


10/19/2021

item 11




**City Council Hearing**



Item 21-1432  
 Introduction of an All-Electric Reach Code Ordinance, including Electric Vehicle (EV) Charging, that Amends Chapter 15.36 (Energy Code) and Chapter 15.38 (Green Building Code) of Title 15 (Buildings and Construction) of the Santa Clara City Code


**October 19, 2021**

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**Reach Codes**  
**What Are They, Why Adopt Them?**

<p><b>Emissions Reduction &amp; Decarbonization</b></p> <ul style="list-style-type: none"> <li>• Addresses City CAP targets</li> <li>• Enables EV adoption</li> <li>• Supports State Carbon Neutrality by 2045</li> <li>• Utilizes a cleaner energy grid with more renewables</li> </ul>		<p><b>Health &amp; Safety</b></p> <ul style="list-style-type: none"> <li>• Improves indoor air quality</li> <li>• Reduces illness tied to indoor combustion</li> <li>• Eliminates leading cause of home fires with transition to induction cooking</li> </ul>
<p><b>Cost Savings</b></p> <ul style="list-style-type: none"> <li>• Lowers first costs without natural gas infrastructure</li> <li>• Benefits to residents \$</li> <li>• Improves economic &amp; environmental performance</li> </ul>		<p><b>Faster Recovery</b></p> <ul style="list-style-type: none"> <li>• Electric distribution recovers more quickly than natural gas</li> </ul>

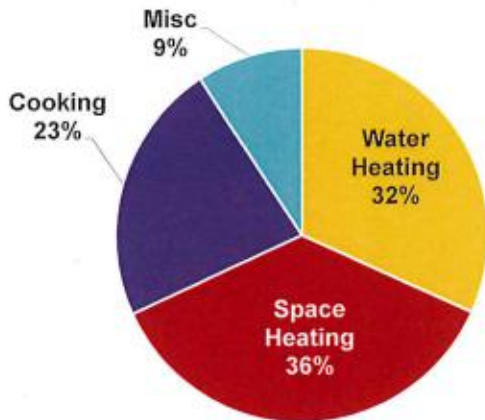


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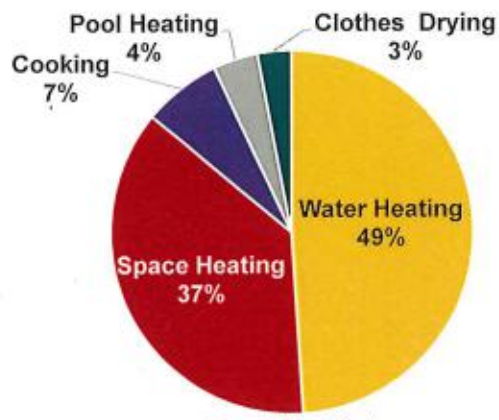
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## Thermal Energy Use in CA



Non-Residential



Residential

2009 Residential Appliance Saturation Survey  
2006 California Commercial End Use Survey



## Amendment to CA Energy Code

### Proposed All-electric NEW Construction Ordinance

All-electric building

- No gas or propane plumbing within building
- No gas meter
- All-electric appliances

New Construction

- Newly constructed buildings
- Additions/improvements to existing buildings:
  - 50% exterior walls removed or
  - 50% of wall plate height raised





## Amendment to CA Energy Code Proposed All-electric NEW Construction Ordinance

### Applies to New:

- Single- & two-family, townhouses
- Multi-family residential
- Hotels & motels
- Offices and other non-residential

### Includes Solar-ready:

- Hotel/Motel Occupancies & High-rise Multifamily (10 stories)
- Nonresidential Buildings (3 stories)

### Includes Exceptions:

- Factories, hazardous materials facilities, laboratories
- Emergency operating centers
- Hotel laundry facilities (80 rooms)
- Commercial kitchens
- Infeasibility



