

Example Electrification Ordinances:

Berkley, CA (2019) Energy Code Amendments

- Prohibits natural gas infrastructure in new buildings of all types, with the following exceptions:
 - Portable propane appliances for outdoor cooking and heating
 - If applicant establishes that it is not physically feasible (i.e. all electric compliance approach is available for the building under energy code and the building is able to achieve the performance compliance standards under the energy code using commercially available technology and approved calculation method) to construct the building;
 - Public Interest Exemption
- In any case, newly constructed buildings shall be required at minimum to have sufficient electric capacity, wiring and conduit to facilitate future full-building electrification

San Jose, CA (2020) Green Building and Building Efficiency Standards

- Prohibits natural gas infrastructure in newly constructed buildings, with the following exceptions:
 - Portable propane appliances for outdoor cooking and heating.
 - Hospital, attached ADU in a mixed-fuel (gas and electric) building, and distributed energy resources
 - Newly constructed manufacturing and industrial facilities may request an exemption for the area of it's building with Process Loads.
 - Newly constructed commercial kitchens may seek an exemption for area of it's building with cooking equipment or a commercial kitchen

San Francisco, CA (2020) Local Amendments to Building Code

- Building permits after 6/1/21 shall no be permissible for mixed-fuel buildings, with the following exceptions:
 - An all electric building is physically or technically infeasible as determined by Building Official (financial considerations shall not be a sufficient basis to determine physical or technical infeasibility)
 - The permit includes an area designed for occupancy by a commercial food service establishment, where gas piping is only permissible to cooking equipment within the food service area
- Buildings receiving an exception shall provide capacity for a future retrofit to fully-electric

Oakland, CA (2020) Add Electric Building Code

- Newly constructed buildings shall be all electric, with the following exceptions:
 - ADUs that attached and within original building footprint of single or multi-family dwelling
 - Buildings not deemed to be Newly Constructed Buildings or are not deemed conversions from existing all-electric buildings to mixed-fuel buildings
 - Waiver granted by City if deemed infeasible

Brookline, MA – Zoning Ordinance (2021)

- to prohibit fossil fuel infrastructure in new construction and major renovations, and included a transition clause that would require elimination of fossil fuel by 2030, or within 5 years of a permit for construction, whichever was later.
- NOTE: Struck down by State AG in 2022 – Town’s Zoning cannot put restrictions on building materials and construction methods.

Massachusetts Act Driving Clean Energy and Offshore Wind (2022)

- Calls for pilot project allowing 10 Cities in State to require new building projects to be all-electric, with exception of life sciences labs and health care facilities.

New York City, 2021

- Newly constructed by phasing in strict emissions limits beginning in 2023.
- Buildings of all sizes must be constructed fully electric by 2027, with exceptions for:
 - Commercial kitchens
 - Emergency or standby power

Pittsburgh, Uptown Public Realm Zoning District

- New buildings in area can utilize bonus system (1 point = 15 feet in height)
 - Meet IECC C407 Total building performance criteria or ASHRAE 90.1 -2019 (1 point)
 - Meet IECC C407 Total building performance criteria or ASHRAE 90.1-2019 with no fossil fuel-fired equipment (2 points)
 - Demonstrate compliance with IECC Zero Energy Code Appendix (3 points)
 - On-site energy generation is 25% of energy use (1 point)
 - On-site energy generation is 50% of energy use (2 points)
 - On site energy generation is 75% of energy use (3 points)
 - Various affordable housing bonuses
 - Various stormwater bonuses
 - Building reuse bonuses
 - Public Access easements, trails, and amenities bonuses
 - Ground level surface parking is designed so that a min. of 50% of paved area is shaded by solar panels (1 point)
 - Top level of a parking structure is designed to that a min. of 50% of total area is shaded by solar panels (1 point)
 - Public art bonuses
 - TOD bonuses
 - Equitable development bonuses
 - Fresh Food market included (2 points)
- All new buildings with a gross floor area greater than 10,000 square feet, or building additions greater than 5,000 square feet shall undergo a green building advisory consultation coordinated by the City.