**REACH CODE IMPLEMENTATION RESOURCES TEMPLATE**

**SINGLE FAMILY ADDITIONS and ALTERATIONS (FLEX PATH)**

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 1.1, May 2024*

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 and requirements. 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.
* Update tables, measure numbers, etc. based on local ordinance.
* 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](mailto: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:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Climate Zone: \_\_\_\_\_\_\_ (To find the climate zone, visit the [California Energy Commission Climate Zone Tool Finder](https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/climate-zone-tool-maps-and).

**1. General Exemption**

* The building was originally permitted for construction as a new building on or after January 1, 2011. Provide supporting documentation, such as County Assessor record, permit number or original plans. This ordinance does not apply and no measures are required to be met.

**2. LOW-INCOME EXEMPTION** [Modify based on local ordinance]

An applicant that is a resident owner or occupant of the subject residence may comply by installing the limited set of measures below. If applicable, choose at least one qualification below and provide supporting documentation (e.g., copy of a utility bill) from Section 2.A., complete Section 2.B, then skip to Section 5.\

2.A Income Qualifications

* California Alternative Rates for Energy (CARE) program
* Family Electric Rate Assistance (FERA) program

2.B. Required Measures (refer to Table 4 for details)

* Lighting Measures
* Water Heating Package
* Duct Sealing

**3. MANDATORY MEASURES Required Of all projects**

* Measures required to be installed MUST be marked with a corresponding Check   
  () in this table’s far left column. Use the Specification Number (ID) column as a key and conform to the List of Measure Specifications in Table 4.

| **Table 1. Mandatory Measures**  [Modify based on local ordinance] | | | | |
| --- | --- | --- | --- | --- |
| **Check  (☒)** | **Measures** | | | **Requirements by Scope** |
| **Specification** | | **ID** |
|  | Lighting Measures | | E1 | Required for all projects |
|  | Cool Roof and Radiant Barrier | | E11 & E12 | Required if replacing 50% or more of the roof |
|  | Electric Readiness – Service Upgrade | | ER1 | Required for Solar PV and for panel modifications |
|  | Electric Readiness – End Uses | | ER2 | One [or Two] measures required with Solar PV and for certain scopes noted below |
|  | | Heat Pump Water Heater | ER2-A |  |
|  | | Heat Pump Space Heater | ER2-B |  |
|  | | Electric Cooktop | ER2-C | Required for all kitchen remodels |
|  | | Electric Clothes Dryer | ER2-D | Required for all laundry room remodels |
|  | | Energy Storage Systems (ESS) | ER2-E |  |
|  | | EV Charger | ER2-F |  |

**4. Measure Menu AND TARGET SCORE**

* Complete Tables 2 and 3. [Insert tables for each climate zone; name as Table 2-CZx, 2-CZy]

Use the [Cost Effectiveness Explorer](https://explorer.localenergycodes.com/?utm_source=explorer-sidebar) to generate the values for the tables below.

| **Table 2. Compliance Summary** | | | | | |
| --- | --- | --- | --- | --- | --- |
| **Climate zone (check one)**  [X][Y] | | | | | |
|  | | **Vintage** | | |  |
| Line |  | **Pre-1978** | **1978-1991** | **1992-2010** |
| A | Target score by vintage | X | Y | Z |
| B | Select your vintage | **** | **** | **** |
| C | Enter the Target Score for your vintage from Line A | | | |  |
| D | Enter Total Points Claimed from Table 3 | | | |  |
| E | Subtract Line C from Line D – Result must be zero or greater | | | |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Table 3. Energy and Electrification Menu of Measures by Vintage  [Delete unused and mandatory measures and renumber] | | | | | | |
| **Measures** | | | **Vintage** | | | **Steps** |
| **Pre-1978** | **1978-1991** | **1992-2010** |  |
| Select your vintage | | |  |  |  |  |
|  | Lighting Measures | E1 | Mandatory | | |  |
|  | Water Heating Package | E2 |  |  | Insert values from Cost Effectiveness Explorer | **1.** Choose a measure or a combination of measures that adds up to at least the Target score noted in Table 2 above.  **2.** Measures installed or to be installed MUST be marked with a corresponding Check  () in this table’s far left column.  **3.** Use the Specification Number (ID) column as a key and conform to the List of Measure Specifications in Table 4. |
|  | Air Sealing | E3 |  |  |  |
|  | R-38 Attic Insulation | E4.A |  |  |  |
|  | R-49 Attic Insulation | E4.B |  |  |  |
|  | Duct Sealing | E5 |  |  |  |
|  | New Ducts, R-6 Insulation + Duct Sealing | E6.A |  |  |  |
|  | New Ducts, R-8 Insulation + Duct Sealing | E6.B |  |  |  |
|  | Windows | E7 |  |  |  |
|  | R-13 Wall Insulation | E8 |  |  |  |
|  | R-19 Raised floor insulation | E10.A |  |  |  |
|  | R-30 Raised floor insulation | E10.B |  |  |  |
|  | Cool Roof | E11 |  |  |  |
|  | Radiant barrier under roof | E12 |  |  |  |
|  | Heat Pump Water Heater Replacing Gas | FS1 |  |  |  |
|  | High Eff. Heat Pump Water Heater Replacing Gas | FS2 |  |  |  |
|  | Heat Pump Water Heater Replacing Electric | FS3 |  |  |  |
|  | High Eff. Heat Pump Water Heater Replacing Electric | FS4 |  |  |  |
|  | Heat Pump Space Heater | FS5 |  |  |  |
|  | High Eff Heat Pump Space Heater | FS6 |  |  |  |
|  | Dual Fuel Heat Pump Space Heater | FS7 |  |  |  |
|  | Heat Pump Clothes Dryer | FS8 |  |  |  |
|  | Induction Cooktop | FS9 |  |  |  |
|  | All-Electric Home | FS10 |  |  |  |
|  | Solar PV | PV |  |  |  |
| **Total Points Claimed** | | |  |  |  | **4.** Sum points for your vintage then enter result in Table 2, Line D |

**5. Project 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

**Table 4. Measure specifications** [insert Table 150.0-K from ordinance]