

# Green Building Model Reach Code Survey

**128**  
Responses

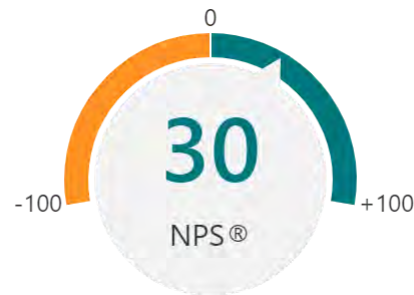
**26:15**  
Average time to complete

**Closed**  
Status

1. **"Require that all NEWLY CONSTRUCTED residential and commercial buildings be all-electric (no gas appliances or infrastructure allowed)"**

On a scale of 1-10, indicate your level of agreement with the green building requirement above

Promoters	77
Passives	12
Detractors	39



2. The statements below summarize **Exemptions or Exceptions** to the proposed all-electric requirements. These are special circumstances to which the requirements do not apply. Burden of proof is typically the responsibility of the applicant and determination of approval made by the building official.

On a scale of 1 to 5, to what degree do you (1) Disagree or (5) Agree with each exception below.

1 2 3 4 5

Compliance cost is disproportionate to overall project cost

Lack of commercially available technologies

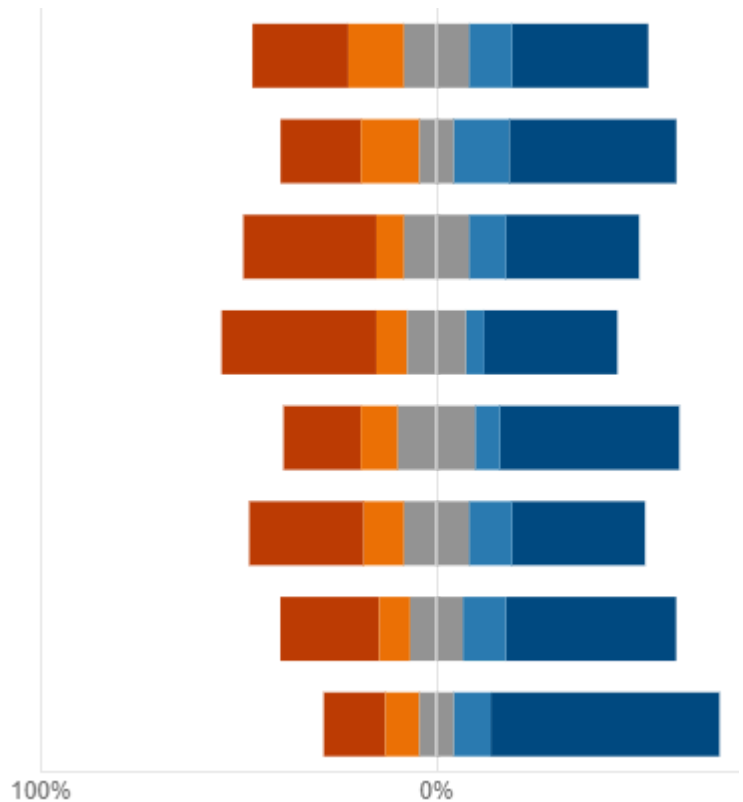
Development (vested) rights established prior to effective date of January 1, 2023

Attached Accessory Dwelling Units (ADUs) and Junior ADUs that create a new unit of housing for... independent living (New detached ADUs/JADUs are Permits to construct that are issued prior to effective date of 1/1/2023

Most restaurant/food service establishments (revoked if future use changes to non-food service)

Portable (not connected or metered gas infrastructure) propane appliances including for...

Emergency back-up power for essential services, multifamily developments, and an approved industri...



3. Please provide any further comments or feedback on the all-electric for new construction/newly constructed policy discussed in this section.

46  
Responses

Latest Responses

"We are in a climate crisis. Sentimental attachments to cookin...

"Options for food service and restaurants are plentiful and effe...

3.

Please provide any further comments or feedback on the all-electric for new construction/newly constructed policy discussed in this section.

