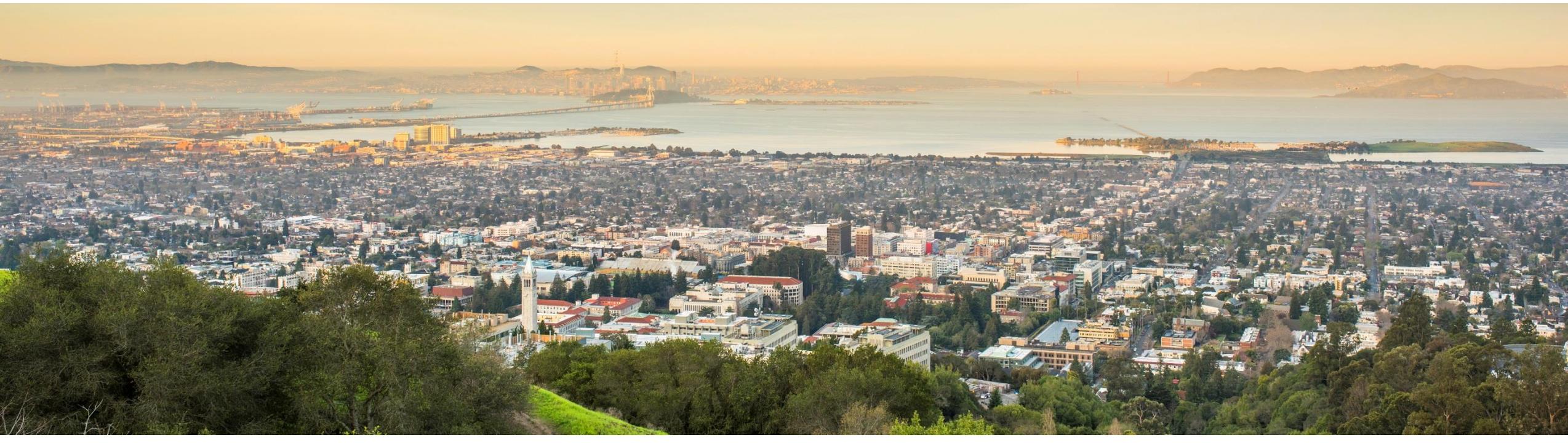


2025 Reach Code Presentation

Facilities, Infrastructure, Transportation, Environment & Sustainability (FITES)

March 4, 2026



Presentation Agenda



- Reach Code Background Info
- Reach Code Options + Staff Recommendation
- Next Steps
- Feedback

Reach Code Background Info

What is a Reach Code?

- Local requirements more restrictive than State code
- Findings of Local Necessity are required
- Demonstration of Cost-Effectiveness required for Energy measures



Reach Code Referral & Current Status



- Council referred to staff to study Reach Code options
- Consistent with provisions of Berkeley's Climate Action Plan (CAP)
- Participation in regional building decarbonization forums

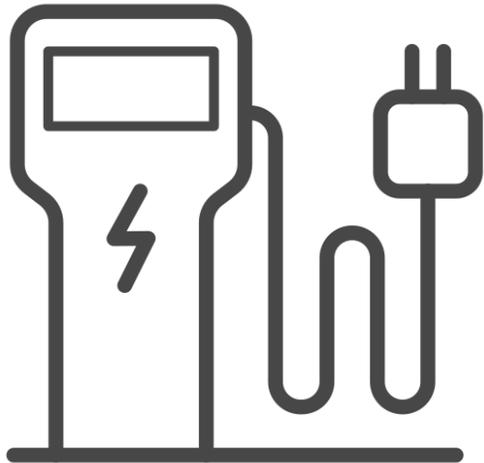
Why a 2025 Reach Code?

