

## 2022 Model All-Electric Part 11 Reach Code

Central Coast Community Energy (CCCE) provides a 2022 model of an all-electric reach code, representing recommended local building code amendments to cross-referenced portions of the 2022 Title 24 Part 11 of the California Code of Regulations, the California Green Building Standards Code (also known as CALGreen). Additions are underlined, ~~deletions are stricken through~~, and comments explain the rationale.

Please visit [CentralCoastReachCodes.Org](http://CentralCoastReachCodes.Org) to review related information, including an alternative Municipal Ordinance prohibiting gas infrastructure, sample Facts and Findings, and other resources.

Source Documents Replied Upon

- [2019 CALGreen](#)
- [Final Express Terms for the 2022 CALGreen \(Part 11\)](#)

| Version Date    | Summary of Updates    |
|-----------------|-----------------------|
| August 31, 2022 | 1 <sup>st</sup> Draft |

### Part 11 – California Green Building Standards Code (CALGreen)

#### CHAPTER 2 – DEFINITIONS

**ADDITION.** An extension or increase in floor area of an existing building or structure.

**ALL-ELECTRIC BUILDING.** A building that contains no *combustion equipment* or plumbing for combustion equipment serving space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbecues), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

**ALTERATION OR ALTER.** Any construction or renovation to an existing structure other than repair for the purpose of maintenance or addition.

**COMBUSTION EQUIPMENT.** Any equipment or appliance used for space heating, water heating, cooking, clothes drying and/or lighting that uses *fuel gas*.

**ELECTRIC HEATING APPLIANCE.** A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

**FUEL GAS.** A gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

**NEWLY CONSTRUCTED (or NEW CONSTRUCTION).** A newly constructed building (or new construction) does not include additions, alterations or repairs.

**CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES**

***Division 4.1 PLANNING AND DESIGN***

**SECTION 4.106  
SITE DEVELOPMENT**

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**4.106.5 All-electric buildings.** New construction buildings and qualifying alteration projects shall comply with Section 4.106.5.1 or 4.106.5.2 so that they do not use *combustion equipment* or are ready to accommodate installation of *electric heating appliances*.

**4.106.5.1. New construction and qualifying alteration projects.** All newly constructed buildings shall be *all-electric buildings*. Alterations that include replacement or addition of over 50 percent of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or where over 50 percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall be *all-electric buildings*. If either of these criteria are met within a three-year period, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the *all-electric buildings* requirements.

Tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of substantial reconstruction/alteration shall be made by the local enforcing agency.

**CHAPTER 5 – NONRESIDENTIAL MANDATORY MEASURES**

***Division 5.1 PLANNING AND DESIGN***

**SECTION 5.106 - SITE DEVELOPMENT**

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**5.106.13 All-electric buildings.** New construction buildings and qualifying alteration projects shall comply with Section 5.106.13.1 or 5.106.13.2 so that they do not use *combustion equipment* or are ready to facilitate future electrification.

**5.106.13.1. New construction and qualifying alteration projects.** All newly constructed buildings shall be *all-electric buildings*. Alterations that include replacement of over 50 percent of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or where over 50 percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall be *all-electric buildings*. If either of these criteria are met within a three-year period, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the *all-electric buildings* requirements.

Tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of substantial reconstruction/alteration shall be made by the local enforcing agency.