## Amendment to CA Green Building Code

Code Element	Proposed Electric Vehicle (EV) Charging for NEW construction
Single and two-family & Townhouses	<ul style="list-style-type: none"> <li>• One Level 2 EV Ready per dwelling + Level 1 EV Ready if two spaces               <ul style="list-style-type: none"> <li>• 25% of all unassigned spaces - Level 2 EV Ready</li> <li>• 75% of unassigned spaces – Low Power Level 2 EV Ready</li> </ul> </li> </ul>
Multifamily & Multifamily Affordable	<ul style="list-style-type: none"> <li>• 20 or less dwelling units with parking - one Level 2 EV Ready per dwelling</li> <li>• Over 20 dwelling units with assigned parking:               <ul style="list-style-type: none"> <li>• First 20 dwellings - one Level 2 EV Ready per dwelling</li> <li>• 25% of remaining units with assigned spaces - Level 2EV Ready</li> <li>• 75% of remaining units with assigned spaces – Low Power Level 2 EV Ready</li> </ul> </li> <li>• Secured bicycle parking with 110v electrical outlets shall be provided</li> <li>• Affordable units with parking -10% Level 2 EV Ready, 90% Level 1 EV Ready</li> </ul>
Hotels & Motels	<ul style="list-style-type: none"> <li>• 10% Level 2 Electric Vehicle Charging Station (EVCS)</li> <li>• 50% EV Capable</li> </ul>
Offices & Other Non-residential	<ul style="list-style-type: none"> <li>• 35% Level 2 Electric Vehicle Charging Station (EVCS)</li> <li>• 35% EV Capable</li> </ul>



## **Proposed Building Electrification and Electric Vehicle Reach Codes**

### **Recommendation**

Introduce electrification reach codes as written, to be established on January 1, 2022; to help reduce carbon emissions associated with new construction, reduce costs in new construction, improve indoor air quality and safety of our building stock, support affordable housing, and increase adoption of electric vehicles.

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## **City Council Hearing**

**Item 21-1432**

**Introduction of an All-Electric Reach Code Ordinance, including Electric Vehicle (EV) Charging, that Amends Chapter 15.36 (Energy Code) and Chapter 15.38 (Green Building Code) of Title 15 (Buildings and Construction) of the Santa Clara City Code**

**October 19, 2021**

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10-19-21

ITEM#11

**Jose Armas**

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**From:** Hoai-An Truong <c-otter@350kitty.net>  
**Sent:** Tuesday, October 19, 2021 5:07 PM  
**To:** Mayor and Council; Public Comment  
**Cc:** Clerk; Diane Bailey; Tara Sreekrishnan; Hoi Poon  
**Subject:** URGENT FOR TONIGHT: Please let young people speak first at council meeting tonight!

Hello! On 9/28, several students waited until midnight to give a public comment on the reach code. But the reach code vote was delayed until today.

These young people are already doing a lot that should be done by adults, the young people are getting very little sleep on top of heavy school load, college applications, advocacy, etc. These young people are very worried about their future, and that is why they are making the time for this.

Given the length of the agenda (the reach code is item 11!), there's a good chance it will be delayed again. Whether or not the reach code discussion happens tonight or at a future meeting, we ask - may the young people speak first? Can the mayor call for public comments from students/youth first? Then call for the adults to speak? Can the mayor call for public comments from students/youth earlier in the meeting?

Thank you for your consideration.

Hoai-An Truong

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Sent by carrier pigeon

\*\*\* 350ppm \*\*\* 350ppm \*\*\* 350ppm \*\*\* 350ppm \*\*\* 350ppm \*\*\*

**ALL HANDS ON DECK!**  
**Climate Action: Do it for everyone you LOVE!**

**Food as Climate Action:** Changing how we eat, how we farm, and reducing food waste are some of the FASTEST and easiest ways to REVERSE climate change.

#WeCanSolveThis (playlist - fun & interesting videos!):  
[The diet that helps fight climate change](#)  
and more

Now on Netflix! [KISS THE GROUND](#) - movie based on the bestseller.  
A climate solution full of hope!

Support [statewide and local/regional public banks](#) that reinvest profits in the public interest. This can include pandemic relief & recovery, AND climate solutions. And it's a way to divest our public institutions!

**POST MEETING MATERIAL**

\*\*\* 350ppm \*\*\* 350ppm \*\*\* 350ppm \*\*\* 350ppm \*\*\* 350ppm \*\*\*

10-19-21

ITEM # 11

**Melissa Meslo**

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**From:** Public Comment  
**Sent:** Tuesday, October 19, 2021 4:51 PM  
**To:** Melissa Meslo  
**Subject:** FW: Public Comment: Reach Codes

Good afternoon Mayor and Council

We received the following correspondence this afternoon pertaining to agenda item #11.

Thank you

-----Original Message-----

From: sherie Stark <starkbiz@sbcglobal.net>  
Sent: Tuesday, October 19, 2021 1:48 PM  
To: Public Comment <PublicComment@santaclaraca.gov>  
Subject: Public Comment: Reach Codes

I'm a mother who is losing hope after decades of inaction.

As a Bay Area resident, I support your efforts to create a comprehensive plan to tackle climate change. As a part of that plan, I urge you to pass both an All-Electric & EV Infrastructure Reach Code.

The council should move towards adopting a single, all-electric baseline for all building types because all-electric buildings are cheaper to build and operate. This includes affordable housing units.

