



## REGULAR MEETING MINUTES

**Date:** 3/16/2022

**Time:** 6:00 p.m.

**Location:** Zoom

### A. Call To Order

Chair Price called the meeting to order at 6:10 p.m.

### B. Roll Call

**Present:** Elkins (exited at 8:00 p.m.), Evans (Vice Chair) (arrived at 6:13 p.m.) Kabat, London (exited at 8:30 p.m.), Price (Chair),

**Absent:** None

**Staff:** Sustainability Manager Rebecca Lucky; Management Analyst II Ori Paz

### C. Public Comment

None.

### D. Regular Business

D1. Approve the February 16, 2022 Environmental Quality Commission meeting minutes (Attachment)

**ACTION:** Motion and second (Kabat/ London), to approve the February 16, 2022 Environmental Quality Commission meeting minutes, passed 5-0.

D2. Consider choosing and recommending a building electrification reach code option for 2023 (Attachment)

Sustainability Manager Rebecca Lucky introduced the item and made a presentation (Attachment).

The Commission received information about building reach codes.

Diane Bailey spoke in support of reach code options that included existing building electrification, partnerships for electrification, permit streamlining and outreach; and provided information about methane pollution and PCE reach code resources coming in April.

**ACTION:** Motion and second (Kabat/ London), to recommend proposed new construction reach codes and existing building electrification measures with additional advice to: (1) consider returning to City Council for additional existing building electrification measures after the Bay Area Reach Codes Initiative releases existing building options and the City considers support services packages, such as available financial programs and/or a public private partnership with BlocPower and (2) the following specific measures are added to the proposed existing building measures: (a) in-lieu fee added to any exceptions provided for both new and existing buildings, (b) parking lot alterations require electric vehicle (EV) charging, (c) require 100 percent EV charging equipment installed for new construction, (d) streamline permit processes, (e) consider hardship exemptions, (f) alteration or addition larger than 200 square feet require full building electrification, (g) consider a replace-at-end-of-life requirement with implementation occurring at a future date, (e.g. 2

years after adoption) h) consider a long lasting ordinance versus every three-year adoption cycle (e.g. health and safety ordinance), passed 4-0 (Elkins absent).

## **E. Reports and Announcements**

- E1. Reports and Announcements from staff and commissioners
1. Sustainability Manager Lucky announced an Arbor Day planting event on April 2, 2022 at Hamilton Park 9:00 a.m. – 9:30 a.m. and noted the April EQC meeting will need to be rescheduled.
  2. Commissioner Evans announced an Earth Day event on April 16, 2022 10:00 a.m. – 2:00 p.m. and Commissioner Kabat added that it would be at Flood Park

## **F. Adjournment**

Chair Price adjourned the meeting at 8:31 p.m.

Ori Paz, Management Analyst II

Minutes approved at the May 18, 2022 Environmental Quality Commission meeting.



# REACH CODE OPTIONS FOR 2023

Rebecca Lucky, Sustainability Manager





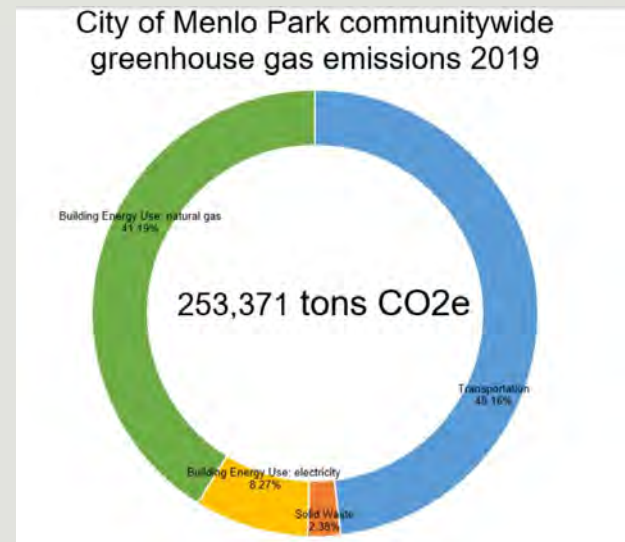
## WHAT ARE REACH CODES

- Every three years, cities and counties across the state can adopt local reach codes in line with the new Building Standards Code or Title 24 of the California Code of Regulations
- Cities and counties may adopt building codes more advanced than those required by the state, which are known as reach codes
- Can be adopted anytime but are preferably done in alignment with the building code cycle
- Update is occurring now (2022) with effective date on January 1, 2023



