

ORDINANCE NO. _____

An ordinance amending Divisions 2, 4, and 5 of Article 9 of Chapter IX of the Los Angeles Municipal Code to require all new buildings to be all-electric buildings with exceptions.

In order to adopt these local amendments, the City of Los Angeles makes the following findings justified by local environmental, climactic, geological, and topographical conditions of the City of Los Angeles.

WHEREAS, as the gravity and urgency of the climate emergency become more apparent with each passing year of rising temperatures, dangerous wildfires, and more severe droughts—all of which disproportionately impact communities of color and the most vulnerable Angelenos—the City of Los Angeles must do all in its power to reduce its carbon emissions and move toward a sustainable, zero-carbon economy;

WHEREAS, buildings in Los Angeles account for 43% of greenhouse gas emissions—more than any other sector in the City, and more than they comprise at nationwide (30%) or statewide (25%) levels;

WHEREAS, as a critical first step to take action to reduce carbon emissions in new building constructions, the City must ensure new buildings being constructed are built to leverage our increasingly clean electric grid, which will be carbon-free by 2035 rather than relying on fossil fuels;

WHEREAS, zero-carbon buildings have better indoor air quality, lower construction costs, fewer safety risks—especially during earthquakes—and lower climate emissions than equivalent mixed-fuel buildings. Transitioning new construction away from fossil fuels will secure public health benefits and economic savings for decades to come, as well as ensure the City meets its Green New Deal zero-carbon buildings goals;

WHEREAS, the City is densely populated, located in an area of high seismic activities, and at risk of major earthquakes. Seismic events could damage gas infrastructure in ground and in buildings with the associated risk of explosion or fire;

WHEREAS, as a coastal city, the City is vulnerable to sea level rise and the release of greenhouse gases into the atmosphere cause increases in worldwide average temperature, which contribute to melting of glaciers and thermal expansion of ocean water—resulting in rising sea levels;

WHEREAS, parts of the City are located in the Very High Fire Severity Zone, High Wind Velocity Zone, and wildfire and wildland-urban interface which is extremely vulnerable to wildfires and buildings releasing greenhouse gases into the atmosphere cause increases in worldwide average temperature, drought conditions, vegetative fuel, and length of fire seasons; and

WHEREAS, these local conditions make the following amendments and additions to the City's Code reasonably necessary because of local environmental climactic, geological, and topographical conditions.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 99.02.202 of the Los Angeles Municipal Code is amended to add the following definitions:

ACCESSIBLE. Having access thereto, but which first may require the removal of an access panel door or similar obstruction.

ALL-ELECTRIC BUILDING. A building that contains no combustion equipment, plumbing for combustion equipment, gas piping, or fuel gas serving any use including, but not limited to, space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electricity as the sole source of energy for all lighting, appliances and/or equipment, including, but not limited to, space heating, water heating, cooking appliances, and drying appliances.

COMBUSTION EQUIPMENT. Any equipment or appliance used for space heating, water heating, cooking, clothes drying, lighting, or other type of equipment and/or appliance that uses fuel gas.

COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT. Any equipment used in a food establishment for heat-processing food or utensils and that produces grease vapors, steam, fumes, smoke, or odors that are required to be removed through a local exhaust ventilation system, as defined in the California Mechanical Code.

ELECTRIC HEATING APPLIANCE. A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

ENFORCING AGENCY. The Department of Building and Safety of the City of Los Angeles.

FUEL GAS. Includes, but is not limited to, butane, coal, crude oil, ethane, fossil fuels, hydrogen, kerosene, liquefied petroleum, manufactured petroleum, methane, natural gas, natural petroleum, oil, petrol, propane, and/or any mixture of these.

Sec. 2. Section 99.04.106.8 is added to the Los Angeles Municipal Code and reads as follows:

99.04.106.8. All-electric buildings. All newly constructed buildings shall be all-electric buildings.

EXCEPTIONS:

1. Application for a building permit is submitted, accepted by the Department of Building and Safety, and building permit application fees are paid prior to April 1, 2023.

2. Application for a building permit for an Affordable Housing Project, as defined in the Mayor’s Executive Directive 13, is submitted, accepted by the Department of Building and Safety, and building permit application fees are paid prior to June 1, 2023.

3. Attached accessory dwelling units using existing gas piping systems in conjunction with the primary dwelling.

4. Cooking equipment contained within kitchens located in a public use area, as defined in the California Building Code Chapter 2, such as restaurants, commissaries, cafeterias, and community kitchens provided the electrical infrastructure is installed in accordance with Section 99.04.106.8.1.

5. Gas-powered emergency life-safety systems, including emergency backup.

99.04.106.8.1. Requirements for combustion equipment. Where required by Section 99.04.106.8, the electrical infrastructure shall be installed to accommodate the future installation of an electrical heating or cooking appliance/equipment in the following ways:

1. Branch circuit wiring, electrically isolated and designed to serve all electrical heating and cooking appliances in accordance with manufacturer requirements and the California Electrical Code, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within 5 feet of the appliance that is accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and

2. Labeling of both ends of the unused conductors or conduit shall be with “For Future Electrical Appliance/Equipment”; and

3. Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (e.g., “Reserved for Future Electric

Range/Equipment”), and positioned on the opposite end of the panel supply conductor connection; and

4. Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical heating appliances and equipment. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code.

Sec 3. Subdivision 99.05.106.14 is added to the Los Angeles Municipal Code and reads as follows:

99.05.106.14. All-electric buildings. All newly constructed buildings shall be all-electric buildings.

EXCEPTIONS:

1. Application for a building permit is submitted, accepted by the Department of Building and Safety, and building permit application fees are paid prior to April 1, 2023.

2. Cooking equipment contained within kitchens located in a public use area, as defined in the California Building Code Chapter 2, such as restaurants, commissaries, and cafeterias provided the electrical infrastructure is installed in accordance with Section 99.05.106.14.1.

3. Gas-powered emergency life-safety systems, including emergency backup.

4. Gas-powered process equipment in I-2, F and L Occupancy Groups provided the electrical infrastructure is installed in accordance with Section 99.05.106.14.1.

99.05.106.14.1. Requirements for combustion equipment. Where required by Section 99.05.106.14, the electrical infrastructure shall be installed to accommodate the future installation of an electrical heating or cooking appliance/equipment in the following ways:

1. Branch circuit wiring, electrically isolated and designed to serve all electrical heating appliances in accordance with manufacturer requirements and the California Electrical Code, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within 5 feet of the appliance that is accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and

2. Labeling of both ends of the unused conductors or conduit shall be with “For Future Electrical Appliance”; and


3. Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (e.g., "Reserved for Future Electric Range/Equipment"), and positioned on the opposite end of the panel supply conductor connection; and

4. Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical heating appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
K. LUCY ATWOOD
Deputy City Attorney

Date 11/29/22


File No. 22-0151

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR





Ordinance Passed December 7, 2022

Approved 12/10/2022

Posted Date: 12/14/2022
Ordinance Effective Date: 01/23/2023