- 2025 Energy Code and CALGreen allow Mixed-Fuel Building Design
- Encouraging All-Electric Buildings reduces Climate Risk for our community
- Encouraging All-Electric Buildings improves health outcomes for building occupants



2025 Green Code Amendments Adoption

Adopted Nov 18, 2025



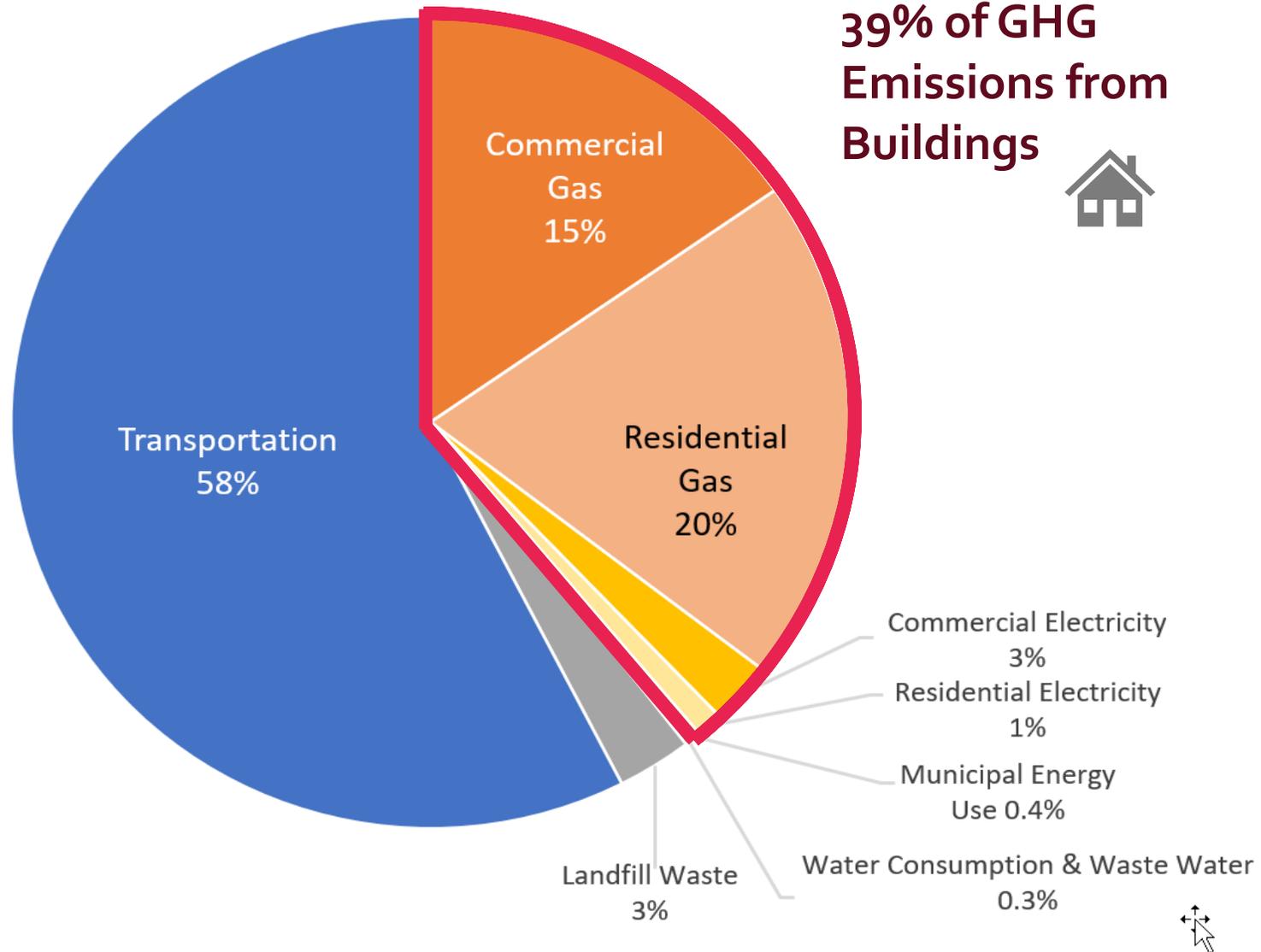
- Low Carbon Concrete
- 100% Waste Diversion on select materials
- Nonresidential EV Charging
 - 20% Capable
 - 10% EVCS



- No new locally-adopted residential standards through 2031
- Exception path 1 allows for substantially similar measures adopted prior to Oct 1, 2025
- Exception path 5 allows for new measures supporting local climate or general plans

