



OVERVIEW OF [PROPOSED] ALL-ELECTRIC (NEW CONSTRUCTION) ORDINANCE

Background

- Alameda’s Climate Action and Resiliency Plan (CARP) calls for the City to require all new construction to be 100% electric-powered with no gas hookups.
- In 2019, the City Council passed a resolution limiting natural gas infrastructure for new residential construction on City-owned property.
- 40+ jurisdictions across California have enacted similar requirements.
- Staff is now proposing to extend the all-electric requirement to all new construction in Alameda.

Requirements

- All newly constructed residential and non-residential buildings would be required to be all-electric.
 - As such, no natural gas or propane plumbing would be installed, and electric appliances would be required for space heating, water heating, clothes-drying, and cooking.
 - Nonresidential, high-rise residential and hotel/motel buildings would be required to install a solar voltaic system equipment over 15% of the roof or overhang, which is already required for residential low-rise buildings.

Exceptions*

- Commercial kitchen cooking appliances.
- Space and water heating process equipment for laboratories, manufacturing, or R&D uses.
- New detached ADUs.
- Multi-family residential projects with a valid planning entitlement would be exempt from the requirement to install all-electric water heating systems.
- Projects with a valid development agreement.
- If project is unable to achieve the Energy Code’s performance compliance pathway using commercially available technology and an approved calculation method, then the Building Official would have authority to grant a modification.

If natural gas appliances are used in any of the above exceptions, natural gas appliance locations must also be electrically pre-wired for future electric appliance installation