

SUMMARY OF PROPOSED 2023 SAN JOSE REACH CODE REQUIREMENTS FOR NEW CONSTRUCTION

The City of San José is proposing to readopt its 2019 Building Reach Code (“2019 Reach Code”) requirements applicable to newly constructed buildings. These building standards have been established to ensure that new construction in San José is healthier for occupants, has limited impact on the environment, reduces demand for energy, and results in cost savings from building operation over the life of the building.

The following table includes: 1) information on San José’s 2019 Reach Code requirements (effective January 1, 2020); 2) the City’s Proposed Building Reach Code requirements (for readoption) and additional proposed administrative updates (“Proposed 2023 Reach Code”) to align with the 2022 California Energy Efficiency Standards, Title 24, Part 6 (“Efficiency Standards”); and 3) An overview of differences between the 2019 Reach Code and the Proposed 2023 Reach Code. Please note that electric vehicle charging requirements are not listed below as they are not currently included in the 2023 Proposed Reach Code since they were already readopted in October 2022. The Proposed 2023 Reach Code, if adopted as proposed, would be effective as of October 1, 2023.

Occupancy Type	San José’s 2019 Reach Code Requirements	San José’s Proposed 2023 Reach Code Requirements	Overview of Differences between 2019 Reach Code and Proposed 2023 Reach Code
Single-family	Emissions Reductions <ul style="list-style-type: none"> All-electric buildings must meet or exceed 2019 Efficiency Standards Mixed-fuel buildings must achieve an EDR margin of at least 10 points less than 2019 Efficiency Standards 	Emissions Reductions <ul style="list-style-type: none"> The Source Energy Design Rating 1 calculated for the proposed design must be less than the Source Energy Design Rating budget calculated for the Standard Design Building by a compliance margin of at least 8 to comply 	<ul style="list-style-type: none"> Reference to updated code compliance metrics (i.e., source energy) and cost-effectiveness findings, in alignment with 2022 Efficiency Standards Removed distinction between all-electric and mixed-fuel buildings
	Electric-Readiness <ul style="list-style-type: none"> Required electric-readiness for water heaters, clothes drying, cooktops/ranges, and other gas equipment, as applicable 	Electric-Readiness <ul style="list-style-type: none"> Require a designated exterior location for a future heat pump compressor unit with either a drain or natural drainage for condensate to ensure heat pump readiness 	<ul style="list-style-type: none"> 2022 Efficiency Standards already require electric-readiness. The revised Proposed 2023 Reach Code aligns with the draft 2025 Efficiency Standards
	Solar-Readiness <ul style="list-style-type: none"> Solar photovoltaic (PV) systems must comply with code minimum or Solar zone requirements, irrespective of number of building stories 	Solar-Readiness <ul style="list-style-type: none"> PV systems must comply with code minimum or Solar zone requirements, irrespective of number of building stories. 	No change

<p>Low Rise and High-Rise Multifamily</p> <p><i>* This section is now implemented under a single comprehensive multifamily section in the 2022 code</i></p>	<p>Emissions Reductions</p> <ul style="list-style-type: none"> All-electric buildings must meet or exceed 2019 Efficiency Standards Low-rise mixed-fuel buildings must achieve an EDR margin of at least 10 points less than 2019 Efficiency Standards High-rise mixed-fuel buildings must achieve an energy compliance margin of 6% 	<p>Emissions Reductions:</p> <ul style="list-style-type: none"> The Source Energy budget calculated for the proposed design must be less than the Source Energy budget calculated for the Standard Design Building by a compliance margin of at least 6% to comply 	<ul style="list-style-type: none"> Reference to updated code compliance metrics (i.e., source energy) and cost-effectiveness findings, in alignment with 2022 Efficiency Standards Created a common requirement for all multifamily buildings
	<p>Electric-Readiness</p> <ul style="list-style-type: none"> Required electric-readiness for water heaters, clothes drying, cooktops/ranges, and other gas equipment, as applicable. 	<p>Electric-Readiness</p> <ul style="list-style-type: none"> Require central heat pump water heater electric-readiness 	<ul style="list-style-type: none"> 2022 Efficiency Standards already require electric-readiness in most applications. Updated electric-readiness language that is more specific for central domestic hot water applications in multifamily buildings to align with the draft 2025 Efficiency Standards.
	<p>Solar-Readiness</p> <ul style="list-style-type: none"> PV systems complies with code minimum or Solar zone requirements, irrespective of number of building stories 	<p>Solar-Readiness</p> <ul style="list-style-type: none"> N/A; PV systems complies with code minimum or Solar zone requirements, irrespective of number of building stories 	No change
<p>Nonresidential</p>	<p>Emissions Reductions</p> <ul style="list-style-type: none"> All-electric projects must meet or exceed 2019 Building Energy Efficiency Standards Mixed fuel buildings must meet the following by type: <ul style="list-style-type: none"> Office/Retail: 14% margin Industrial/Manufacturing: 0% margin All other non-residential occupancies: 6% margin 	<p>Emissions Reductions</p> <ul style="list-style-type: none"> New nonresidential buildings must comply with the following source energy compliance margins: <ul style="list-style-type: none"> Office/Mercantile: 10% margin Hotel/motel: 6% margin Industrial/Manufacturing: 0% margin All other non-residential occupancies: 6% margin <p>Except buildings with space conditioning systems per Section 140.4(a)2</p>	<ul style="list-style-type: none"> Updated to use “source energy” compliance (new compliance pathway in 2022 Efficiency Standards) Updated compliance margin requirements to the maximum values found to be cost-effective or the thresholds under the 2019 San José reach code, whichever was lower Removed distinction between all-electric and mixed-fuel buildings
	<p>Electric-Readiness</p> <p>Requires electric-readiness for fossil fuel systems</p>	<p>Electric-Readiness</p> <p>Requires electric-readiness for fossil fuel systems, but allows designer discretion regarding the specific power requirements</p>	<p>Updated electric-readiness language that is more flexible for design engineers for non-residential buildings</p>

	<p>Solar-Readiness</p> <ul style="list-style-type: none"> • PV systems complies with code minimum or Solar Zone requirements, irrespective of number of building stories 	<p>Solar-Readiness</p> <ul style="list-style-type: none"> • PV systems complies with code minimum or Solar Zone requirements, irrespective of number of building stories 	No change
<p>2023 Proposed Reach Code Additional Administrative Updates</p>	N/A	<ul style="list-style-type: none"> • Adding definitions for “Electric Heating Appliance” and “Net Free Area”. • Not including prescriptive requirements for mixed fuel buildings from the 2019 Reach Code for simplification and to allow flexibility 	<ul style="list-style-type: none"> • Administrative updates as noted to align with 2022 Efficiency Standards, Proposed 2023 Reach Code, and draft 2025 Efficiency Standards • Did not include definitions for “All-Electric Building” and “Mixed-Fuel Building” that were in 2019 Reach Code since they are no longer referenced