Greenhouse Gas Inventory

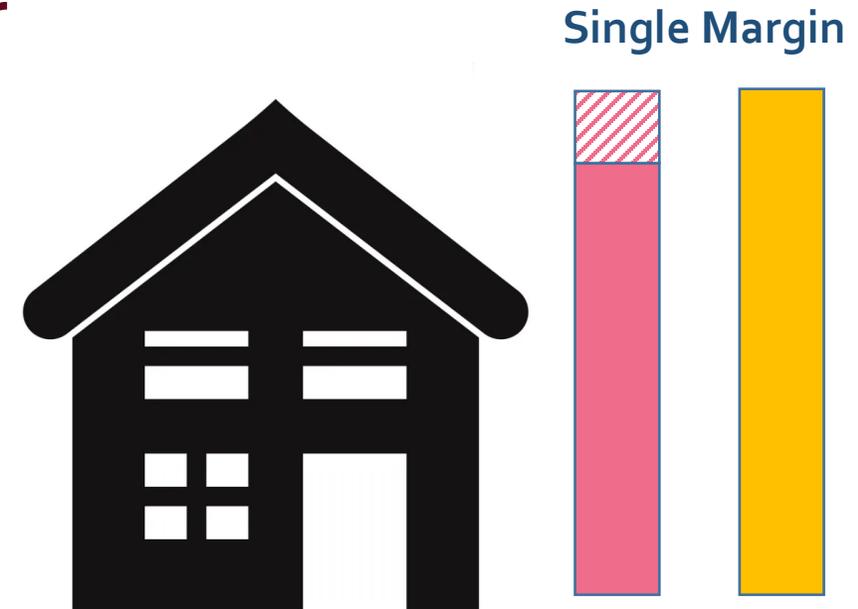
2023 Berkeley
GHG Inventory



Reach Code Options Staff Recommended

Single Source Energy Margin Reach Code

1. State code allows a baseline energy use 
2. Single Margin requires less energy use than State by a certain margin 
3. Project compliance with more PV, Battery, or better envelope; costs vary
4. Can apply to all new construction types



Single Margin - Energy Reach Code



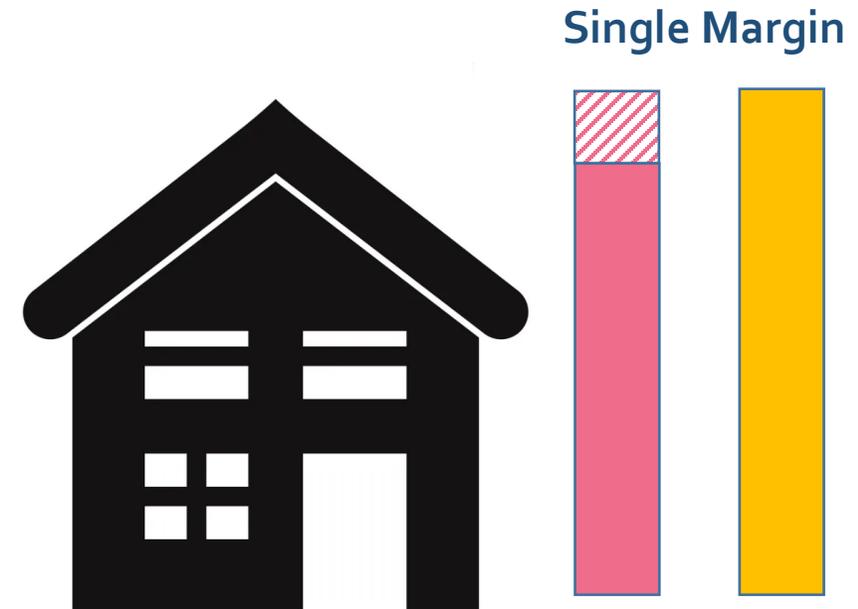
Why a Single Margin Reach Code?

1. Encouraging All-electric new construction reduces GHGs
2. Single Margin approaches have not been legally challenged
3. Complements Bay Area Air District Rules

How?