To bolster this point, The CEC's BUILD program, created by SB 1477, will launch in 2021 and provide \$60M in direct incentives and robust technical assistance for new all-electric affordable housing. So the affordable housing community is already starting to build all-electric – motivated by lower costs, government incentives, & reduced pollution.

Additionally, as the price of renewable energy continues to drop and fossil fuels become more expensive, folks living in units with gas hook-ups will end up spending MORE on energy, not less. Electric homes are also cheaper to build so with smart planning we can actually increase the development of affordable housing.

We also know that climate change will more deeply affect low-income individuals, so creating a blanket exemption for affordable housing units could have unintended negative impacts on equity & health. Forcing folks to live in gas-power units exposes them to higher levels of indoor air pollution, during emergencies it takes longer to get power back on to gas homes as opposed to electric homes, and most importantly as the price of renewable energy continues to drop fossil fuels will become more expensive. So it is important to make sure all home are covered under this plan

Lastly, providing equal access to EV charging is key to ensuring EV adoption. Currently, the vast majority of EV drivers live in single-family housing, and enjoy access to convenient, reliable, and cheap charging at home. So with 40% percent of residents in the city being renters, the lack of access to charging becomes a major barrier to accessing the EV market, even as the up-front cost of EVs are now getting on par with gasoline cars.

These are a few of the reasons why I urge the council to follow the lead of over 20 Bay Area municipalities and pass All-Electric & EV Infrastructure Reach Codes.

**POST MEETING MATERIAL**

Thank you for your consideration.

Sent from my iPhone



10-19-21

ITEM # 11

**Melissa Meslo**

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**From:** Public Comment  
**Sent:** Tuesday, October 19, 2021 9:24 PM  
**To:** Melissa Meslo  
**Subject:** FW: Public Comment: Reach Codes #11

-----Original Message-----

From: Zach Goldberg <zachattack05g@icloud.com>  
Sent: Tuesday, October 19, 2021 5:41 PM  
To: Public Comment <PublicComment@santaclaraca.gov>  
Subject: Public Comment: Reach Codes

I'm a high school student who just wants a livable future for me and my generation. As a Bay Area resident, I support your efforts to create a comprehensive plan to tackle climate change. As a part of that plan, I urge you to pass both an All-Electric & EV Infrastructure Reach Code. The council should move towards adopting a single, all-electric baseline for all building types because all-electric buildings are cheaper to build and operate. This includes affordable housing units. To bolster this point, The CEC's BUILD program, created by SB 1477, will launch in 2021 and provide \$60M in direct incentives and robust technical assistance for new all-electric affordable housing. So the affordable housing community is already starting to build all-electric – motivated by lower costs, government incentives, & reduced pollution. Additionally, as the price of renewable energy continues to drop and fossil fuels become more expensive, folks living in units with gas hook-ups will end up spending MORE on energy, not less. Electric homes are also cheaper to build so with smart planning we can actually increase the development of affordable housing. We also know that climate change will more deeply affect low-income individuals, so creating a blanket exemption for affordable housing units could have unintended negative impacts on equity & health. Forcing folks to live in gas-power units exposes them to higher levels of indoor air pollution, during emergencies it takes longer to get power back on to gas homes as opposed to electric homes, and most importantly as the price of renewable energy continues to drop fossil fuels will become more expensive. So it is important to make sure all home are covered under this plan Lastly, providing equal access to EV charging is key to ensuring EV adoption. Currently, the vast majority of EV drivers live in single-family housing, and enjoy access to convenient, reliable, and cheap charging at home. So with 40% percent of residents in the city being renters, the lack of access to charging becomes a major barrier to accessing the EV market, even as the up-front cost of EVs are now getting on par with gasoline cars. These are a few of the reasons why I urge the council to follow the lead of over 20 Bay Area municipalities and pass All-Electric & EV Infrastructure Reach Codes. Thank you for your consideration.

Sent from my iPhone

10-19-21

ITEM # 11

## Jose Armas

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**From:** Diane Bailey <diane@menlospark.org>  
**Sent:** Tuesday, October 19, 2021 4:13 PM  
**To:** Mayor and Council; Public Comment; Clerk  
**Subject:** Request to Accommodate Youth Speakers this evening

Good afternoon Mayor Gillmor and City Council Members,  
I'm writing to respectfully request a special accommodation for several students who wish to comment on agenda item 11 (clean energy reach codes) on tonight's City Council Agenda. This item was continued from September 28th, during which several students waited until midnight to give a public comment on the reach code, but the item was delayed until today.

