



# City of Menlo Park Electrification Update

Presented by

Ori Paz, Management Analyst II

# Background

- Electrification benefits
  - Air quality improvements
  - GHG reductions
  - Resilience
- Policy framework
  - Climate Action Plan
    - Strategy No. 1
      - Explore policy and programs to electrify 95% of existing buildings by 2030
  - City Council goal setting priority



# The toolbox

- Barrier removal
  - Zoning ordinance amendments allowing electric equipment in garages and electric equipment enclosures in setbacks
  - Solar+ permitting
- Incentives
  - Electrification fee waiver
  - Home Upgrade Services Program
- Regulations
  - Building code amendments
  - Green and sustainable building requirements



# Home Upgrade Services Program

- No cost, direct-install electrification
  - \$4.5M CEC grant for communitywide electrification
  - Partnership with Peninsula Clean Energy (PCE)
- Solar + storage for full electrification



The illustration shows a cross-section of a home with various green icons representing electrified appliances: a fan (likely a range hood), a stove, a dishwasher, a washing machine, a dryer, a water heater, a furnace, and a thermostat. A QR code is located on the right side of the illustration.

 BELLE HAVEN  
Free Home  
Upgrade Program

 PENINSULA  
CLEAN ENERGY

 Belle Haven  
Community Development Fund

 MENLO  
SPARK

 CRC  
CLIMATE RESILIENCY COMMITTEE

[menlopark.gov/homeupgrade](https://menlopark.gov/homeupgrade)  
650.330.6720

# Building code amendments

- Expanded pre-wiring requirements
- Air conditioner (AC) to heat pump (HP)
- Flex path (for projects >\$100K)
- EV charging requirements (carried forward for res. and non-res)

# Expanded pre-wiring

- Expand existing requirements to:
  - Ensure conduits for future electric appliances are installed with electrical and other work (kitchen, laundry, garage/water heater closet)
  - Require conduit installation with outdoor gas appliances (BBQ, heaters, sauna, pool heater)
  - Require panel sized for electrification when proposing a panel upgrade



# Air conditioner (AC) to heat pump (HP)

- Requires heat pump space heating equipment instead of air conditioner, or installation of air conditioner with energy efficiency measures;
  - Same level of cooling, with additional heating option in a single piece of equipment
  - Does not require removal of gas heating equipment



## Flex path

- Requires two additional energy efficiency and/or electrification measures for additions/alterations \$100K or greater
- Energy efficient measures and electrification scope options:
  - Install insulation (attic, wall, floor, around accessible hot water piping)
  - Seal ducts
  - Gas to heat pump water heater
  - Gas furnace to heat pump space heater
  - Home Energy Score or Home Energy Audit report and implement min. one recommendation included in report
  - Replace all screw-in incandescent and CFL lamps with lamps of efficiency of 45 lumens per watt or greater

## Timeline of next steps

- 2022 amendments adopted Aug. 26, filed with California Building Standards Commission, approved by CEC on Nov. 13
- 2025 amendments pending CBSC and CEC approval
  - 2025 code applies starting Jan. 1, 2026
  - Local amendments are enforceable after CEC approval

# EV charging requirements (carried forward)

- New construction
  - Residential
    - EV ready spaces 1 per unit
  - Nonresidential
    - Hotels/motels: outlets in 40% of spaces or chargers for 25%
    - Nonresidential: 20 – 30% EV capable; ~12% charging installed
  - No exception for stackers
- Existing buildings
  - Nonresidential
    - Additions/ alterations
      - 10,000sf – 25,000sf
        - 5% required spaces EV capable + 1 EV ready
      - 25,000sf and over
        - 10% required spaces EV capable + 1+1% EV ready
      - Up to new construction – option for proactive installation



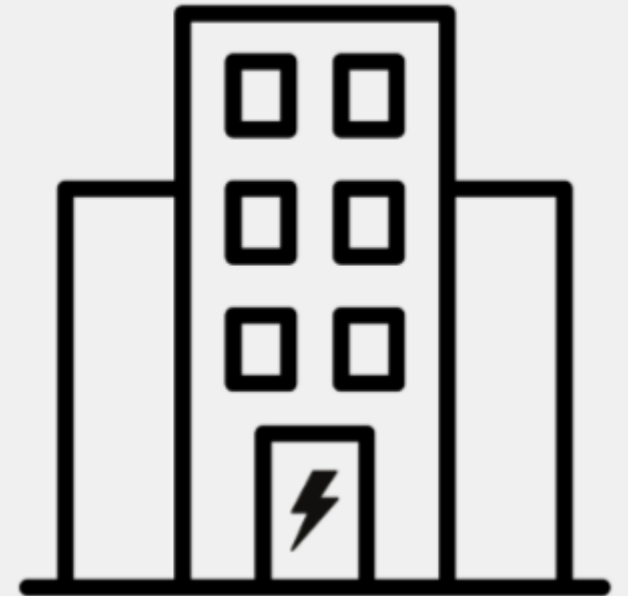
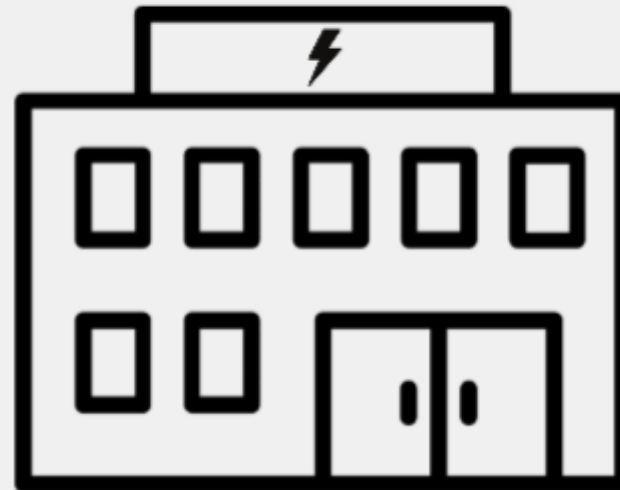
# Zoning Ordinance

## Green and sustainable building requirements

- Apply to multiple building types within certain zoning districts:
  - Multi-family residential, office/commercial, life sciences/light industrial
- Requirements
  - 100% renewable energy on/off-site or offsets (new buildings)
  - Energy reporting (10k sf and up new and existing)
  - LEED silver/gold (new and existing buildings 10k sf and up)
    - Envelope improvement + renewable energy option for existing buildings
  - Water budgets (new buildings 100k sf and up)
  - Dual plumbing (new buildings 250k sf and up)
  - Zero waste management plans
  - Bird-friendly design

# Future focus: nonresidential building code

- Clear AB 130 runway
- Ample opportunity
  - Fewer buildings
  - Higher usage
  - Longer equipment life





# Keep up the great work!

[oripaz@menlopark.gov](mailto:oripaz@menlopark.gov)

[sustainability@menlopark.gov](mailto:sustainability@menlopark.gov)