Review Reach Code template and customize margins for Berkeley's Climate Zone (CZ3)

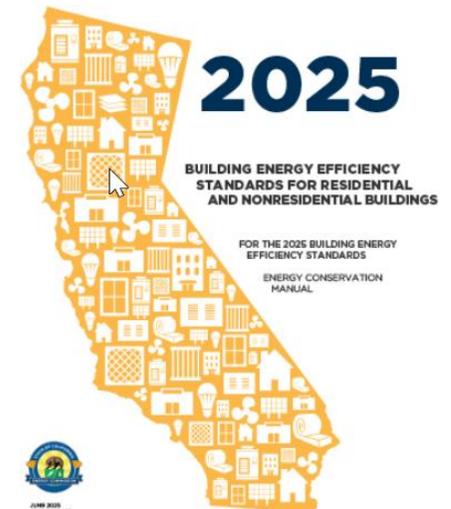
14 jurisdictions adopted in 2022 Code Cycle



Recommended for further
study

AC to Heat Pump - Energy Reach Code

1. Could cover existing single family, multifamily, and/or nonresidential
2. Setback Thermostat is required
3. Does not conflict with Bay Area Air District rules (both AC and HP are Zero NOx)
4. Heat pump install costs
 - a. Single Family : \$500 to \$3500
 - b. Nonresidential : \$75K to \$110K



Flex Path - Energy Reach Code



1. Could cover existing residential and/or nonresidential buildings
2. Designers choose measures from a table
3. Individual measures support Bay Area Air District rules (Smart Panel or Heat Pump)

Flex Path Measure	Pre 1978	1979-1991	1992-2010
Windows <0.24 U-factor	8	5	4
Heat Pump Water Heater	7	7	7
Heat Recovery	6	5	5
Rigid Insulation	6	5	5

Not Recommended

Reach Codes Not Recommended

Building Code Amendment

Ultra Low NO_x

Zero NO_x

Furnace to Heat Pump

Not a Building Code Amendment

Passive House Incentives



Next Steps

Next Steps



- Outreach
- Review Cost Effectiveness studies
- Council 1st & 2nd Readings
- CEC and CBSC submission + approval
- Further study of other options

Thank You!



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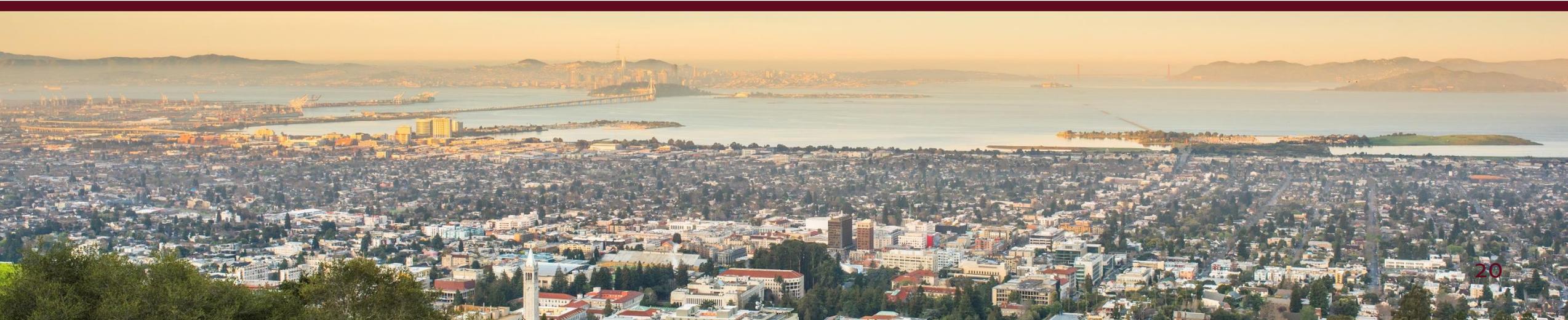
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Backup Slide

Details: 2022 vs 2025 Energy Code



2022 vs. 2025 Energy Code

New Construction (Climate Zones 3 & 4)

Key:	Electrification	Gas Allowed	Electric Ready
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Prescriptive Requirements	Space Heating		Water Heating		Appliances/ Other
	2022	2025	2022	2025	2025
Single Family	Heat Pump	Heat Pump	Gas/propane or HPWH	HPWH	N/A
Multifamily	Heat Pump	Heat Pump	All systems: Gas/propane or HPWH	Individual: HPWH Central: Gas/propane or HPWH	Building electrical system sizing for future electrification
Nonresidential	Single zone HPs required in most building types (retail, grocery, school, office, bank, library)	Same single zone requirement Multizone HPs required for offices and schools	HPWH in schools <25k ft2	HPWH in schools <25k ft2	Electric readiness requirements for commercial kitchens
All Buildings	N/A				Pools and spas heated by HP pool heaters or partially by renewable energy