## COMMISSION CONSIDERATION FOR TONIGHT

- Consider choosing and recommending a building electrification reach code option that could be implemented as early as January 1, 2023 to support Climate Action Plan (CAP) strategy #1 and #3
- Maximizes greenhouse gas (GHG) free electricity provided to over 98% of residents and businesses in Menlo Park.
- Three options:
  1. Status quo- continue to implement current reach code for NEW construction only
  2. Refine NEW construction reach code
  3. Refine NEW construction reach code and include EXISTING building electrification measures- **Staff recommendation to City Council**





## PROPOSED SCHEDULE OF ACTIVITIES

- March 16- Environmental Quality Commission (EQC)
  - Desired outcome is to provide City Council advice on Reach Code options to consider pursuing for effective date of January 1, 2023 (or close to this date)
  
- April 12- City Council study session
  - Desired outcome is to provide city staff with direction on which option to pursue
  - If the City Council provides direction on either Option #2 or #3, draft ordinance would be developed for public outreach
  
- Summer/Fall 2022 public outreach
  
- October 2022- EQC meeting
  - Receive final draft of ordinance based on public outreach and further analysis from city staff and provide advice on staff's recommendation to the City Council
  
- November 2022 City Council study session
  - Receive final direction from City Council to prepare final draft ordinance for first reading end of 2022/early 2023



## PERVIOUS CITY COUNCIL DIRECTION

- April 2021- Directed staff to complete a cost effectiveness analysis and policy options report
- August 2021- City council directed staff to pause on moving forward with an existing building electrification reach code



## WHY NOW?

- Existing building electrification remains a priority of the city council work plan, maintains commitment to responding to the climate emergency resolution, and achieving CAP goal to be carbon neutral by 2030
- Other cities in the Bay Area are working together to consider existing building reach codes through the Bay Area Reach Code effort: [bayareareachcodes.org](http://bayareareachcodes.org)
- Environmental Quality Commission (EQC) and City Council subcommittees support bringing forward options to consider from the Bay Area Reach Code Initiative

### 2022 Building Electrification & EV Infrastructure Reach Code Initiative







## OPTION #1- CONTINUE CURRENT REACH CODES



- Adopted in 2019 and become effective January 1, 2020
- Requires all-electric (no natural gas) equipment for newly constructed buildings with very few exceptions
- Local reach codes must be re-adopted every three years to review and verify consistency with state building codes
- Alternative to the re-adoption requirement may be explored in the coming months for adoption an ordinance outside the building code amendment process
- Reach code impacts between January 2020 to May 2021:
  - 84 single family residential permits issued
  - 3 mixed use commercial/multifamily permits issued



## OPTION #2- CONTINUE CURRENT REACH CODES WITH ENHANCEMENTS

- Still only impacts new construction
- Consider removing exceptions for:
  - Life science buildings
  - Public agency owned and operated emergency operations
  - Nonresidential kitchens
  - Low rise residential (cooking, fireplaces, etc.)
- Include all new pools (not just new pools with new buildings)
- Increase requirements for on-site energy generation
  - Consider small/minimal onsite generation requirements for low-rise residential
  - Consider 2017 Bayfront Area zoning measure to include in a reach code cycle a requirement for on-site renewable energy generation (30% of energy demand for commercial and high rise residential)
  - Is a significant factor for increasing the cost effectiveness of building electrification and supports energy resiliency



## OPTION #2 CONTINUED

- Modify Menlo Park’s current EV multi-family requirements:
  - Increase day-one installation of electric vehicle charging equipment for new multifamily developments from 15% to 40% of units
    - *Automatic management load system (AMLS)* shall be permitted to reduce load when multiple vehicles are charging
    - Increases construction costs 0.3% of total construction costs or \$40,000 for a 100 unit project.
  - Increase affordable housing day-one EV charging equipment requirement from 10% to 15% of units and require Level 1 EV ready requirement for remaining units
    - Cost neutral for a 100 unit project