46 Responses

ID	Name	Responses
1	anonymous	Wait for state law to change for statewide consistency
2	anonymous	This is not smart to limit energy needs. Our grid is not up to the challenge as seen this week. Why should families not have the option to have natural gas backup with a heat pump as primary?
3	anonymous	We disagree with the all-electric requirement. E.g. gas dryers are much more efficient (i.e. take half as much time) to dry laundry loads as electric dryers. Though electric space heating via heat pump is reasonable, electric water heating via heat pump is much less practical. Eliminating natural gas generators leaves only the option of diesel-fuel generators (with associated noise and fumes), which is not very neighborly. It is not clear from the above statements whether the new restrictions would apply to rebuilding an existing residence.
4	anonymous	None
5	anonymous	I think we should delay this until the power grid can support this additional load
6	anonymous	I oppose this policy.
7	anonymous	The size of the project should be considered...eg. an adequate 1400 SF house should be given greater latitude than that given to an unnecessarily large (eg., >2000 SF) and especially a very large house. A small house (eg., <1000 SF) should be given LOTS of latitude and a very small house (eg., <800SF) should be "let free" to be as affordable as the owner sees fit with no constraints that aren't overindulgent. Furthermore, the code should not require that houses need to maintain a minimum 68 degree temperature!
8	anonymous	This should obviously be done, and developers should not be able to whine their way out of responsibility.
9	anonymous	The electric grid is not reliable and will only get worse as hydro electric power generation is challenged by water shortages. Requiring all electric would further tax an already strained system. You would leave many in the dark with no hot water and no way to cook. Spend your time on something more important to town residents than fruitlessly trying to solve the world's problems. Perhaps gray water irrigation infrastructure, or eliminating homelessness.

ID	Name	Responses
10	anonymous	Please consider clarifying that inspection will only cover "newly" developed/remodeled section of property.
11	anonymous	All-electric appliances cost less to operate and promote health by improving indoor air quality.
12	anonymous	Are you confident the grid will accommodate, all electric in new and remodeled homes, no gas cars by 2035 with rising temperatures? Last week, I was not able to plug in my car for fear of rolling black-outs.
13	anonymous	It is not important and not truly relevant for construction. Technology is five years away and the current electric grid is already failing.
14	anonymous	You need way more flexibility than all electric —the electric grid is in poor shape, and also there are other ways to achieve results. For example if someone installs PV which should help improve the grid or an electric car charger, is it okay if they install one gas range? Probably. Also enforcement in Marin is super not consistent—so it will not be fair and raises questions of potential discrimination.
15	anonymous	I support emergency backup power as outlined, but believe it should be a combo of portable propane and battery storage. In an earthquake, the gas lines may be down for months. We can't and shouldn't rely on the availability and functionality of distribution gas lines for true emergency preparedness.
16	anonymous	Electricity sources are still powered by gas!!! Counter-intuitive to require new construction be all electric!!
17	anonymous	These ordinances favor building properties for the wealthy as they add cost and make any lower income projects not "pencil out"; Marin needs to get out of the economic class mindset. All electric on new construction will be more expensive overall.
18	anonymous	Reach codes are bad policy. The state standards are sufficient. They cause confusion and more red tape. Why is it so hard to get housing built? Look in the mirror. The existing electrical infrastructure is insufficient and the current political climate will not allow real electrical energy production solutions to be built. Reach codes make a few people feel good about doing something and provide a way to appear innovative for political reasons. But, the real people who live and build in Marin and other like minded jurisdictions suffer.
19	anonymous	when California figures out how to manage the electrical grid, then maybe we can mandate all electric everything. This is ridiculous. Also, water heaters should be run on gas so when the electrical power goes out there is still hot water.

