



CITY OF PIEDMONT

DEPARTMENT OF PLANNING & BUILDING

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Phone: (510) 420-3050

Website: https://piedmont.ca.gov/services_departments/planning_building/about_building

Building Department Hours: 8:30 AM-5:00PM M-TH Closed on Fridays

Reach code information can be found here:

https://www.piedmont.ca.gov/services_departments/planning_building/about_building/reach_code_information

Piedmont Reach Code Checklist for New and Existing Residential Buildings

Ordinance 766 N.S. was adopted on October 17, 2022 and goes into effect on January 1, 2023.

Ordinance 766 N.S. modifies the CA Energy and Building Codes to help reduce natural gas use in new and existing single family residential construction. This checklist will explain any requirements you need to include in your building project. If you have questions about the reach codes, please visit our website (linked above) or contact the building official at pmuthig@Piedmont.ca.gov.

Part 1: New single-family buildings (New home or standalone Accessory Dwelling Units [ADU])

Are you building a new home or ADU?

- ☐ Yes (the home must be an all-electric design)
- ☐ No (Continue to Part 2)

The design for a new building must include the following all-electric requirements:

- ☐ No fuel gas (such as natural gas or propane) appliances. This means using heat pumps, water heaters, electric dryers, electric HVAC, and using electric or induction for your kitchen stove and oven.
- ☐ No PG&E gas meters, gas piping, or other infrastructure
- ☐ Compliance with 2022 California Energy Code (California Code of Regulations, Title 24, Part 6)

Part 2: Existing single-family buildings

Does your project include an entirely new second level to the home, or expand the total roof area by 30% or more?

- ☐ Yes. If the answer is yes to either of the above questions, you must install solar panels on the roof.
- ☐ No. Proceed to the next question.

Does your project include an electrical panel upgrade?

- ☐ Yes, my project includes an electrical panel upgrade (You must include capacity in the panel to accommodate future electrification of all appliances in the residence)
- ☐ No. Proceed to the next question.



Does your project include a kitchen or laundry area renovation?

- ☐ Yes, it does (Your project must include electrical outlets for future appliance installations. This means including at least one 120/240v, 30 ampere circuit within 6 feet of appliance location)
- ☐ No. Proceed to the next question.

Does your project have a projected cost of \$30,000 or greater?

- ☐ Yes, my project costs \$30,000 or more (Please include **at least one** energy efficient improvement from the list below)
- ☐ Yes, my project costs \$115,000 or more (please pick **at least two** energy efficient improvements from the list below)
- ☐ No, my project costs less than 30,000 (You are done. Thank you)

Energy Efficient Measures:

1. Install R-49 attic insulation, and apply air sealing practices in all accessible areas of the building. Seal ducts to meet the requirements of Section 150.2(b)1E of the 2022 California Energy Code.
2. Install R-13 wall insulation on exterior walls to meet the requirements of Section 150.0(c) of the 2022 California Energy Code.
3. Install R-19 insulation at raised floor assemblies meeting standards of 2022 California Energy Code Section 150.0(d).
4. Install R-3 insulation on all accessible hot water piping. Install R-6 insulation to the exterior of existing residential tank storage water heaters.
5. Replace all screw in incandescent and CFL lamps with screw in LED lamps in all light fixtures per 2022 California Energy Code Section 150.0(k).
6. Replace fuel Gas furnace with an electric heat pump system meeting the requirements of the 2022 California Energy Code Section 150.2(b)C or with other high efficiency electric space heating system per approval of the Building Official.
7. Replace Fuel gas water heater with a heat pump water heater meeting the requirements of 2022 California Energy Code Section 150.2Hiii(b) or 150.2Hii(c), or with other high efficiency electric water heating system per approval of the Building Official.
8. Implement one or more recommendations specified in a Home Energy Score or Home Energy Audit report that has been completed within five years and that is submitted with the application for a building permit, with the approval of such recommendation by the Building Official.