



CITY OF ENCINITAS

New Building Electrification Regulations

Encinitas Municipal Code Section 23.12.080D-A-C



What projects are affected?

Ordinance 2022-14, adopted by City Council on October 26, 2022, affects all **new** residential **and** nonresidential buildings. The ordinance is effective as of January 1, 2023, as part of EMC Section 23.12.110.A-C.

What are the requirements?

All new residential and nonresidential buildings are required to be all-electric unless an exception applies. All-electric is defined as:

A building that uses electricity as the source of energy for all its space heating (including but not limited to fireplaces and outdoor heaters), water heating (including but not limited to pools and spas), cooking (including but not limited to barbecues), and clothes drying appliances, and has no Fuel Gas Infrastructure within the building or building property lines for these end uses, except for abandoned Fuel Gas plumbing. An All-Electric Building may include solar thermal collectors.

New buildings include major renovations involving more than 50% of the structural components or an addition that more than doubles the volume (EMC Section 23.123.030.B.8).

Are there any exceptions?

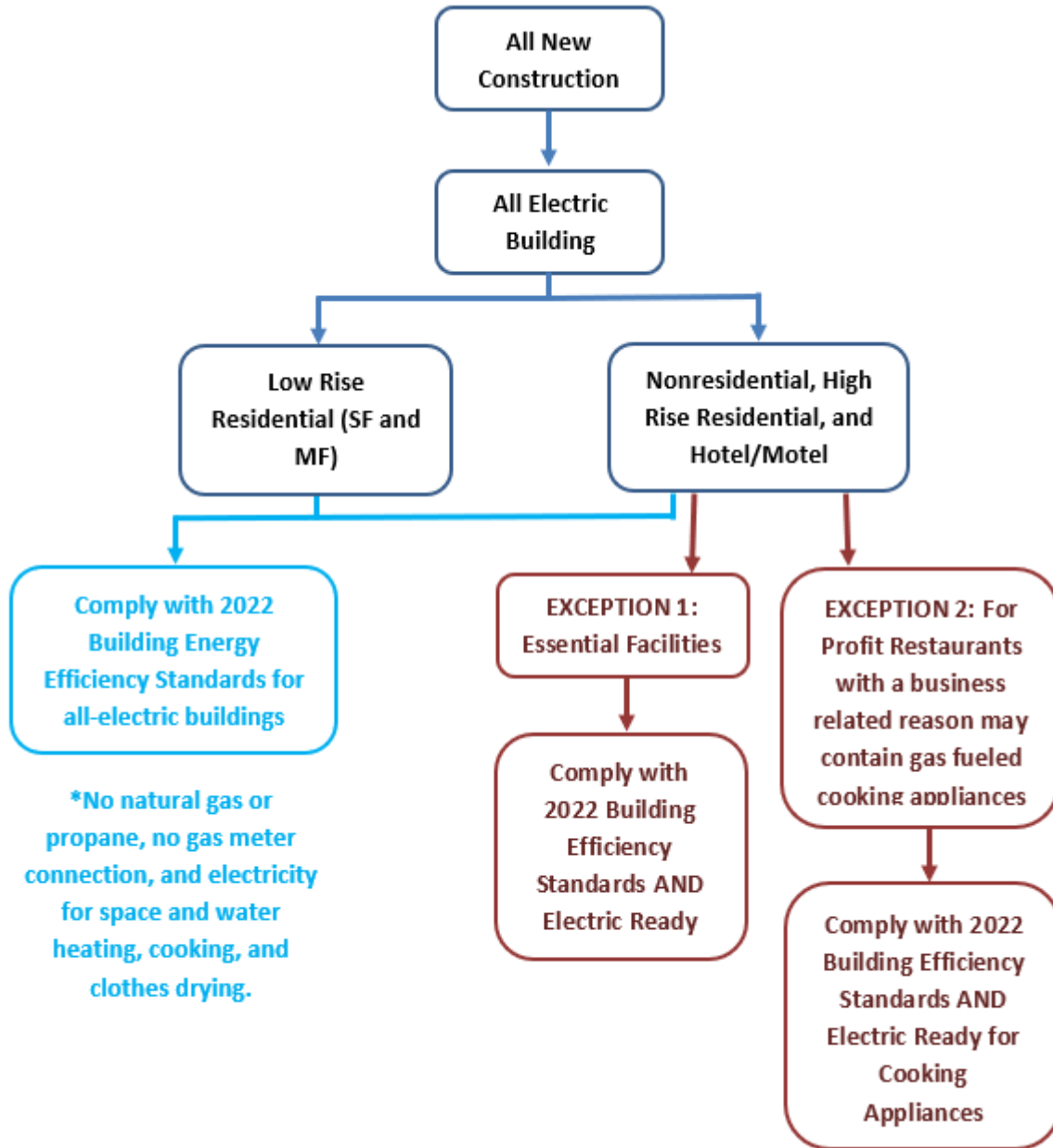
The following exceptions allow natural gas plumbing to be installed along with a gas meter connection as specified:

1. *Essential Facilities*: Facilities defined by California Health & Safety Code § 16007 and Title 24, Part 1, Chapter 4, including facilities defined by CBC Part 2 Section 202.
2. *Buildings containing a for-profit restaurant*: the applicant must demonstrate:
 - a. Business-related reason to cook with a flame;
 - b. This need cannot be reasonably achieved with an electric fuel source; and
 - c. The applicant has employed methods to mitigate the greenhouse gas impacts of the gas fueled appliance onsite by reducing energy use equal to or greater than the expected annual GHG emissions from the therms consumed onsite.

If an exception applies, the building must be as Electric-Ready as feasible for future electric appliance installation based on the [City's Design Guidelines](#) for Electric-Ready Buildings and Electric Readiness Equivalencies.



Compliance Pathway



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