



# CITY OF PIEDMONT

## DEPARTMENT OF PLANNING & BUILDING

**Piedmont City Hall: 120 Vista Avenue, Piedmont, CA 94611**

**Phone: (510) 420-3050**

**Website: [https://piedmont.ca.gov/services\\_departments/planning\\_building/about\\_building](https://piedmont.ca.gov/services_departments/planning_building/about_building)**

**Building Department Hours: 8:30 AM-5:00PM M-F Closed for Lunch 12 -1**

**More reach code information can be found here:**

**<https://piedmont.ca.gov/cms/one.aspx?portalId=13659823&pageId=17415806>**

### **Piedmont Reach Code Checklist for new and existing residential buildings**

Ordinances 750 & 751 N.S. were adopted in February 2021. Ordinance 751 N.S. goes into effect on March 3, 2021.

Ordinance 750 N.S. goes into effect on June 1, 2021. These modify the CA Energy and Building Codes to help

reduce natural gas use in new and existing construction. This checklist will explain any requirements you need to

include in your building project. If you have questions about the reach codes, please visit our website (linked

above) or contact the building official at [pmuthig@Piedmont.ca.gov](mailto:pmuthig@Piedmont.ca.gov).

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### **Part 1: New residential buildings (New home or standalone Accessory Dwelling Units [ADU])**

Are you building a new home or ADU?

- Yes (the home must be an all-electric design)
- No (Continue to Part 2)

The design for a new building must include the following all electric requirements:

- No fuel gas (such as natural gas or propane) appliances. This means using heat pumps, water heaters, electric HVAC, and using electric or induction for your kitchen stove and oven.
- No PG&E gas meters, gas piping, or other infrastructure
- Compliance with CA Energy Code

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### **Part 2: Existing residential buildings (Single Family Home)**

Does your project include an entirely new second level to the home, or expand the total roof area by 30% or more?

- Yes. If the answer is yes to either of the above questions, you must install solar panels on the roof.
- No. Proceed to the next question.

Does your project include an electrical panel upgrade?

- Yes, my project includes an electrical panel upgrade (You must include capacity in the panel to accommodate future electrification of all appliances in the residence)
- No. Proceed to the next question.

Does your project include a kitchen or laundry area renovation?

- Yes, it does (Your project must include electrical outlets for future appliance installations. This means including at least one 120/240v, 30 ampere circuit within 6 feet of appliance location)

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F:\Climate Action Program\ENERGY REACH CODES\PERMIT APPLICATION MATERIALS



- No. Proceed to the next question

Does your project have a projected cost of \$25,000 or greater?

- Yes, my project costs \$25,000 or more (Please include **at least one** energy efficient improvement from the list below)
- Yes, my project costs \$100,000 or more (please pick **at least two** energy efficient improvements from the list below)
- No, my project costs less than \$25,000 (You are done. Thank you)

#### Energy Efficient Measures:

1. Install R-38 attic insulation, and apply air sealing practices in all accessible areas of the building. Seal ducts to meet the requirements of Section 150.2(b)1E of the 2019 California Energy Code.
2. Install R-19 insulation at raised floor assemblies meeting standards of 2019 California Energy Code Section 150.0(d).
3. Install R-3 insulation on all accessible hot water piping. Install low flow water fixtures meeting standards set forth in the 2019 Green Building Standards Code, Section 403.3.
4. Replace all screw in incandescent and CFL lamps with screw in LED lamps in all light fixtures. Install manual on vacancy sensors in all locations per 2019 California Energy Code Section 110.9(b)4.
5. Replace Fuel Gas furnace with an electric heat pump system meeting the Requirements of the 2019 California Energy Code Section 150.2(b)C or with other high efficiency electric space heating system per approval of the Building Official.
6. Replace Fuel gas water heater with a heat pump water heater meeting the requirements of 2019 California Energy Code Section 150.2Hiii(b) or 150.2Hii(c), or with other high efficiency electric water heating system per approval of the Building Official.
7. Implement one or more recommendations specified in a Home Energy Score or Home Energy Audit report that has been completed within five years and that is submitted with the application for a building permit, with the approval of such recommendation by the Building Official.

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### Part 3: Property Sales

Are you selling your property or transferring the title?

- Yes (Please answer the next question)
- No (You are done, Thank you)

If **Yes** to the previous question, was your property constructed in the last ten years?

- Yes, it was constructed in the last ten years (You are not required to provide a Home Energy Score or Audit)
- No, it is older than ten years (You must provide both the buyer and the City with either a Home Energy Score, or a Home Energy Audit, from the previous 5 years)

A list of companies that provide Home Energy Audits/Scores can be found at the website linked at the beginning of this document.

You can submit your Home Energy Score/Audit to the City by sending an email to [buildingpermits@piedmont.ca.gov](mailto:buildingpermits@piedmont.ca.gov). This is part of the Housing Records Search.