

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

SECTION 4.509 REDUCTION OF GREENHOUSE GASES

Section 4.509 is added in the VCBC to read as follows:

4.509.1 All electric equipment and appliances. *In order to reduce the amount of greenhouse gases produced by equipment and appliances in buildings, all new residential buildings, qualifying additions, and qualifying alteration projects shall be constructed to comply with Sections 4.509.2 through 4.509.4 so that they do not use combustion equipment, except where otherwise allowed by this code.*

4.509.2 New residential buildings. *All newly constructed residential buildings shall be designed and constructed to be all-electric buildings having no fuel gas burning appliances or equipment.*

Exceptions:

1. *Indoor and outdoor fireplaces and fire pits*
2. *Outdoor grills and other outdoor cooking appliances*
3. *Swimming pool and spa heaters*
4. *Emergency standby generators*
5. *If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification to allow the use of fuel gas space heating equipment.*

4.509.3 Qualifying additions. *When the size of the addition exceeds 50% of the area of the existing building, then all appliances and equipment serving the addition shall be all-electric.*

Exceptions: *The exceptions for new residential buildings also apply to qualifying additions.*

4.509.4 Qualifying alteration projects. *When the value of the alteration exceeds 50% of the estimated value of the existing building, then all appliances and equipment serving the altered area shall be all-electric.*

Exceptions: *The exceptions for new residential buildings also apply to qualifying alteration projects.*

CHAPTER 5 NON-RESIDENTIAL MANDATORY MEASURES

SECTION 5.509 REDUCTION OF GREENHOUSE GASES

Section 5.509 is added in the VCBC to read as follows:

5.509.1 All electric equipment and appliances. *In order to reduce the amount of greenhouse gases produced by equipment and appliances in buildings, all new non-residential buildings, qualifying additions, and qualifying alteration projects shall be constructed to comply with Sections 5.509.2 through 5.509.4 so that they do not use combustion equipment, except where otherwise allowed by this code.*

5.509.2 New non- residential buildings. *All newly constructed non-residential buildings shall be designed and constructed to be all-electric buildings having no equipment or appliances that use fuel gas.*

Exceptions:

1. *Indoor and outdoor fireplaces and fire pits.*
2. *Swimming pool and spa heaters*
3. *Emergency standby generators.*
4. *Nonresidential buildings containing kitchens (e.g., restaurants, jails, university campuses) or other specialized commercial or industrial equipment, may qualify for a modification to install commercial or industrial equipment served by fuel gas when a finding is made by the Building Official that the following conditions exist:
 - a. *A business-related need exists for the use of combustion equipment, and*
 - b. *The need cannot be performed equivalently with an electrical appliance**
5. *If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification to allow the use of fuel gas space heating equipment.*

5.509.3 Qualifying additions. *When the size of the addition exceeds 50% of the area of the existing building, then all appliances and equipment serving the addition shall be all-electric.*

Exceptions: *The exceptions for new non-residential buildings also apply to qualifying additions.*

5.509.4 Qualifying alteration projects. *When the value of the alteration exceeds 50% of the estimated value of the existing building, then all appliances and equipment serving the altered area shall be all-electric.*

Exceptions: *The exceptions for new non-residential buildings also apply to qualifying alteration projects.*