



OVERVIEW OF ALL-ELECTRIC NEW CONSTRUCTION AND SUBSTANTIAL ALTERATION ORDINANCE 2022 UPDATE

Background

- In 2021 the City Council passed an ordinance requiring all new construction in Alameda to be all-electric with no gas hookups, fulfilling a key strategy in Alameda's Climate Action and Resiliency Plan (CARP) and reducing the cost of new construction and utilities.
- The All-electric ordinance was enacted as a reach code of the California Building Standards Code (CBSC) Title 24. Find the ordinance [here](#).
- With the adoption of the 2022 California Building Code, Alameda expanded the definition of new construction to include substantial alterations and additions.

Requirements

- All newly constructed residential and non-residential buildings and qualifying alteration projects are required to be all-electric or are ready to facilitate installation of future electric appliances. As such, no natural gas or propane plumbing would be installed, and electric appliances would be required for space heating, water heating, clothes-drying, and cooking.
- Alterations that include replacement or addition of over 50 percent of the existing foundation for purposes other than a repair or reinforcement or where over 50 percent of the existing building footprint is being remodeled, including unfinished spaces, shall be all-electric buildings.
 - If either of these criteria are met within a three-year period, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the all-electric new construction requirements.
 - Tenant improvements should not be considered new construction.

Exceptions*

- Commercial kitchen cooking appliances in nonresidential buildings located in a place of public accommodation.
- Space and water heating process equipment for laboratories, manufacturing, or R&D uses.
- Newly constructed buildings with a valid planning entitlement or development agreement approved prior to July 1, 2021.
- Existing appliances that are not included in the scope of the qualifying alteration.

- If the building official finds that there is no all-electric prescriptive compliance pathway for the building and the building is not able to achieve the performance compliance standard under the Energy Code, then the Building Official has the authority to grant a modification.

*If natural gas heating appliances are used in any of the above exceptions, pre-wiring and physical space must be provided for future installation of electric heating appliances.

Changes From 2021 Ordinance

- Moved from Part 6, Energy Code to Part 11, California Green Building Standards Code (CalGreen) which is more appropriate because the ordinance does not contain energy conservation or efficiency measures.
- Separated residential and nonresidential requirements, following the format of Part 11.
- Require that substantial alterations that include replacement or addition of over 50% of the foundation or 50% of the existing framing above the sill plate within a three-year period shall be subject to the all-electric new construction requirements, as defined by the ordinance.
- Updated planning entitlement or development agreement exemption to those dated prior to July 1, 2021, the date the 2021 ordinance went into effect.
- Removed exemption for new detached Accessory Dwelling Units (ADUs).
- Updated electric-readiness requirement.
- Removed requirement for nonresidential, high-rise residential and hotel/motel buildings to install a solar photovoltaic system, as the requirement is now included in the 2022 CBSC.