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**CITY OF PACIFICA**  
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December 9, 2019

## **NOTICE OF BUILDING CODE UPDATES**

New 2019 California Building Standards Code goes into effect state-wide on January 1, 2020.

The City of Pacifica adopted the State required code update with local amendments on November 25, 2019. The local amendments included “Reach Codes” applicable to new construction (not additions or remodels). Please see the reverse side for Reach Code information.

The full Pacifica ordinance with local amendments can be found at:  
<http://tiny.cc/8sfghz>

The 2019 California Building Standards Code can be found at:  
<https://www.dgs.ca.gov/BSC/Codes>

## Summary of Reach Codes Requirement/Standards

| Building Type  | Requirements/Standards   |
|--|--|
| <p>New Residential Buildings<br/>(Single-family and three stories or less multifamily)</p>               | <ol style="list-style-type: none"> <li>1. Require electric fuel source for space heating, water heating and clothes dryers.</li> <li>2. Natural gas can be used (if desired) for cooking appliances and fireplaces.</li> <li>3. If natural gas appliances are used, locations must also be electrically pre-wired for future electric appliance installation.</li> </ol>   |
| <p>Accessory Dwelling Units (ADUs)</p>   | <ol style="list-style-type: none"> <li>4. All ADU types shall be exempt from Reach Code requirements.</li> </ol>   |
| <p>New Non-Residential Buildings and High-Rise Multifamily Buildings<br/>(Three stories and greater)</p> | <ol style="list-style-type: none"> <li>5. Require to use electricity as the fuel source for all appliances, including but not limited to heating/cooling appliances, cooking appliances, fireplaces and clothes dryers.</li> <li>6. Require to install a minimum amount of on-site solar based on square footage:               <ol style="list-style-type: none"> <li>a. Less than 10,000 square feet requires a minimum of three kilowatt photovoltaic system.</li> <li>b. Greater than or equal to 10,000 square feet requires a minimum of five kilowatt photovoltaic system.</li> </ol> </li> <li>7. Exceptions to using natural gas shall include:               <ol style="list-style-type: none"> <li>a. Publicly agency owned and operated emergency operation centers (such as fire and police stations) can use natural gas.</li> <li>b. Nonresidential kitchens (such as for-profit restaurants) may use natural gas with Building Official approval.</li> </ol> </li> <li>8. If natural gas appliances are used for any of the above exceptions, locations must also be electrically pre-wired for future electric appliance installation.</li> </ol> |