Oakland Building Electrification Webinar

November 20th, 2020 10 – 11 AM





Agenda Overview

- ➤ City Approach Bill Gilchrist, Director of Oakland's Planning & Building Department
- ➤ **Statewide Approach** Panama Bartholomy, Director of the Building Decarbonization Coalition
- ➤ Engagement History Shayna Hirshfield-Gold, Acting Sustainability Program Manager
- ➤ **Details + Rationale of Proposed Ordinance** Issam Shahrouri, Chief Building Official; and Alain Placido, Supervising Civil Engineer
- > Q + A



Why Building Electrification?

- Protecting indoor air quality
- Reducing seismic risk
- Promoting clean energy and grid modernization
- Reducing greenhouse gas emissions



Bill Gilchrist
Director, City of Oakland Planning &
Building Department



Panama Bartholomy

Building Decarbonization Coalition





Stakeholder Engagement

- June 2019: Oakland -Berkeley Electrification Workshop
- Sept 2019: Oakland **Building Electrification** Workshop

Shayna Hirshfield-Gold Acting Sustainability Program Manager

Calling all builders. tradespeople, developers, and architects!



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The City of Oakland invites you to a stakeholder workshop to discuss evolving plans for encouraging all-electric buildings.

Date & Time Thursday, September 12, 2019 3:00 PM - 5:00 PM PDT

Oakland City Hall - 1 Frank H. Ogawa Plaza, Oakland Hearing Room 3

Oakland has been exploring policy options to encourage all-electric new construction to protect the health and safety of all Oaklanders, while allowing development to thrive. City staff are ready to share progress and hear your insights. In this workshop, we'll address potential requirements, costeffectiveness, technological feasibility, and your concerns. Please come be a part of this important conversation!

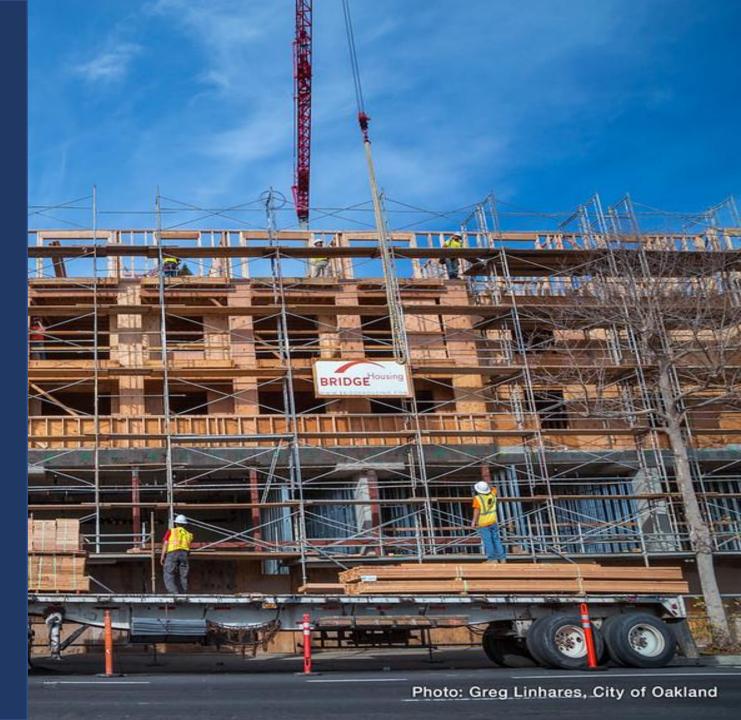
The City and East Bay Community Energy (Oakland's electricity provider) have been conducting technical and cost analysis and exploring options, along with about 50 other California cities that are looking at ways to encourage all-electric construction. All-electric construction is more cost-effective than building mixedfuel buildings in Oakland, both in initial and ongoing operating costs. What's more, burning gas in our buildings (for space and water heating, clothes drying, and cooking) presents safety and public health risks, in terms of increased indoor air pollution, increased asthma



All-Electric in Newly Constructed Buildings

CITY OF OAKLAND
PLANNING AND BUILDING DEPARTMENT
BUREAU OF BUILDING





Why All-Electric?

Versus Enhanced Performance Mixed-Fuel?

- Direct path to achieving City's goal of efficient, all-electric construction for all buildings
- Promotes health, safety, and resilience by reducing gas use
 - Leaky infrastructure and poor indoor air quality
 - Combustion risks especially after earthquakes
 - Gas infrastructure more difficult to repair after disaster
- Already high efficiency standards (Title 24), which will continue to rise





Applicability

- > Newly Constructed Buildings
 - Obtained land use entitlements on or after adoption
 - Never before used or occupied for any purpose
 - Grace period
 - Projects with land use entitlements obtained before adoption: development permits are exempt for 6 months





Waivers

Must Demonstrate Infeasibility

- Conflicts with other City regulations (e.g. historic preservation)
- ➤ Lack of commercially available material or technologies to reach compliance

Granting of Exemptions

Must meet the maximum feasible threshold of compliance





Post-Adoption

- Periodic Review
 - Maintain ongoing consistency with t24 energy standards
 - Drafting of administrative regulations to implement this chapter
 - Explore expansion of regulations to existing buildings
 - Major renovations
 - Changes of use/occupancy
 - > Explore expansion to appliances





