

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF SAN JOSE AMENDING
SECTION 24.12.300 OF CHAPTER 24.12 OF TITLE 24
(TECHNICAL CODES) OF THE SAN JOSE MUNICIPAL
CODE RELATED TO THE REACH CODE REQUIREMENTS
FOR MIXED FUEL BUILDINGS TO MAKE CLERICAL
EDITS**

WHEREAS, pursuant to Sections 17922, 17958, 17958.5 and 17958.7 of the California Health and Safety Code, the City may adopt the provisions of the Green Building Standards Code and Building Efficiency Energy Standards with certain amendments to those provisions which are reasonably necessary to protect the health, welfare and safety of the citizens of San José because of local climatic, geological and topographical conditions; and

WHEREAS, on October 1, 2020, the City Council made specific findings related to the local geological, topographical and climatic conditions relating to the amendments to the California Codes for which such findings are required;

WHEREAS, the City Council hereby determines that the findings remain accurate and hereby adopts, affirms, and incorporates them by reference as if set forth in full;

WHEREAS, on October 1, 2020, the City Council made the additional findings with respect to cost effectiveness of any amendments to the California Codes for which such findings are required;

WHEREAS, the City Council hereby determines that the findings remain accurate and hereby adopts, affirms, and incorporates them by reference as if set forth in full;

WHEREAS, this Ordinance was found to be categorically exempt from environmental review, per the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, 14 California Code of Regulations Section 15308, and Title 21 of the San José Municipal Code, under File Number PP19-067; and

WHEREAS, the City Council of the City of San José is the decision-making body for this Ordinance; and

WHEREAS, this Council has reviewed, considered, and approves the Statement of Exemption determination under CEQA prior to taking any approval actions on this Ordinance;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

Section 24.12.300 of Chapter 24.12 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.12.300 Additional Requirements for Mixed—Fuel Buildings (Amending Energy Standards, Subch. 4, to add §130.6)

Energy Standards, Subchapter 4 is amended to add Section 130.6 to be numbered, entitled, and to read as follows:

130.6 Additional Requirements for Mixed Fuel Buildings: Mixed Fuel Buildings shall also include the following additional components:

A. Water Heaters

- i. A dedicated 240-volt electrical receptacle with a minimum capacity of 30 amps that is connected to the electrical panel with conductors of adequate capacity, within 3 feet from the water heater and accessible to the water heater with no obstructions.
- ii. Both ends of the unused conductor shall be labeled with the words “For Future Heat Pump Water Heater” and be electrically isolated.
- iii. A condensate drain that is no more than 2 inches higher than the base of the installed water heater and allows natural draining without pump assistance.
- iv. Located in an area with a minimum of 700 cubic feet of volume, or a ducting plan for eight-inch supply and exhaust ducts to the exterior or a space with 700 cubic feet of volume.

Exception: ~~to 140.0(b)2-A.iv.~~ The space and ventilation requirements may be reduced to conform with the manufacturer’s recommendations for a specific heat pump hot water heater that meets the requirements of Sections 110.0, 110.1 and 110.3.

B. Clothes Drying

- i. A dedicated 240-volt electrical receptacle with a minimum capacity of 30 amps that is connected to the electrical panel with conductors of adequate capacity, within 3 feet of the appliance and accessible with no obstructions.
- ii. Both ends of the unused conductor shall be labeled with the words “For Future Electric Clothes Drying” and be electrically isolated.

- C. Cooktop or Range A dedicated 240-volt electrical receptacle with a minimum capacity of 50 amps that is connected to the electrical panel with conductors of adequate capacity, within 3 feet of the appliance and accessible with no obstructions.
- i. Both ends of the unused conductor shall be labeled with the words "For Future Electric Range" and be electrically isolated.

EXCEPTION to ~~140.0(b)2~~-A, B, and C: If gas or propane plumbing is not installed for the specified end uses.

D. Other Gas Equipment.

- i. For equipment that is specified or connected to natural gas or propane plumbing, the building shall include designated raceways and reserved capacity on the main electrical panel and subpanels, if applicable, sufficient to power electric equipment that provides the equivalent function as the intended function of the gas equipment; or,
- ii. If gas plumbing exists but no gas equipment is specified or connected, the building shall include designated raceways and reserved capacity on the main electrical panel and subpanels, if applicable, sufficient to provide equivalent power at a maximum gas flow rate under normal gas service pressure. Plans shall include calculations for delivered gas power and equivalent electrical power, conductors, raceway sizes and panel capacities.

Exception to ~~140.0(b)2~~-D. If the applicant demonstrates that there is no viable electrical equipment that can perform the intended function of the gas equipment.

- E. All newly installed raceways between the main electrical panel and any subpanels, and the point at which the conductors serving the building connect to the common conductors of the utility distribution system shall be sized for conductors adequate to serve all of the building's electrical requirements, including ~~PV as specified Section 140.0(b)1 and future electric loads~~ for the requirements of this section. ~~as specified in Section 140.0(b)2.~~
- F. If the building includes an electrical transformer(s) feeding the main panel or any subpanels, the transformer(s) shall be located in a space large enough to accommodate a transformer(s) with a rated capacity sufficient to serve all of the building's electrical requirements, including PV as specified in Section 140.0(b)1 and future electric loads for the requirements of this section. ~~as specified in Section 140.0(b)2.~~

PASSED FOR PUBLICATION of title this _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk