



City of San Bruno Reach Codes Summary Tables

ATTACHMENT 2

Energy Code Amendments – Building Electrification & Solar Photovoltaic (PV) Systems		
Building Type	Proposed Energy Code Amendments for New Construction	Exceptions*
Single Family and Accessory Dwelling Units	<p><u>Electric Appliances:</u></p> <ul style="list-style-type: none"> • All electric building required that uses electricity as the source of energy for all appliances, including but not limited to heating appliances, cooking appliances, fireplaces and clothes dryers. 	<ul style="list-style-type: none"> • Natural gas can be used for fan-type central furnaces, fireplaces, spa heaters, and pool heaters if each pilot consumes less than 150 Btu/hr. • Prewiring for electric appliances is required where natural gas appliances are used. • For project with planning entitlements approved by the City prior to the effective date of this ordinance, refer to 2022 Energy Code.
Low-density Residential (three stories or less multifamily)	<p><u>Electric Appliances:</u></p> <ul style="list-style-type: none"> • All electric building required that uses electricity as the source of energy for all appliances, including but not limited to heating appliances, cooking appliances, fireplaces and clothes dryers 	<ul style="list-style-type: none"> • Natural gas can be used for fan-type central furnaces, fireplaces, spa heaters, and pool heaters if each pilot consumes less than 150 Btu/hr. • Prewiring for electric appliances is required where natural gas appliances are used. • For projects with planning entitlements approved by the City prior to the effective date of this ordinance, refer to 2022 Energy Code.
High-density Residential	<p><u>Electric Appliances:</u></p> <ul style="list-style-type: none"> • All electric building required that uses electricity as the source of energy for all appliances, including but not limited to heating appliances, cooking appliances, fireplaces and clothes dryers. 	<ul style="list-style-type: none"> • Natural gas can be used for fan-type central furnaces, fireplaces, spa heaters, and pool heaters if each pilot consumes less than 150 Btu/hr. • Prewiring for electric appliances is required where natural gas appliances are used. • For project with planning entitlements approved by the City prior to the effective date of this ordinance, refer to 2022 Energy Code.



City of San Bruno Reach Codes Summary Tables

Non-Residential Buildings	<p><u>Electric Appliances:</u></p> <ul style="list-style-type: none">• All electric building required that uses electricity as the source of energy for all appliances, including but not limited to heating appliances, cooking appliances, fireplaces and clothes dryers.	<ul style="list-style-type: none">• Hospitals may use natural gas for space heating and water heating and process load systems if desired.• For project with planning entitlements approved by the City prior to the effective date of this ordinance, refer to 2022 Energy Code.• Non-residential kitchens (e.g. for-profit restaurants and cafeterias) may use natural gas stoves.• For all exceptions, natural gas appliance locations must be electrically pre-wired for future electric appliance installation.
----------------------------------	---	---

***Additional Exception for All Building Types:**

If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the Energy Code, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Code using commercially available technology and an approved calculation method, then the Community and Economic Development Director or his/her designee may grant a modification. If the Chief Building Official grants a modification pursuant to this Exception, the applicant must comply with the pre-wiring provision.



City of San Bruno Reach Codes Summary Tables

Proposed Green Building Code Amendments – Electric Vehicle Infrastructure		
Building Type	Electric Vehicle Charging Amendments for New Construction	Exceptions
Single and Two-Family, Townhouses, and Accessory Dwelling Units (ADUs) (with attached garages)	<ul style="list-style-type: none"> Install one Level 2 EV Ready Space and one Level 1 EV Ready Space for each dwelling unit. <ul style="list-style-type: none"> For each dwelling unit with only one parking space, install a Level 2 Ready Space 	<ul style="list-style-type: none"> Where there is no commercial power supply. ADUs and Junior ADUs (JADUs) without additional parking facilities, unless the electrical panel is upgraded or a new panel is installed, in which case only the electrical capacity requirements apply. Spaces accessible only by automated mechanical car parking systems.
Multifamily Dwellings**	<ul style="list-style-type: none"> For buildings with less than or equal to 20 units: <ul style="list-style-type: none"> 30% of parking spaces must be EV charging spaces capable of supporting future Level 2 EVSE 25% of the parking spaces shall be equipped with low power Level 2 EV charging receptacle 10% of the parking spaces shall be equipped with Level 2 Electric Vehicle Charging Station For buildings with more than 20 units: <ul style="list-style-type: none"> 30% of parking spaces must be EV charging spaces capable of supporting future Level 2 EVSE 25% of the parking spaces shall be equipped with low power Level 2 EV charging receptacle 10% of the parking spaces shall be equipped with Level 2 Electric Vehicle Charging Station 	<ul style="list-style-type: none"> Above exceptions apply. For project with planning entitlements approved by the City prior to the effective date of this ordinance, refer to 2022 California Energy Code. Multifamily Affordable Housing: <ul style="list-style-type: none"> Install at least one Level 2 EV Ready Space in 10% of units with space(s). Install at least one Level 2 EV Ready Space. Areas of parking facilities served by parking lifts
Non-residential Buildings	<ul style="list-style-type: none"> Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 	<ul style="list-style-type: none"> Where there is no commercial power supply. Spaces accessible only by automated mechanical car parking systems. Where there is evidence suitable to the local enforcement agency substantiating that additional local



City of San Bruno Reach Codes Summary Tables

		utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project
--	--	--

****Note for Multifamily Dwellings:**

The City may consider allowing exceptions, on a case by case basis, if a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would be greater than \$4,500 among parking spaces with Level 2 EV Ready Spaces and Level 1 EV Ready Spaces. If costs are found to exceed this level, the applicant would provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity.