

ATTACHMENT 1 Draft All-Electric New Construction Exception Language

Exception for All-Electric Residential New Construction Requirements:

Exception: If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. The applicant shall comply with Section 4.106.5.2.*

The City of San Mateo shall have the authority to approve alternative materials, design and methods of construction or equipment per California Building Code Section 104.

* *“Section 4.106.5.2 Requirements for combustion equipment” includes requirements for pre-wiring to accommodate future electrification.*

Exception for All-Electric Non-Residential New Construction Requirements:

Exceptions:

- 1) Nonresidential buildings containing kitchens located in a place of public accommodation, as defined in the California Building Code Chapter 2, may apply to the local enforcing agency for a modification to install commercial food heat-processing equipment served by fuel gas. The local enforcing agency may grant the modification if they find:
 - a. A business-related need to cook with combustion equipment; and
 - b. The need cannot be achieved equivalently with an electric heating appliance; and
 - c. The applicant has employed reasonable methods to mitigate the greenhouse gas emissions of the combustion equipment.
 - d. The applicant shall comply with Section 5.106.13.2.**
- 2) Hotels and motels with eighty or more guestrooms may utilize fuel gas in on-site commercial clothes drying equipment. The applicant shall comply with Section 5.106.13.2.**
- 3) If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. The applicant shall comply with Section 5.106.13.2.**

The City of San Mateo shall have the authority to approve alternative materials, design and methods of construction or equipment per California Building Code Section 104.

** *“Section 5.106.13.2 Requirements for combustion equipment” includes requirements for pre-wiring to accommodate future electrification.*