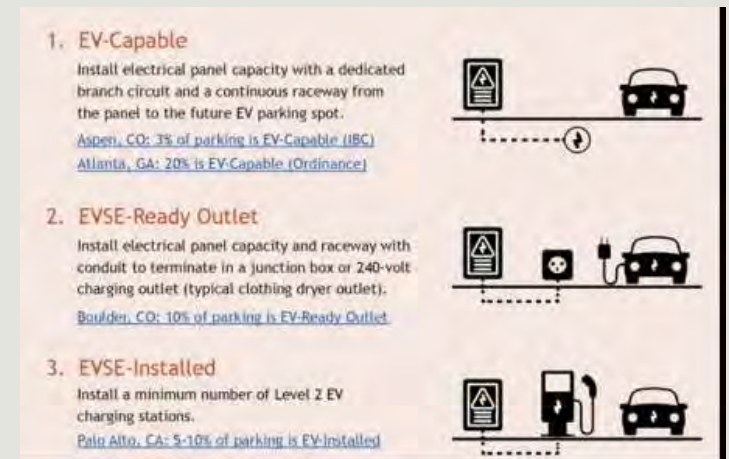
### Current Menlo Park Requirements

	New Construction <sup>1</sup>		Additions and Alterations <sup>1</sup>	
	Single-Family Residences & Duplexes	More than Two Units	Single-Family Residences & Duplexes	More than Two Units
EV Spaces/EV Ready <sup>2</sup>	1 per unit	1 per unit	Voluntary	
Wiring Required?	No	Yes		
EVSE Installed	Voluntary	15% of the required number of EV spaces <sup>3,4</sup>		



## OPTION #2 CONTINUED

- EV charging requirement for hotels:
  - 10% of parking shall be Level 2 EV capable (conduit only)
  - 25% of spaces would be Level 2 EV ready space (conduit + wiring)
  - 5% of parking spaces would be required to install EV charging equipment on day-one





## OPTION #3 ADD EXISTING BUILDING MEASURES TO OPTION #2

- Based on cost effectiveness and policy options analysis completed in 2021 and included as Attachment A in staff report
- Considered feasible and implementable for 2023
- Installation of a new or replacement air conditioner must be a heat pump (applies to all residential)
  - Critical piece of infrastructure needed for conversion to heat pump space heating equipment
  - Bay Area Reach Code effort found this measure to be cost neutral with current available incentives
  - Cost of electricity would be neutral or less with a heat pump



## OPTION #3 CONTINUED

- Electrification ready requirements if the building permit involves installation of a solar PV system or replacement/upgrade of a main electric panel:
  - For one and two-family homes and townhomes:
    - Reservation of breaker space in the existing or new panel to accommodate anticipated future electrification
    - Wiring to current water heater location to allow for the installation of a heat pump in an emergency repair situation
  - For multifamily:
    - Wiring to current water heater location in multifamily buildings that have all water heaters serving individual units in the same location or in buildings with a centralized water heating system
    - Reservation of electrical panel breaker space to accommodate additional electrical loads associated with heat pump water heater and space heating, level one charging per unit, electric stove and clothes dryer
- Does add labor and material costs



## OPTION #3 CONTINUED

- Require heat pump based equipment when natural gas heating equipment is replaced before end of life (applies to single-family, duplexes, and townhomes)
- Challenges may be presented in finding a location for a heat pump so exceptions may need to be considered



## GHG REDUCTIONS AND CAP GOALS

- Option #1 (status quo) prevents GHG emissions from increasing as a result of development and in some cases helps reduce community emissions if a building is demolished and a new one is constructed in the same location
- Option #2 (additional new construction measures) provides further GHG reductions by removing exceptions, increasing access to EV charging at-home/overnight, provides small scale on-site generation, and reduces pool heating emissions
- Option #3 (#2 plus existing building measures) captures GHG reductions in #2, and starts to provide GHG reductions in existing buildings as well as preparing the community for all-electric transitions in the future
- Additional actions will still be needed to achieve the city's goal to be carbon neutral by 2030 through a mix of voluntary and future mandates
  - City is working on programs to support voluntary conversions in existing buildings
  - Next building code cycle will begin in 2024





## COMMISSION CONSIDERATION FOR TONIGHT

- Consider choosing and recommending a building electrification reach code option that could be implemented as early as January 1, 2023 to support Climate Action Plan (CAP) strategy #1 and #3
  
- Three options to consider recommending:
  1. Status quo- continue to implement current reach code for NEW construction only
  2. Refine NEW construction reach code for further GHG reductions in new construction
  3. Refine NEW construction reach code and include EXISTING building electrification measures for greater GHG reductions than #2  
(staff recommendation to City Council)



**THANK YOU**