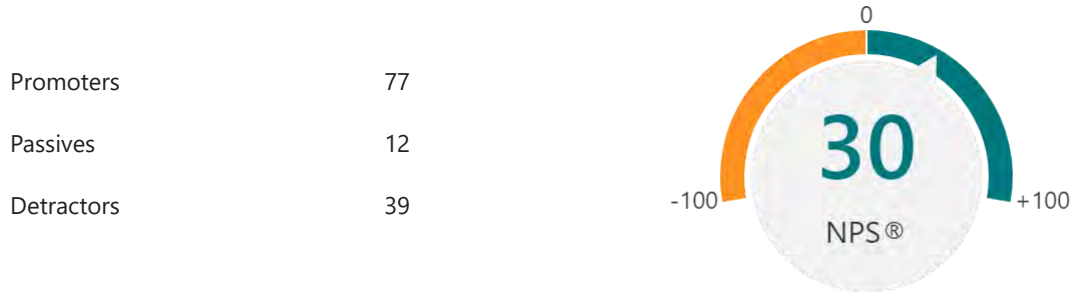
ID	Name	Responses
20	anonymous	Please take into account how expensive PGandE makes it to upgrade your service, not to mention the fact that codes have changed so boxes have to be moved to conform to current codes in order to upgrade. Why aren't you including detached ADU's in your exemptions? Any cost you add on (since service will definitely need to be upgraded if everything must be electric) will discourage or make it not feasible for homeowners to add ADU's which we desperately need! As if current mortgage rates weren't enough of a deterrent. We should be giving people carrots to develop ADU's , not making it more expensive for them.
21	anonymous	I agree in principle with all-electric systems, as efficient electric technologies exist. However, supply chain issues mean stocks are limited, and product base costs are still too high. You cannot impose such restrictions during these economic conditions. Also, with the disparity in cost between gas and electric, this is mandating a large future financial burden for end-users.
22	anonymous	The time to act has past
23	anonymous	We need to make dramatic changes to our lifestyle to assure a livable future. Allowing exceptions only prolongs inevitable changes.
24	anonymous	This is overkill. Many electric generating facilities use natural gas, so they will have to work more if everyone is "all electric". If the power goes out someone with a gas stove can still cook food. All electric is usually more expensive than using gas for heating.
25	anonymous	It doesn't make sense to not allow gas appliances when the electricity coming to the house is natural gas created.
26	anonymous	Great work. Keep at it !
27	anonymous	Perhaps under some circumstances a percentage equation might be implemented.
28	anonymous	The climate crisis is happening. We need to have a strong local response to reduce GHG emissions.
29	anonymous	I believe that 110v access to every parking space would be acceptable. 110v is also appropriate for Multi Family Dwellings due to new, inexpensive, \$450, technology which suport payment to landlords for users of shared electrical meeters... Orange Charger <a href="https://www.orangecharger.com/">https://www.orangecharger.com/</a>
30	anonymous	We need 100% EV Ready parking spaces at multifamily developments. This is the standard that has been adopted in cities throughout the South Bay and both equity and the climate crisis require us to increase EV readiness in multifamily buildings.

ID	Name	Responses
31	anonymous	YES! We need this, especially with all of the housing construction on the horizon. Exceptions should be very limited to very special circumstances where achieving full electrification is not possible. Exceptions based on development rights and permits issued prior to Jan. 1, 2023 should be reviewed on a case by case basis and if project scope changes or grows that should trigger full electrification compliance. Deter and prevent gaming of the system.
32	anonymous	we have to do everything we can for the planet's future
33	anonymous	Must modernize and expand the current electric grid.
34	anonymous	Technology is very expensive and requires noisemaking condensers that must be located outdoors, unenclosed, which will create neighbor complaints. It is also complex and will require frequent and costly maintenance. Many of the best heat pumps have been available in Europe for many years but are not approved for use in CA. Manufacturers will not spend the money to get them approved in CA.
35	anonymous	YES! We need this, especially with all of the housing construction on the horizon.
36	anonymous	There should be allowances / exemptions in some some cases. I have yet to see an electric outdoor grill and would hate for people that are using gas feel like they must switch to charcoal.
37	anonymous	It is so important to incentivize the transition to all-electric through construction policies.
38	anonymous	Agree with all electric for new construction.
39	anonymous	Do you ever look at the financial implications of what you are proposing /mandating? If not, why not?
40	anonymous	Banning natural gas appliances is short-sighted and extremely problematic in light if California's power grid problems and limitations. We need alternatives to the currently high and dramatically growing electricity demands.
41	anonymous	Require on site renewable generation and battery to reduce the impact of all electric buildings on the grid. PG&E can't be relied upon to be ready, and fixed income/lower income residents shouldn't have to bare the burden of grid investment.
42	anonymous	I really think outdoor fire pits and stoves can be propane or even natural gas. Not used so much
43	anonymous	Much of the hesitancy of switching to all-electric comes from building trades saying that not all contractors are able to switch so quickly not all customers

ID	Name	Responses
		understand how cooking with electricity (induction) is as good as with gas. Desire for back-up power being gas or for portable option comes from that hesitancy and gas companies lobbying.
44	anonymous	The National Propane Gas Association would appreciate consideration of its comments in a separate letter.
45	anonymous	Options for food service and restaurants are plentiful and effective (even for Asian and Indian cuisine), there should not be any exemptions for these uses. All exemptions should have a sunset date whereby the County must review and take affirmative action to keep them in place (i.e. no action by the County means the exemption becomes null/void).
46	anonymous	We are in a climate crisis. Sentimental attachments to cooking with fossil fuels or eating outdoors in cold weather are no basis for exemption from dealing with the crisis. Emergency back-up power via battery storage or V2H provide reasonable alternatives to burning fossil fuels. I know of no related technologies that are unavailable.

