

Section 12. Chapter 18-42 of the Santa Rosa City Code - California Green Building Standards Code

Chapter 18-42 of the Santa Rosa City Code is hereby repealed, and a new Chapter 18-42 is added to read as follows:

"Chapter 18-42 CALIFORNIA GREEN BUILDING STANDARDS CODE

Section 18-42.010 Citation of California Green Building Standards Code.

For purposes of citation, all sections of the California Green Building Standards Code, Part 11 of Title 24, 2022 Edition, published by the California Building Standards Commission, including its Appendix Chapter A4, Sections A4.1; A4.3, A4.4; A4.S and A4.6 Residential Voluntary Measures at Tier I level for new structures; and Appendix Chapter AS, Sections AS. I; AS.3; AS.4; AS.5 and AS.6, Nonresidential Voluntary Measures at Tier I level for new structures only, as adopted by reference in this Title 18, are renumbered by adding "18-42." before each section number.

Section 18-42.202 Definitions.

California Green Building Standards Code Section 202, Definitions, is amended to add alphabetically the following definitions:

ALL-ELECTRIC BUILDING. A building that contains no *combustion equipment* or plumbing for combustion equipment serving space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

COMBUSTION EQUIPMENT. Any equipment or appliance used for space heating, water heating, cooking, clothes drying and/or lighting that uses *fuel gas*.

ELECTRIC HEATING APPLIANCE. A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

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

NEWLY CONSTRUCTED (or NEW CONSTRUCTION). A newly constructed building (or new construction) does not include additions, alterations or repairs.

ATTACHED ACCESSORY DWELLING UNIT. An accessory dwelling unit developed as the result of an addition, conversion of an existing, legal space, garage or accessory building, or meets the definition of *attached* in the City of Santa Rosa Zoning

Code.

18-42.4.106.5 All-electric buildings (new low-rise residential).

California Green Building Standards Code Section 106.5, All-electric buildings (new low-rise residential), is added to read as follows:

4.106.5 All-electric buildings. New low-rise residential construction buildings shall comply with Section 4.106.5.1 so that they do not use *combustion equipment*.

18-42.4.106.5.1 New construction (low-rise residential).

California Green Building Standards Code Section 106.5.1, New construction (low-rise residential), is added to read as follows:

4.106.5.1. New construction (low-rise residential). All newly constructed buildings shall be *all-electric buildings*.

Exemptions:

1. Attached Accessory Dwelling Units
2. Reconstructed buildings lost in a disaster or calamity
3. New construction where existing utility infrastructure would have to be removed at the owner's expense.

Section 13. Chapter 18-48 of the Santa Rosa City Code - Evaluation and Abatement of Existing Buildings)

Chapter 18-48 of the Santa Rosa City Code is hereby repealed, and a new Chapter 18-48 is added to read as follows:

“Chapter 18-48 EVALUATION AND ABATEMENT OF EXISTING BUILDINGS

Section 18-48.010 Purpose.

18-48.010.1 High seismic activity. The City of Santa Rosa is located in an area of high seismic activity between the Healdsburg-Rogers Creek and San Andreas Faults. It has experienced, and will continue to experience, moderate to severe seismic activity in the foreseeable future.

18-48.010.2 Life safety danger. Existing buildings subject to high seismic hazard levels continue to be a serious life safety danger to the people who live and work in, and around, them. The primary goal of seismic retrofit is to improve building performance