



Summary of New Construction Reach Code

Effective as of: **August 29, 2025**

On November 19, 2024, the County of San Mateo adopted local amendments to the California Energy Code. These local amendments are commonly referred to as “Reach Codes”. This latest version focuses specifically on enhancing energy performance as compared to the 2022 Energy Code.

Summary

The reach code aims to strengthen local building energy standards to reduce energy use and carbon emissions in new buildings. These changes affect the performance pathway of the existing Energy Code (Title 24, Part 6).

The reach code sets a stricter requirement for energy use and emissions in new buildings. This includes the "EDR1" metric for single-family homes and "Source Energy" for all other building types, both of which serve as proxies for carbon emissions. See Table 1 for summary of these requirements.

Appliances Affected

The reach code impacts appliances used for space heating, cooling, and water heating. Appliances such as stoves, laundry machines, pools, and fireplaces are not affected.

Compliance Options

New buildings that are using energy performance can meet the proposed higher standards through one of two pathways:

- 1) All-Electric: Choose all-electric appliances and systems, or
- 2) Mixed-Fuel: Choose a combination of electric and gas appliances, but with additional requirements like adding energy efficiency measures, solar panels, and/or batteries. These buildings must also be pre-wired for future conversion to all-electric appliances.

Benefits

The County of San Mateo strongly encourages applicants to eliminate methane gas in new construction. Electrification can help lower costs, reduce indoor air pollutants that may be harmful to the inhabitant's health (especially those with certain respiratory conditions), eliminate the risk of carbon monoxide poisoning from gas appliances, decrease outdoor air pollution, and reduce greenhouse gas emissions.

The State of California is moving toward an all-electric future and the County will continue to support programs and policies that help communities reach climate action goals.



Table 1. Summary of Energy Performance Standards

Building Occupancy Type	Source Energy Margin	Electric-Readiness Requirements
Single-family Residential Buildings	<p>Exceed standard EDR1 by at least 9 points.</p> <p>Buildings less than 1500 square feet: Exceed standard EDR1 by at least 4 points.</p>	<p>2022 California Energy Code electric ready requirements for space heating, water heating, cooking/ovens, and clothes dryers.</p>
Low-Rise Multifamily Residential Buildings (3 habitable stories or less)	<p>Exceed the standard Hourly Source Energy Margin requirement by 10%.</p>	<p>2022 California Energy Code electric ready requirements for space heating, cooking/ovens, and clothes dryers serving individual dwelling units and common areas when gas equipment is installed.</p> <p>The reach code adds electric-ready requirements for water heating (individual systems and central systems) and building electrical system sizing.</p>
High-Rise Multifamily Residential Buildings (4 habitable stories or more)	<p>Exceed the standard Hourly Source Energy Margin requirement by 4%.</p>	<p>2022 California Energy Code electric ready requirements for space heating, cooking/ovens, and clothes dryers serving individual dwelling units and common areas when gas equipment is installed.</p> <p>The reach code adds electric-ready requirements for water heating (individual systems and central systems) and building electrical system sizing.</p>
Nonresidential Occupancies	<p>Exceed the standard Hourly Source Energy Margin requirement by 7%.</p>	<p>The reach code adds electric-readiness requirements for systems using gas or propane to accommodate the future installation of an electric heating appliance.</p> <p>The reach code adds requirements for HVAC hot water design temperatures and commercial kitchens, in line with the 2025 Energy Code.</p>