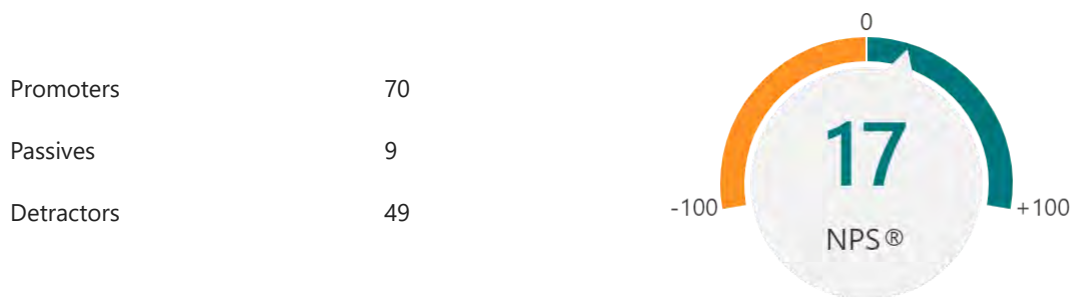
4. **"Require that Single-Family renovations, 750 square feet or larger, have stronger energy efficiency and electrification requirements in which the applicant can flexibly choose from a comprehensive list of cost-effective efficiency and electrification measures."**

On a scale of 1-10, indicate your level of agreement with the green building requirement above



5. **"Require that existing Single-Family homes be electric ready if they are remodeling their kitchen or laundry of any size AND/OR modifying their electrical service panel."**

On a scale of 1-10, indicate your level of agreement with the green building requirement above

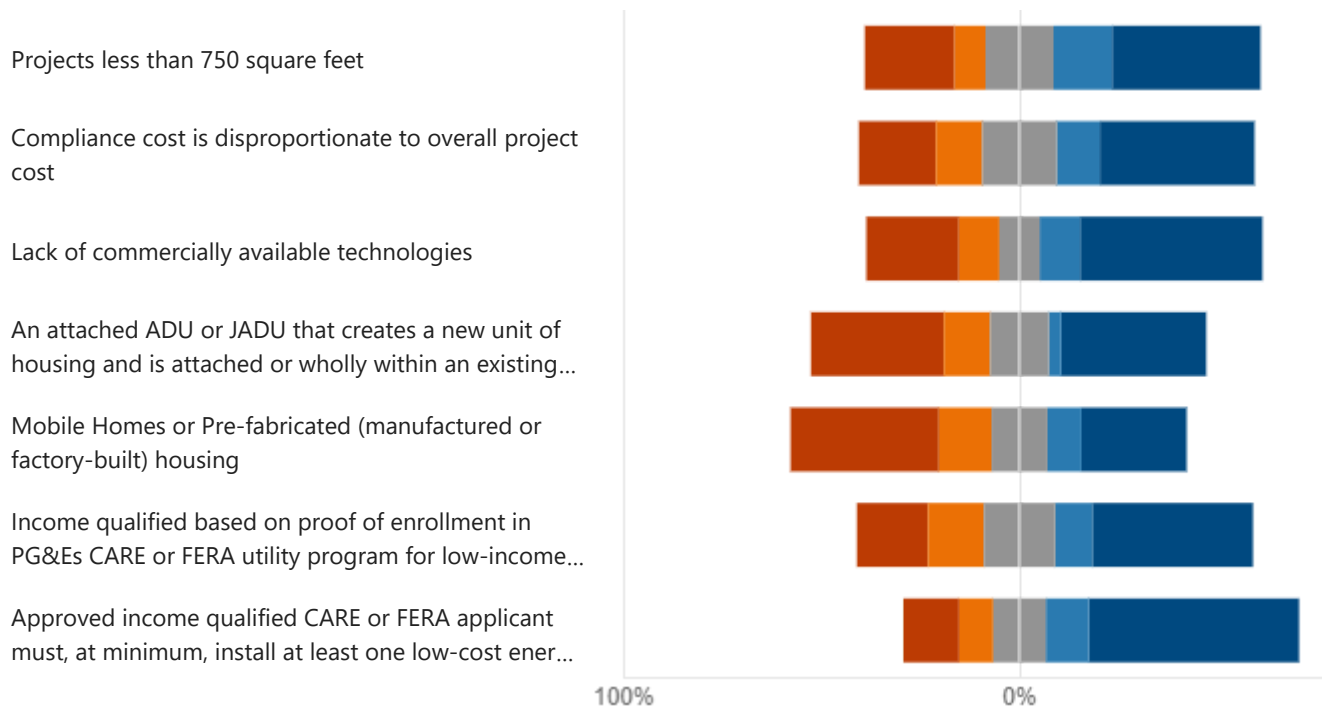




6. The statements below summarize **Exemptions or Exceptions** to the proposed requirements for existing single-family renovations. These are special circumstances to which the requirements do not apply. Burden of proof is typically the responsibility of the applicant and determination of approval made by the building official.

