



County of Marin's Proposed 2022 Green Building Code Summary

The Marin County Board of Supervisors will consider the adoption of a revised Green Building Code on November 15, 2022. A key focus of the update includes the continued ramping-down of the use of natural gas in buildings and increased requirements for electric vehicle (EV) infrastructure. This is because use of natural gas (methane) in buildings -- primarily for space and water heating -- produces a full one quarter of Marin's greenhouse gas emissions and transportation emissions account for over half of the County's emissions. The proposed ordinance includes three key features:

1. **Completely new buildings, including residential, multifamily, and commercial**, will be required to be all-electric, including having high-efficiency electric heat pump space and water heaters. No natural gas/propane equipment, meters, or hookups will be allowed.
2. **Remodels and additions of existing single-family residences (projects of 750 square feet or greater)**, will be required to meet a target energy score using a point system that allows for a flexible range of building energy efficiency and/or electrification measures.
3. **Additional electric vehicle infrastructure requirements** including:
 - 100% of tenant spaces in **new multi-family developments** will be required to have access to EV charging (15% with EV charging stations installed and 85% with low-power Level 2 EV ready receptacles installed)
 - For existing multi-family and nonresidential **properties that modify their parking lots and/or their electrical panel**, the ordinance would require additional EV support infrastructure be installed to support future EV charger installation.

In addition, the County continues to promote voluntary measures, such as the [Electrify Marin program](#), to encourage and incent people who choose to replace gas appliances with high efficiency units.

If adopted, the ordinance will go into effect on January 1, 2023, for all areas of the unincorporated areas of Marin County. Each city or town is responsible for adopting their own building codes. Please check with your local jurisdiction to learn about what they are considering.

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