These young people are already burdened with so many obligations including their school work. Many studies are showing high anxiety among young people about climate change and their future. As they make time to share their comments with you amidst their busy schedules, please do consider allowing special accommodation that they may give their comments earlier this evening. We are concerned that this agenda item will be heard very late at night.

On behalf of the Campaign for Fossil Free Buildings and our 37 member groups, and on behalf of these dedicated students, may we have your agreement allowing public comments from students on Agenda Item 11 prior to 9pm, or at least prioritized ahead of comments from the general public?

Thank you for your consideration.

Warm regards,  
Diane Bailey

Diane Bailey (she/her), Climate Change Professional (CC-P) | Executive Director  
MENLO SPARK  
[diane@menlospark.org](mailto:diane@menlospark.org) | 650-281-7073  
Visit us: [www.MenloSpark.org](http://www.MenloSpark.org) & [www.FossilFreeBuildings.org](http://www.FossilFreeBuildings.org)  
Find us on [Facebook](#)  
Follow us on [Twitter](#)



*Climate Neutral for a Healthy, Prosperous Menlo Park*

EV, PV & Fossil Free: *Guides for Electric Cars, solar & Fossil Free Homes at: <http://menlospark.org/what-we-do/>*

*For there is always light, if only we're brave enough to see it.  
If only we're brave enough to be it. – Amanda Gorman*

**POST MEETING MATERIAL**

**Deon Sailes**

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**From:** Bellamy Cramer <bellamycramer@gmail.com>  
**Sent:** Wednesday, September 29, 2021 2:37 AM  
**To:** Public Comment  
**Subject:** Electrification REACH Code Public Comment

Dear City Council Members,

I am a resident of the Bay Area and a student at Menlo-Atherton High School and Cañada College. On behalf of my community, I would like to express my wholehearted support for the council to adopt All-Electric Reach Code Ordinance including Building Electrification and EV Charging Reach Codes to lead Santa Clara in the fight against climate change.

As a member of the younger generation, we will be the most heavily impacted by climate change, and it is crucial to ensure a safe and healthy future for my generation. We must stop treating the climate crisis as a far off issue, as a recent UN IPCC report stated that we are entering a “code red for humanity” and that aggressive and immediate action is necessary to address the climate crisis, including a transition to all-electric homes and buildings. The Bay Area is already experiencing the detrimental effects of climate change through worsening wildfires, poor air quality, heatwaves, drought, and sea level rise.

We have also seen that climate change is an issue of equity, and people of color and lower income communities are disproportionately affected by its effects. Climate change affects everyone, and we must take action immediately in order to mitigate its effects, starting with a rapid phase out of fossil fuels. At this point, inaction is the most drastic action we can take.

Building electrification reduces carbon emissions from new construction, reduces costs in the long term, improves indoor air quality and safety, supports affordable housing, and promotes the adoption of electric vehicles. Establishing an all-electric reach code will not only reduce greenhouse gas emissions and mitigate climate change, but improve our health, equity, and overall quality of life.

Without this bold action, California’s ambitious goal of achieving carbon neutrality by 2045 will be futile. Neighboring cities such as Menlo Park, Mountain View, and Berkeley are already leading the way by passing similar ordinances, and this act grants Santa Clara the opportunity to uphold its reputation as an innovator and climate leader.

I strongly urge this council to join surrounding cities in passing electrification reach codes to lead our country towards a better future by moving beyond natural gas and towards clean electricity.

Thank you,  
Bellamy Cramer



10/19/21

Item 11

**Julie Minot**

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**From:** Rosie Chen <rosie.chen2006@gmail.com>  
**Sent:** Sunday, October 17, 2021 10:32 PM  
**To:** Mayor and Council; Manager; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker  
**Cc:** sindhu saggeri; Carolyn Zhao (Class of '22); Vivek Atmuri; alexis.h.tan@gmail.com  
**Subject:** City Council Meeting(10/19)

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hello Mayor Gillmor, City Manager Santana, and city council members,  
My name is Rosie, and I'm from the Santa Clara Youth Climate Action Team to encourage you to move the All Electric Reach Code Ordinance and EV Charging Agenda Item(Agenda Item #11) up on Tuesday's(10/19) City Council Meeting. This topic is an essential step in combating climate change, and we have 8 students who are eager to publicly comment their views on the topic. However, as students, we won't be able to attend extremely late meetings, those after 9 P.M. So, in order to listen to the views of all residents of Santa Clara, including the youth, we feel it would be in all our best interests to move this agenda item to earlier in the day.

Sincerely,  
Rosie Chen

**POST MEETING MATERIAL**

**POST MEETING MATERIAL**