

## DEPARTMENT OF PLANNING AND BUILDING

250 FRANK H. OGAWA PLAZA. SECOND FLOOR. OAKLAND CA. 94612

### OPERATIONAL IMPLEMENTATION OF ELECTRIFICATION ORDINANCE

<b>BUILDING SERVICES DIRECTIVE</b>	<b>No: 21-01</b>
<b>DATE: March 24, 2021</b>	<b>Type: Policy</b>
	<b>Category: Operations</b>

#### **Background:**

The City Council adopted ordinance 13632 CMS which requires newly constructed buildings to be all-electric and banning natural gas from use in such buildings. The ordinance applies to newly constructed buildings submitted for building permit that have obtained planning entitlements on or after 12/15/20, with the exception for buildings that received planning entitlements prior to 12/15/20 and submitted for building plan check before 12/15/21. This applies to development of spaces for first-time use within these exempted buildings.

The Building Bureau will be the enforcement arm of this ordinance. To effectively enforce its provisions, the following groups will participate as follows:

#### **Building Plan Check:**

- If a newly constructed building is submitted for plan check, verify with planning the entitlement dates and determine if the newly constructed building is subject to the ordinance.
- If the newly constructed building is subject to the ordinance, review plans and ensure that it does not include any natural gas appliances or references to natural gas service, including water heater, stoves, ovens, forced air units and gas meters.
- Verify the energy report is consistent with the plans for electric equipment and appliances only.
- When approving the plans, affix the stamp “ALL-ELECTRIC BUILDING” on the first sheet.
- If a waiver has been granted, document and annotate the nature of the exemption on the plans.

#### **Planning Bureau**

- Be ready and responsive to inquiries from Building Bureau regarding entitlement approval dates.

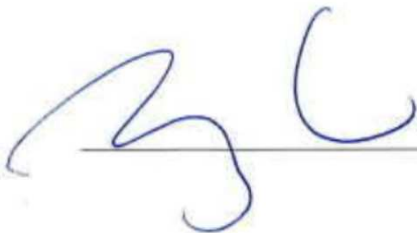
#### **Permit processing**

- If it has been determined the newly constructed building is subject to the ordinance, ensure no gas equipment, appliance or meter is included in the permit(s).
- Include in permit description a note that this is an “ALL-ELECTRIC BUILDING”.
- Add a parcel condition, with severity of notice, that this is an “all-electric building”. This is important since building is not allowed to revert to natural gas in the future and this serves as documentation for future applications.

<b>BUILDING SERVICES DIRECTIVE</b>	<b>No: 21-01</b>
<b>DATE: March 24, 2021</b>	<b>Type: Policy</b>
	<b>Category: Operations</b>

**Inspections**

- If plans are stamped "ALL-ELECTRIC BUILDING", verify gas related piping or systems are not installed.



Tim Low  
Acting Building Official  
City of Oakland