

Reach Codes in the Wake of a Moratorium

- AB130 and AB39: Mixed signals?
- Oakland
- Menlo Park
- Marin County



Health



Safety



Resilience



Equity



Climate

Moratorium on Residential Codes (AB130)

- Prohibits code changes from Oct 2025 – June 2031
- Exceptions for local government
 - Changes in effect September 30, 2025
 - Emergency health and safety – satisfying CBSC
 - Fire hardening
 - Greenhouse gas emissions reduction strategy
 - Streamlining, cost-reduction, enforcement, entitlement
- Determination by CBSC shall rely on a statement by the local agency
- Does not apply to non-residential

Exception for Greenhouse Gas Strategy (AB130)

Allows local code amendments that

- Align with a general plan approved by June 10, 2025
- Permit mixed-fuel construction consistent with federal law
- Incentivize all-electric construction
- Part of an adopted greenhouse gas emissions reduction strategy

California Electrification Planning Act (AB39)

- Local government with population >75,000
- Between 2027 and 2030
- Adopt a plan with goals, policies, measures to:
 - Charge electric vehicles – on-street and off-street
 - Electrify new and existing buildings – **and remove barriers to this transition**
 - Generate clean energy generation and charge fleet EVs
 - Identify areas that need grid infrastructure upgrades
- Prioritize disadvantaged, low-income, small businesses



San Francisco All-Electric Construction Ordinance

June 2021: Newly constructed buildings

July 2026: Major Renovations to Existing Buildings

New Construction



Mission Rock (Image: SPUR)

Major Renovation



100 Van Ness (Image: SPUR)



All-Electric Major Renovations – Adoption

2023 – 2025: Co-creation with Stakeholders
Owners, affordable housing, contractors,
tenants' rights, CBOs, developers...

Q3 2025: Filed with Ca Building Standards

- Before September 2025 deadline
- Aligns with GHG strategy
- Allows mixed-fuel to the extent consistent with federal law
- Incentive for single-fuel service connection
- All-electric baseline for safety & electric-ready

SFE

Preparation for Rule 9-6



- Rule 9-6 was designed to transform water heating market
- There's remaining work to prepare local governments:
 - Help with equipment cost, ready the workforce and streamline electric infrastructure
 - Increase awareness for residents & businesses
 - Disseminate case studies & resources
 - Identify best practices & align efforts

