

# All-Electric New Construction Ordinance

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City Council

May 18, 2021



# All-Electric New Construction Ordinance

- Extend existing all-electric requirement on City property to all of Alameda
- All newly constructed residential and non-residential buildings required to be built all-electric, with certain exceptions.
- Requires solar PV on new high-rise residential and non-residential buildings covering at least 15 percent of the roof area, with exceptions allowed for shading or overgeneration
  - Already required for residential 3 stories and below
- 40+ jurisdictions across California have enacted similar requirements



# Proposed Exceptions

- Commercial kitchen cooking appliances for a restaurant or employee cafeteria
- Space heating and process systems in newly constructed buildings with manufacturing, laboratories, or other specialty R&D
- ADUs constructed on a parcel with an existing residential building with gas infrastructure
- Newly constructed buildings with a valid planning entitlement or Development Agreement approved prior to the effective date of the Ordinance.
- Projects unable to achieve the Energy Code's performance compliance pathway using commercially available technology and an approved calculation method

\*Excepted buildings must prepare for future electrification

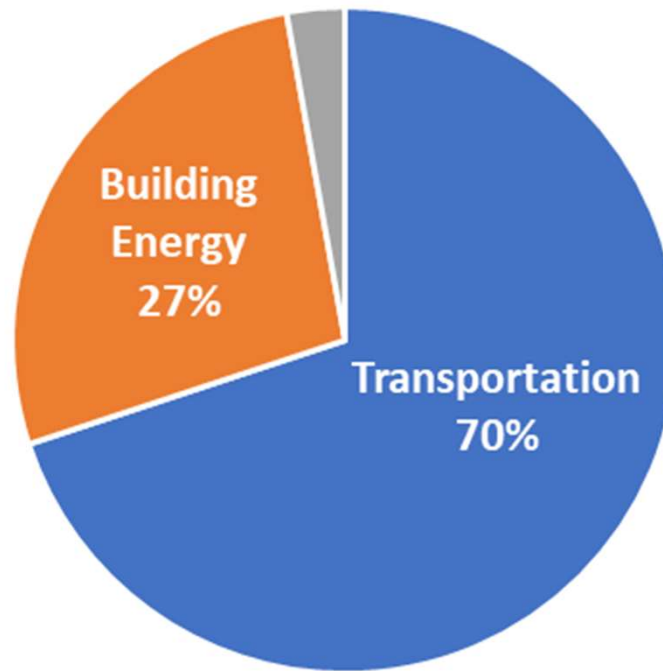


# Efforts to Date

- Alameda's Climate Action and Resilience Plan (CARP) calls for the City to require all new residential construction to be 100% electric-powered with no gas hookups
- In 2019, Council passed Resolution 15607 limiting natural gas infrastructure in residential projects on city-owned land
- Encouraging all-electric development beyond Alameda Point
  - 52-unit Mulberry residential townhome project on Clement Avenue
  - 21-unit Housing Authority townhome project on Eagle Avenue
  - 357-unit townhome and stacked-flats project under construction at Alameda Landing Waterfront
  - Proposed re-entitlement of the 589 units at Encinal Terminals



# Alameda's Emissions



# Benefits of All-Electric Construction

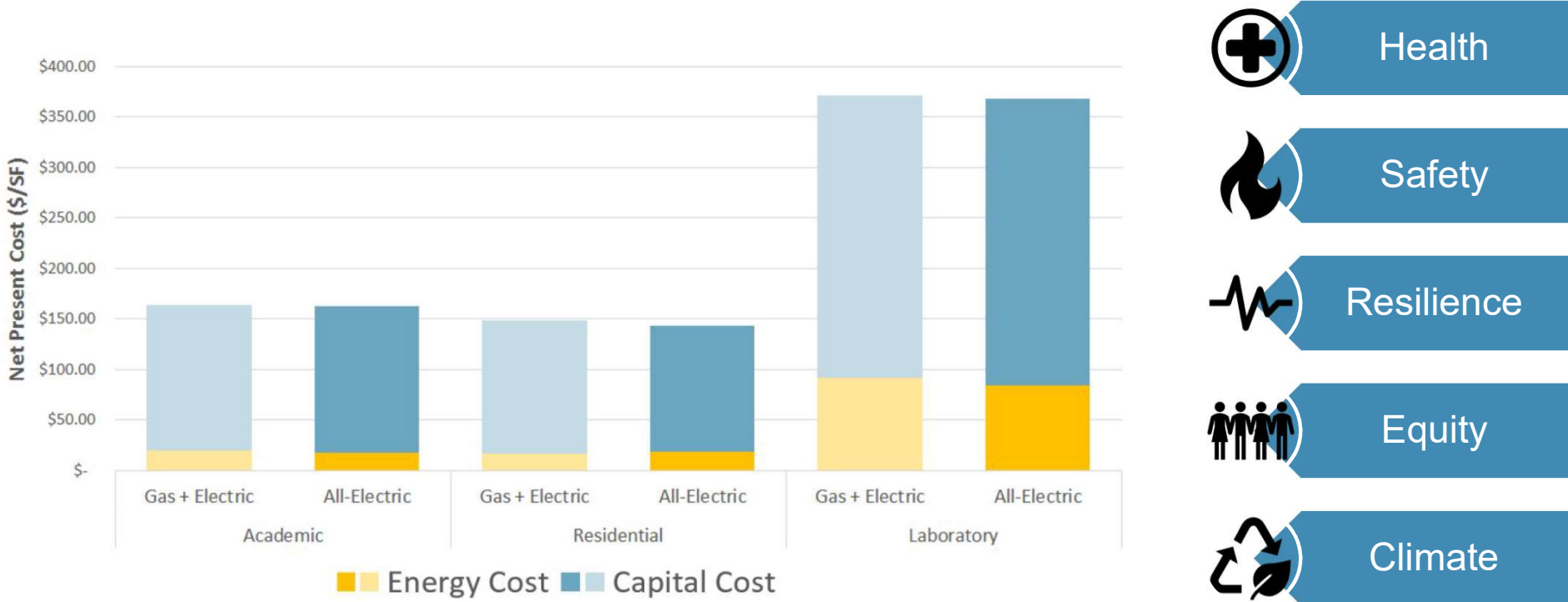


Figure 1. UC Average Total Net Present Costs across All Campuses

Source: UC Berkeley Carbon Neutral Buildings study:  
<https://www.ucop.edu/sustainability/files/Carbon%20Neutral%20New%20Building%20Cost%20Study%20FinalReport.pdf>

-  Health
-  Safety
-  Resilience
-  Equity
-  Climate
-  Cost

# Public Outreach

- Alameda Youth Collaborative meeting
- CASA monthly meeting
- Alameda Chamber of Commerce Government Relations Economic Development Committee meeting
- League of Women Voters/CASA workshop on Electrifying Alameda's Homes
- Handout and two info sessions for builders and developers
- April 26 Planning Board meeting
- May 17 Public Utilities Board meeting



# Staff recommendations

- Adopt resolution of local climatic, geologic, topographic, and environmental findings
- Adopt all-electric new construction ordinance (reach code)
- Rescind Ordinance 15607 Limiting Natural Gas Infrastructure for New Residential Construction on City Owned Property

