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San José’s Natural Gas Infrastructure Prohibition and Reach Code Ordinances

These ordinances will apply to any newly constructed building/structure for which an application for a building permit is made on or after the ordinance effective date.

	Date Applicable	Occupancy Type ²		
		Single-family, Detached Accessory Dwelling Unit (ADU), and Low-rise Multi-family	High-rise Multi-family (4 stories+)	Other Non-Residential
Energy Requirements ¹ :	<i>Effective before August 1, 2021</i>	Requires all-electric building	If all-electric: meet Title 24 If mixed fuel: efficiency ³ of 6%; electrification-ready	If all-electric: meet Title 24 If mixed fuel: efficiency requirements ³ for Office & Retail: 14%; Industrial/ Manufacturing: 0%; All other non-residential occupancies: 6%; all electrification-ready
	<i>Effective on or after August 1, 2021</i>	Requires all-electric building	Requires all-electric building	Requires all-electric building ⁴
Electric Vehicle Charging Infrastructure Requirements:	<i>Effective as of January 1, 2020</i>	Single-family: 1 EV Ready; Detached ADU: 1 EV Ready (if space is required by Code); Low-rise Multi-family: 10% EVSE, 20% EV Ready, 70% EV Capable	High-rise Multi-family: 10% EVSE, 20% EV Ready, 70% EV Capable	Hotel/Motel: 10% EVSE, 0% EV Ready, 50% EV Capable; All other non-residential: 10% EVSE, 0% EV Ready, 40% EV Capable

1. Solar-readiness is required for all newly constructed buildings except ADUs.
2. Find details, including all pertinent definitions, within ordinance documents on the San José Reach Code website.
3. Efficiency for non-residential occupancies refers to an energy performance requirement or a compliance margin (%) above the 2019 Building Energy Code.
4. Exception for Hospitals and for facilities with a Distributed Energy Resource (for the latter, on or before December 31, 2024). Limited exemptions allowed by request on or before December 31, 2022, for commercial cooking equipment located in Food Service Establishments and process loads in Manufacturing and Industrial Facilities.

Learn more at the San José Reach Code website: www.sjenvironment.org/reachcode
For questions or comments, please reach out to us at energy@sanjoseca.gov