

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Kerrie Romanow  
Rosalynn Hughey

**SUBJECT: BUILDING REACH CODE  
SECOND READING**

**DATE:** September 26, 2019

Approved D. DSYL

Date 9/27/19

## SUPPLEMENTAL

At the September 17, 2019 City Council meeting, Council approved a building reach code ordinance for new construction with the changes to the draft ordinance as identified in the Mayor and Councilmembers Peralez, Diep, Carrasco and Davis' memorandum dated September 13, 2019 and further clarified in the final recommendations approved by Council (item 7.2). Specifically, these ordinance edits include:

1. Removal of the exemption for detached accessory dwelling units;
2. Adjustment of the energy efficiency compliance margins to the higher requirements outlined in staff's original draft reach code circulated publicly in July 2019 or up to the maximum compliance margins supported by the most recent statewide cost effectiveness studies (as this limited the maximum compliance threshold that could be set for Retail, Hotel/Motel and High-rise Residential, and All Other Nonresidential Occupancies);
3. Require all new multi-family buildings to include 70 percent electric vehicle (EV) capable spaces, 20 percent EV ready spaces, and 10 percent EV supply equipment spaces;
4. Provide a hardship exemption in the EV space requirements for permanent supportive housing and housing built for up to 30 percent area median income, as defined by State law and the City's Municipal Code respectively, and set this hardship exception based on the Base Code which has a cost cap of \$400 per dwelling unit; and
5. Correction of the technical citation for water heating recirculation loops.

These changes are incorporated into the redlined version of the Ordinance No. 30311 posted for the October 1, 2019 Council Agenda (Ordinance second reading).

/s/  
ROSALYNN HUGHEY  
Director, Planning, Building, and Code Enforcement

/s/  
KERRIE ROMANOW  
Director, Environmental Services

For questions, please contact Ken Davies, Deputy Director, at (408) 975-2587.