On a scale of 1 to 5, to what degree do you (1) Disagree or (5) Agree with each exception below.

1 2 3 4 5



7. Please provide any further comments or feedback on the existing single-family renovations discussed in this section.

27  
Responses

Latest Responses

"Cost should not be driving these decisions. If non-fossil-fuel eq...

"Again, per prior comment, all exemptions should expire at a d...

7.

Please provide any further comments or feedback on the existing single-family renovations discussed in this section.

27 Responses

ID	Name	Responses
1	anonymous	Exemptions shouldn't be granted for low-income households. Instead, incentive programs and subsidies should be paired with strong mandates to support low income households.
2	anonymous	This is un-needed regulation that is increasing the cost of home ownership. Why don't you give rebates or credits to those that do the right thing?
3	anonymous	See prior comments
4	anonymous	Embodied energy should always be considered in evaluating any project. We need to build cheap affordable housing and we're not going to succeed if we can't do it with small simple structures, exempt from all "energy efficient" construction requirements BUT with mandated maximum energy usage requirements. People, not buidings, consume energy...we have no chance if limitations are only put on things, and not people.
5	anonymous	Same as above.
6	anonymous	If the increased costs don't pencil out and the process of getting a permit is extremely complex people will not get permits.
7	anonymous	Construction is already too cumbersome and expensive. We need creative not mandatory solutions that economically make sense.
8	anonymous	Please do not pass this. It's too punitive. The basic issues of how to enforce in Marin have not been resolved which will leads to discrimination.
9	anonymous	If I have a 1,000 square foot house and I remodel 749 square feet of it, "energy efficiency" doesn't cut it. At that point I am essentially tearing down my house and rebuilding. I should be required to go electric. This ordinance should have the following tiers: Entirely new construction - all electric Substantial remodel - Greater than 50% of square footage or 750 feet of square footage, whichever is lower - all electric (adheres to "new construction) Remodel - all projects up to 50% remodel or less than 750 ft remodel, whichever is smaller
10	anonymous	Add seniors to this as sometimes seniors need to modify their homes to continue living in them, but can't afford much more then the "Age in Place" modifications.
11	anonymous	See previous response.

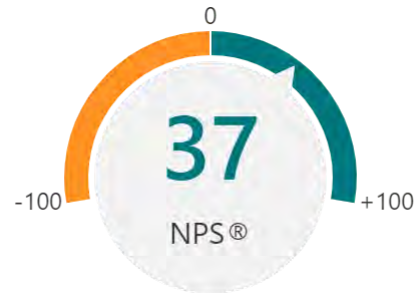
ID	Name	Responses
12	anonymous	this is ridiculous. when all the power goes out because our grid can't handle it, the required electric cars won't charge no one will be able to go anywhere, no laundry, no cooking, no hot water. I am all for green but the system doesn't work as it is and these regulations are too aggressive. Why don't you give substantial tax credits to builders and companies and individuals who volunteer to adopt these changes instead?
13	anonymous	Adding that final reach code in the previous list seems a little gratuitous. Give them an exemption, EXCEPT...Seems needlessly complicated.
14	anonymous	Even a tiny renovation/ repair could kick in this ordinance & affordability is a concern particularly for people on fixed/low income.
15	anonymous	We need to make funds available to low-income families. Equity is a key component of green building.
16	anonymous	Low income home owners should be a very high priority for electrification and a system should be put in place to make full electrification financially and logistically feasible for them. Marin can afford this and must do the right thing. Historically low income home owners have been subjected to the worst consequences of toxic methane and nitrogen oxide pollution in the home and their neighborhoods. An exception would perpetuate these toxic health hazard in low income communities for decades to come. That's wrong for low income individuals, communities and the climate.
17	anonymous	The last one is confusing, are you saying that low income would be exempt for having to install at least one low cost measure when renovating?
18	anonymous	Income qualifications must be reviewed and increased. It's impossible for many needy families to qualify today. Income requirements are much too low and have not kept up realistically with the economy.
19	anonymous	Construction is incredibly expensive already. To prepare for all electric, service upgrade will be required at +\$10,000 typical. All of these requirements will add substantial cost. Get real cost estimates from real construction professionals or you will not understand. Requirements open a Pandora's box of additional unrelated costs as well.
20	anonymous	YES! A major remodel is a great opportunity to eliminate fossil fuel use and this proposal gives homeowners a flexible pathway to getting there.
21	anonymous	There should be some financial rebates to assist income-qualified applicants to comply.

