

Oakland Building Electrification Webinar

November 20th, 2020

10 – 11 AM



Agenda Overview

- **City Approach** – Bill Gilchrist, Director of Oakland’s Planning & Building Department
- **Statewide Approach** – Panama Bartholomy, Director of the Building Decarbonization Coalition
- **Engagement History** – Shayna Hirshfield-Gold, Acting Sustainability Program Manager
- **Details + Rationale of Proposed Ordinance** – Issam Shahrouri, Chief Building Official; and Alain Placido, Supervising Civil Engineer
- **Q + A**



Why Building Electrification?

- Protecting indoor air quality
- Reducing seismic risk
- Promoting clean energy and grid modernization
- Reducing greenhouse gas emissions



Bill Gilchrist
Director, City of Oakland Planning &
Building Department



Panama Bartholomy

Building
Decarbonization
Coalition



Stakeholder Engagement

- June 2019: Oakland - Berkeley Electrification Workshop
- Sept 2019: Oakland Building Electrification Workshop



Shayna Hirshfield-Gold
Acting Sustainability Program
Manager

**Calling all
builders,
tradespeople,
developers,
and architects!**



Calling all builders, tradespeople, developers, and architects!

The City of Oakland invites you to a stakeholder workshop to discuss evolving plans for encouraging all-electric buildings.

Date & Time
Thursday, September 12, 2019
3:00 PM – 5:00 PM PDT

Location
Oakland City Hall – 1 Frank H. Ogawa Plaza, Oakland
Hearing Room 3

Oakland has been exploring policy options to encourage all-electric new construction to protect the health and safety of all Oaklanders, while allowing development to thrive. City staff are ready to share progress and hear your insights. In this workshop, we'll address potential requirements, cost-effectiveness, technological feasibility, and your concerns. Please come be a part of this important conversation!

The City and East Bay Community Energy (Oakland's electricity provider) have been conducting technical and cost analysis and exploring options, along with about 50 other California cities that are looking at ways to encourage all-electric construction. All-electric construction is more cost-effective than building mixed-fuel buildings in Oakland, both in initial and ongoing operating costs. What's more, burning gas in our buildings (for space and water heating, clothes drying, and cooking) presents safety and public health risks, in terms of increased indoor air pollution, increased asthma risk, and increased risk of fire and explosion, particularly in the case of earthquakes.

Please come hear the latest and share your perspective!

Coffee and snacks will be provided.



All-Electric in Newly Constructed Buildings

CITY OF OAKLAND

PLANNING AND BUILDING DEPARTMENT

BUREAU OF BUILDING

Issam Shahrouri, PHD, PE – Building Official

Alain Placido, SE – Supervising Civil Engineer



Photo: Greg Linhares, City of Oakland

Why All-Electric?

Versus Enhanced Performance Mixed-Fuel?

- Direct path to achieving City's goal of efficient, all-electric construction for all buildings
- Promotes health, safety, and resilience by reducing gas use
 - Leaky infrastructure and poor indoor air quality
 - Combustion risks especially after earthquakes
 - Gas infrastructure more difficult to repair after disaster
- Already high efficiency standards (Title 24), which will continue to rise



Issam Shahrouri, PHD, PE – Building Official
Alain Placido, SE – Supervising Civil Engineer



Photo: Greg Linhares, City of Oakland

Applicability

- **Newly Constructed Buildings**
 - Obtained land use entitlements on or after adoption
 - Never before used or occupied for any purpose
 - Grace period
 - Projects with land use entitlements obtained before adoption: development permits are exempt for 6 months



Issam Shahrouri, PHD, PE – Building Official
Alain Placido, SE – Supervising Civil Engineer



Photo: Greg Linhares, City of Oakland

Waivers

- **Must Demonstrate Infeasibility**
 - Conflicts with other City regulations (e.g. historic preservation)
 - Lack of commercially available material or technologies to reach compliance
- **Granting of Exemptions**
 - Must meet the maximum feasible threshold of compliance



Issam Shahrouri, PHD, PE – Building Official
Alain Placido, SE – Supervising Civil Engineer



Photo: Greg Linhares, City of Oakland

Post-Adoption

➤ Periodic Review

- Maintain ongoing consistency with t24 energy standards
- Drafting of administrative regulations to implement this chapter
- Explore expansion of regulations to existing buildings
 - Major renovations
 - Changes of use/occupancy
- Explore expansion to appliances



Issam Shahrouri, PHD, PE – Building Official
Alain Placido, SE – Supervising Civil Engineer



Photo: Greg Linhares, City of Oakland



Q + A



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Thank you!



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