

Potential Requirements of an Electric Readiness Ordinance

Opportunities for future-proofing homes that install gas equipment include:

1. Gas Cooking Range
 - Trigger: Electrical permit scope includes circuits or receptacles in the kitchen
 - Install a 125-volt 20-amp receptacle
 - Pathway for a 240-volt 50-amp circuit for a future electric cooktop
2. Gas Clothes Dryer
 - Trigger: Electrical permit scope includes circuits or receptacles within 3' of a gas clothes dryer
 - Install a 125-volt 20-amp receptacle
 - Pathway for a 240-volt 30-amp circuit for a future electric clothes dryer
3. Water Heating
 - Trigger #1: Wall framing is removed or replaced within 3' of a gas water heater
 - Trigger #2: Electrical permit scope includes circuits or receptacles within 3' of existing water heater or 10' of a future HPWH location above
 - Install a 125-volt 20-amp receptacle
 - Pathway for a 240-volt 30-amp circuit for a future heat pump water heater
 - Pathway for a condensate drain
 - Physical space reserved for a future heat pump water heater (2.5' x 2.5x 7')
4. Space Heating
 - Trigger: If a gas space heater is replaced
 - Physical space reserved for a future heat pump space heater
5. Gas Line Extensions for Outdoor Gas Appliances
 - Trigger: When a gas line is extended to outdoor appliances (pools, spas, fireplaces, BBQ)
 - Install conduit
 - Reserve breaker space for future electric appliance
 - Physical space for future electric appliance
6. Battery Storage
 - *BESS ready interconnection with 60-amp capacity and a minimum 4 ESS supplied circuits*
 - *A dedicated raceway from the main service to a panelboard supplying 4 BESS branch circuits*
 - *Identify 4 branch circuits collocated at a panelboard suitable for BESS*
7. All- Electric Plan
 - *Provide a plan with line diagrams and calculations to electrify:*
 - *all appliances with gas stub outs (space conditioning, water heating, range, clothes dryer)*
 - *Low Power Level 3 EV charger*

- *BESS rated for 240-volt, 60-amp*
- 8. Electrical Power Upgrades (The purpose of this requirement is to educate contractors and the industry on ways to minimize panel upgrades when electrifying equipment) This only requires documentation of calculations and it does not require the installation of any of the below devices.
 - Trigger: Electrical permit increasing capacity to the building
 - Demonstrate upgrades to electrical power infrastructure are required by documenting:
 - Calculations in accordance with California Electrical Code Article 220.83 demonstrating future loads exceed current electrical power infrastructure.
 - If the data are available, calculations in accordance with California Electrical Code Article 220.87 demonstrating future loads exceed current electrical power infrastructure
 - Calculations above must include at least one of the following:
 - One power management or circuit controlling device
 - One 120 volt electric-only clothes dryer, water heater or range
 - Circuit control between whole home load and either Level 2 EV charging receptacle or Low Power Level 2 EV charging receptacle

Possible exceptions to electric-readiness requirements

1. Repairs and safety improvements
2. Electrical permit is not otherwise required for the project other than compliance with this ordinance
3. Electric readiness measures trigger electrical service upgrades
4. Mobile homes, manufactured housing, factory-built housing
5. Emergency housing
6. New attached accessory dwelling units (ADUs)