<b>ID</b>	<b>Name</b>	<b>Responses</b>
22	anonymous	Same question. Do you ever look at financial implications of what you are proposing/or mandating? ie: Cost of MPU exceeds \$5,000.00
23	anonymous	Lots of outlets and wiring for future good when remodeling a single family house.
24	anonymous	On the last two items I was not clear how to address "exception" agreement. I do not believe that people who are income qualified for CARE or FERA be left out of requirements to be energy efficient. If that was agreed to in the reach code, then I believe "at least one low-cost energy efficiency measure should be required. Perhaps there should be money allocated to support those who are CARE or FERA doing more energy efficiency.
25	anonymous	The National Propane Gas Association would appreciate consideration of its comments submitted in a separate letter.
26	anonymous	Again, per prior comment, all exemptions should expire at a date certain time unless affirmatively continued by the Board of Supervisors. The issue of cost for low-income residents is important. The Board, through resolution, should explicitly require staff to bring back options to the Board for raising funds to provide financial assistance or technical assistance focused on this population.
27	anonymous	Cost should not be driving these decisions. If non-fossil-fuel equipment costs more to install, make up the difference with means-tested public subsidies. If they cost more to operate, require manufacturers to improve performance and provide means-tested rate structures. We cannot put a price on a livable planet.

8. **"Single One- and Two-Family Residential New Construction projects will exceed state minimum standards by requiring an EV Ready parking space per dwelling unit"**

On a scale of 1-10, indicate your level of agreement with the green building requirement above

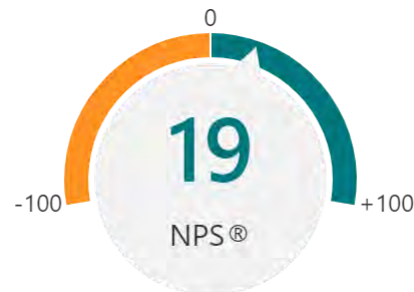
Promoters	82
Passives	12
Detractors	34



9. **"When upgrading an electrical service panel, Single One- and Two-Family Residential buildings will exceed state minimum standards by requiring an EV Ready parking space per dwelling unit"**

On a scale of 1-10, indicate your level of agreement with the green building requirement above

Promoters	72
Passives	9
Detractors	47



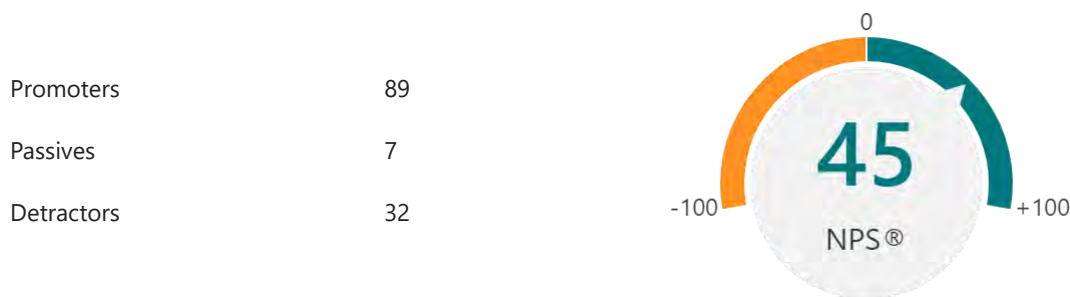
10. **"Multi-Family Residential New Construction 20 units or less will exceed State minimum standards by requiring a combination of EV Capable (10%) and EV Ready (35%) parking spaces"**

On a scale of 1-10, indicate your level of agreement with the green building requirement above



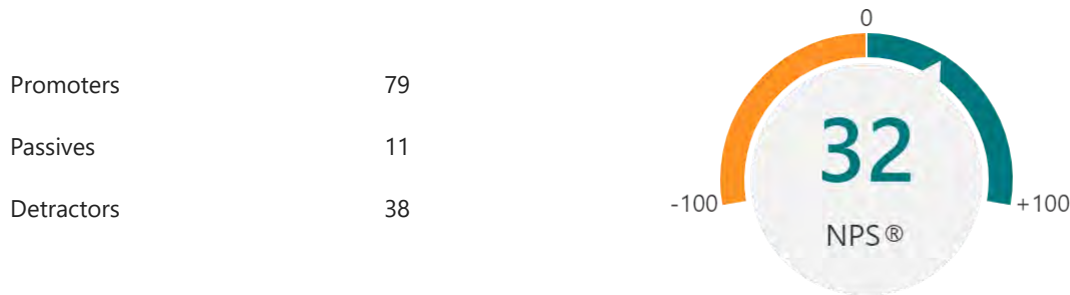
11. **"Multi-Family Residential New Construction more than 20 units will exceed State minimum standards by requiring a combination of EV Capable (10%), EV Ready (35%), and EV installed (10%) parking spaces"**

