**REACH CODE IMPLEMENTATION RESOURCES TEMPLATE**

**SINGLE FAMILY ADDITIONS and ALTERATIONS (PRESCRIPTIVE)**

This template is provided to assist local jurisdictions with the implementation of adopted reach codes. It is not intended to provide guidance on the development of a reach code ordinance. Anyone developing a reach code ordinance should seek the advice of an attorney to develop appropriate ordinance language to meet its jurisdiction’s specific needs, as state and local laws may differ. This template is intended for educational purposes only, without any express or implied warranty of any kind, including warranties of accuracy, completeness, or fitness for any particular purpose. You agree that your use of the template is without any recourse whatsoever to the developers of this document.

*This document is intended as a compliance tool for typical 2022 local reach codes.  It should be modified to suit local requirements (especially blue italicized text).*

*Version 1.0, January 2023*

Instructions

* Make modification following instructions and options in blue text. DELETE ALL BLUE TEXT BEFORE PUBLISHING
* Update cover page to align with jurisdiction’s definitions. A cover page, which includes a definition of the occupancy and trigger event, is intended to accompany each form. If the cover page is not used, add the definition to each form.
* Delete this credits page.

**This document is the product of a collaborative effort:**

Building Decarbonization Coalition

BayREN

East Bay Community Energy

Peninsula Clean Energy

Silicon Valley Clean Energy

Statewide Utility Codes and Standards Program: Reach Codes\*

& Staff from Multiple California Jurisdictions, and Marin County in particular.

For additional information contact info@LocalEnergyCodes.com

\*The IOU Statewide Codes and Standards program is funded by California utility customers and administered by Pacific Gas and Electric Company, San Diego Gas & Electric Company (SDG&E®), Southern California Edison Company under the auspices of the California Public Utilities Commission and in support of the California Energy Commission.

**WHEN TO USE THIS FORM**

[Optional if information is on each specific checklist. Otherwise, describe occupancy and trigger and add link to municipal code and or webpage.]

These building standards have been established to ensure that construction in [jurisdiction] is healthier for occupants, has limited impact on the environment, reduces demand for energy, and results in cost savings from building operation over the life of the building. This guide and the attached checklist are intended to help applicants understand the process and specific local requirements that apply to their project.

For more information, please visit [jurisdiction website or other resource]

|  |
| --- |
| **PROJECT PROCESS** |
| 1 | Project Design |
| It is important for project owners, architects, engineers, and designers to understand the applicable state and local building requirements prior to project design. Early consideration of these standards allows for design of buildings and systems that are compliant, energy efficient, and cost effective, and minimizes back and forth when applying for the project permit. |
| 2 | Planning application (*If required*) |
| If your project is subject to planning review, be prepared to identify in your planning application what compliance methods you’ve selected and how you plan to meet the requirements. If you anticipate difficulties meeting the requirements, these concerns and any requests for exemptions should be identified in your planning application. |
| 3 | Initial Building Permit Submittal |
| Include the following on your plans as part of your initial application for a building permit:* Completed Local Building Decarbonization Checklist
* Completed CALGreen Checklist, with plan sheet references where applicable
* Submit Title 24 Part 6 documentation demonstrating compliance with State requirements
 |

**WHEN TO USE THIS FORM**

[Optional if using cover page with same information. Otherwise, describe occupancy and trigger and add link to municipal code and or webpage.]

PROJECT ADDRESS:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

APN:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ APPLICANT NAME:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## ELECTRIFICATION [modify as applicable]

* This project qualifies for an exception to the all-electric ordinance and applicant submitted all applicable files. The following exception(s) apply:

**Heat pumps during AC and water heater installations or replacements**

Space Heating and Cooling (check one)

* Heat pump space heating and cooling already exists or will be installed
* Air conditioner is not being installed or replaced

Water Heating (check one)

* Heat pump water heater already exists or will be installed
* Water heater is not being installed or replaced

**Pre-wiring during kitchen and laundry room renovations**

Outlet for Electric Range (check one)

* 240-volt receptacle(s) at range, oven and cooktop already exist or will be installed
* Kitchen is not being renovated

Outlet for Electric Dryer (check one)

* 240-volt/40-ampere receptacle at dryer already exists or will be installed
* Laundry area is not being renovated

**Electric panel upgrades during panel replacements**

Electric Panel Upgrade (check one)

* Panel of sufficient capacity to power future all-electric appliances and an EV charger already exists or will be installed
* Electrical panel is not being upgraded or replaced

**EV charger during addition of parking space or garage**

Electric Vehicle Charger (check one)

* At least one parking space per dwelling unit is or will be [choose one: *EV Capable* or *EV Ready]*
* There is no private garage [modify as applicable]
* The electrical panel is not being upgraded [delete if not applicable]

**Outdoor Gas Lines**

* No gas line extensions or modifications

## Energy Efficiency [modify as applicable]

* Compliance with State Energy Code requirements
* All lighting is LED
* All exterior lights are on a photocell
* Ducts have been sealed and verified by a HERS Rater

[or, if using FlexPath…]

* Energy Standards Checklist is attached

## Green Building

* The permit application includes a completed CALGreen checklist [add hyperlink]

## Exceptions

Check one

* No exceptions requested
* Exception(s) requested (attach exceptions [hyperlink] form)

## Verification

This form has been completed by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(name) of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(company), the qualified [specify credentials based on local practice, e.g., architect, engineer, project manager] individual for the above listed project who verifies that it accurately represents the project plans. [modify based on local verification requirements]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Date

**DEFINITIONS** [Add or delete or modify terms to conform to the ordinance. Note, EV charging definitions are not written as they appear in the State Code but have been modified to suit the context of the requirements by occupancy.]

**ELECTRIC VEHICLE CAPABLE SPACE.** A vehicle space capable of supporting future EV charging, which includes raceway and/or sheathed cable, panel capacity and circuit breaker space for a 208/240-volt 40-ampere minimum branch circuit.

**LEVEL 2 EV READY SPACE.** A parking space that is served by a complete electric circuit with the following requirements:

* A minimum of 8.3 kVa (208/240-volt, 40-ampere) capacity wiring.
* A receptacle labeled “Electric Vehicle Outlet” or electric vehicle supply equipment (EVSE) located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.