alternative is commercially available or viable. End uses eligible for technical exemptions are:

1. Back-up power for Essential Facilities, as defined in the California Building Code, Chapter 2, Section 202, Definitions
2. Operations in certain Newly Constructed facilities, including buildings and facilities in the following Occupancy Groups:
 - a. Group F, Factory Industrial
 - b. Group F-2, Low Hazard
 - c. Group F-1, Moderate Hazard
 - d. Group H, High-Hazard
 - e. Group L, Laboratories
 - f. Hospitals in Group I-2, Institutional
3. Commercial Cooking Equipment

Deviation 2 to 5.509: Inactive Fuel Gas Infrastructure may be extended to spaces that are anticipated to qualify for the deviations contained in this chapter. The inactive Fuel Gas Infrastructure shall not be activated or otherwise used unless the exemptions specified in this chapter have been confirmed as part of the issuance of a building permit.

Deviation 3 to 5.509: Notwithstanding the requirements of this Chapter, minimally necessary and specifically tailored Fuel Gas Infrastructure shall be allowed in a Newly Constructed Building on a revocable basis until the excepted uses below no longer exist in the building. At such time, and in a manner that complies with all applicable Codes, the Fuel Gas Infrastructure shall be capped, otherwise terminated or removed, and the gas meter shall be removed.