On a scale of 1-10, indicate your level of agreement with the green building requirement above



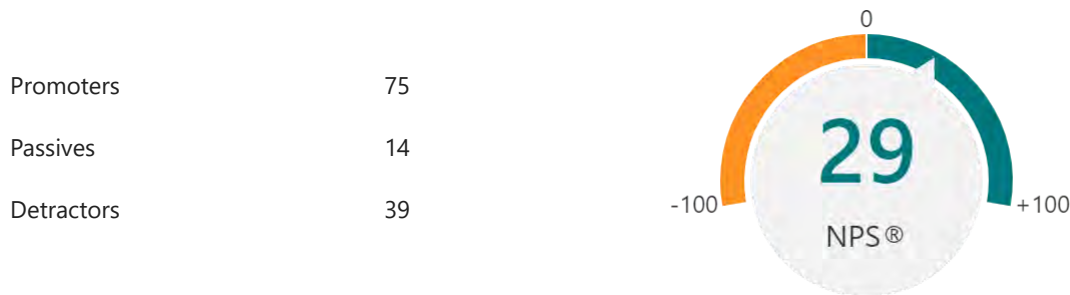
12. **"All Multi-Family and Commercial renovation projects modifying or upgrading their electrical service panel will exceed State minimum standards by requiring 20% of added or altered parking spaces to be EV Capable."**

On a scale of 1-10, indicate your level of agreement with the green building requirement above



13. **"All Multi-Family and Commercial renovation projects modifying the parking lot surfaces will exceed State minimum standards by requiring a minimum of electrical conduit installed (50% of exposed parking spaces) OR EV installed charging stations (5% of parking spaces)."**

On a scale of 1-10, indicate your level of agreement with the green building requirement above



14. Please provide any further comments or feedback on the EV Infrastructure and Readiness policy discussed in this section.

**41**  
Responses

Latest Responses

*"I would support 'EV-ready' for all spaces in all new residential ...*

*"These are very reasonable requirements since the only require...*

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14.

Please provide any further comments or feedback on the EV Infrastructure and Readiness policy discussed in this section.

#### 41 Responses

ID	Name	Responses
1	anonymous	EV-ready and EV-installed parking spaces must be higher for multifamily units, as the majority of charging is done at home, and many multifamily complexes lack any charging infrastructure at all at this point in time. This reach code must be strengthened to exceed 5% for new and renovated parking lots for 20+ multi-family and commercial projects.
2	anonymous	EV charging capacity & capability is key to expanding EV adoption, necessary to reduce GHG emissions in the transportation sector, the largest GHG emissions contributor sector. So - more EV charging capacity wherever possible.
3	anonymous	The requirements for multi-family renovation projects seem too weak.
4	anonymous	For single and dual family structures, not everyone will need to charge with Level II chargers at home. They can use regular 110 V and/or charge at public stations.
5	anonymous	I disagree with all of your multi family and commercial statements. There are many challenges for multi family residents to drive electric And one of the main challenges is that many don't have the convenient and affordable places to charge. We need to exceed the proposed suggestions So that every resident of a multi family property has access to charging at home. In 2035 Californians will no longer be able to buy gas cars so let's prepare for this with at least EV ready parking spots so that at a minimum everyone has access to level 1 charging in a 120V outlet for equity purposes. EV ready for level 1 will reduce the cost of panel upgrades and provide charging access for all!
6	anonymous	These percentages should be higher.
7	anonymous	All new construction single family or any size multi family should be EV capable. All upgrades to panel should include EV plug 110 or 220 installed so EV ready.
8	anonymous	We outfox ourselves with this one. Those who use more than their share of the world's resources are the same as those who drive cars with electric batteries. At this point, money would be better spent developing cheap electric mass transit and waiting for cleaner technologies to evolve.
9	anonymous	Just what need. Let's make housing even more expensive than it already is. Are you serious?

<b>ID</b>	<b>Name</b>	<b>Responses</b>
10	anonymous	For new construction of multifamily buildings, 80-100% should be EV capable in order to meet rising demand for EVs in an equitable manner.
11	anonymous	The requirements are stringent enough. We need to create cost effective housing. This adds more cost to our already incredibly expensive construction costs. Try to make more rules that help housing not make it more complicated and expensive.
12	anonymous	Please just follow the state rules.
13	anonymous	And solar
14	anonymous	All multifamily and commercial projects should also include locked bike storage. E-bikes are electric vehicles. They are too large and heavy to move up and downstairs and cumbersome to store in an apartment. They're too expensive to lock up in open bike racks overnight. New apartments should be required to provide a locking bike storage room with keyed access or private bike lockers.
15	anonymous	For the homeowner, it's still a personal choice for an electric car. Battery technology still requires precious metals that destroy natural resources to acquire!! No one has figured out what to do with all the used up batteries from electric cars... Neutral stance on commercial or multi-family buildings
16	anonymous	Consider the cost burden to families making under 100K per year to upgrade homes and provide some grants to such families; under 100K is poverty level in Marin.
17	anonymous	See previous response
18	anonymous	Should be even higher levels.
19	anonymous	Incentivize builders, property managers and individuals to volunteer to do this by giving substantial tax credits. Do not require it.
20	anonymous	You don't really have my preferences listed. If it's residential new construction, one can anticipate at least a 50-year-lifetime of the building (in Marin this is conservative given past experience). Shouldn't all the parking be EV capable and require EV ready and installed be based on experience? That part of the job is fairly inexpensive compared to EV ready. Why have a residential parking space in which you can't charge your car at night? Sounds like you would just be asking for a built-in fire hazard of jerry-rigged charging in the future. Also, curious about who is paying the power bill for for the commercial charging stations? With the token charging stations at Target or other businesses this is negligible, but once you start requiring 20% of spaces, it becomes an entirely different animal and you have to imagine how that is going to look. I'm not sure it's fair to ask a business

ID	Name	Responses
		like Target to be responsible for fueling up cars. That's not their business model and there's a lot of overhead in maintenance, etc. And why 20%? Why not 100%? Just wondering...seems kind of arbitrary.
21	anonymous	I highly disagree with mandates exceeding the state requirements, particularly while the solar PV generation subsidy policy is in flux. The means of electrical production should be stabilized in the market before additional demand is mandated.
22	anonymous	All cars should be EV and the availability of charging stations should be commensurate.
23	anonymous	Over loading an already over loaded power grid with more electric powered appliances and cars just makes for more brown and black outs across the state.
24	anonymous	Want this to happen but want to make sure people are not forced out of their houses because of affordability issues
25	anonymous	Frankly, we need to do more now. Dwellings should be 100% EV ready. Marin County should be on par with other counties that have successfully exceeded our proposed reach codes.
26	anonymous	Yes I support BUT I gave a "5" level of agreement because these requirements are not adequate. We need 100% EV Ready parking spaces at multifamily developments. This is the standard that has been adopted in cities throughout the South Bay and both equity and the climate crisis require us to increase EV readiness in multifamily buildings.
27	anonymous	We need 100% EV Ready parking spaces at multifamily developments. This is the standard that has been adopted in cities throughout the South Bay and both equity and the climate crisis require us to increase EV readiness in multifamily buildings.
28	anonymous	This option was not available on the survey, but I actually thank all the parking spaces for MUDs should be EV-Ready at a minimum
29	anonymous	Percentages for all of these must be increased if we are to meet the new goals established by governor Newsom recently.
30	anonymous	Multi-unit residential and commercial construction should have much more EV capability--not just 20 or 35%.
31	anonymous	Cost will be high. Adding EV charging to my house would require a service upgrade, which I cannot afford.
32	anonymous	We need 100% EV Ready parking spaces at multifamily developments.

ID	Name	Responses
33	anonymous	multi family EV parking spaces—we need 100% EV ready parking spaces for new developments. California is going to outlaw the sale of gas cars in the near future.
34	anonymous	Regarding multifamily EV parking space requirements: The proposed requirements are not adequate. We need 100% EV Ready parking spaces at multifamily developments. This is the standard that has been adopted in cities throughout the South Bay and both equity and the climate crisis require us to increase EV readiness in multifamily buildings.
35	anonymous	Making EV charging available readily everywhere will be the key to the public migrating to electric vehicles so the sooner the better
36	anonymous	How about offering financial assistance via "loans" tied to property tax bill.
37	anonymous	I don't know bin not aware of the costs. I think someone should be able to reps e badly cracked driveway snd not have upgrade their electric panel. Seems overreach
38	anonymous	For multi family dwelling property owners it should simply become a mind set that they must support the state's transportation goals of number of EV's on the road. It is good for their business.
39	anonymous	The National Propane Gas Association would appreciate consideration of its comments submitted in a separate letter.
40	anonymous	These are very reasonable requirements since the only requirement to have actual chargers is for large new construction (over 20 units). I actually think the requirement could be stronger. What about requirements for DC fast-charging hubs at these larger buildings? What about requirements for fast charging in existing parking lots?
41	anonymous	I would support 'EV-ready' for all spaces in all new residential developments. New construction standards should also be developed for commercial projects.