



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 10/15/2024

ITEM NO: 10

DESK ITEM

DATE: October 15, 2024
TO: Mayor and Town Council
FROM: Katy Nomura, Interim Town Manager
SUBJECT: Receive a Report and Provide Direction to Staff on Potential Reach Code Modifications

REMARKS:

Attachment 1 contains the staff presentation.

Attachment Received with this Desk Item:

1. Staff Presentation

Reviewed by: Interim Town Manager, Town Attorney, and Finance Director

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Reach Code Modifications

Town Council Meeting
October 15, 2024

BACKGROUND

The following table summarizes the key differences between the 2022 State Building Code and the Town's Reach Code:

Appliance	2022 State Code*	Los Gatos Reach Code
Water Heating	Gas or Electric	Electric Required (All Buildings)
Space Heating	Encourages Electric	Electric Required (All Buildings)
Cooking	Gas or Electric	Electric Required
Outdoor	Gas or Electric	Electric Required
Specialized Processes (Industrial / Restaurants)	Gas or Electric	Electric with Exemptions

*Installation of gas outlets serving water heaters, cooktops, and clothes dryers require the installation of electrical circuits for future conversion of fixtures.

Summary of Options

A summary of the options, and the pros and cons of each, is summarized below.

OPTION	PROS	CONS
1. Repeal portions of the existing Reach Code and allow natural gas in new buildings and major remodels.*	<ul style="list-style-type: none">• Avoids litigation based on federal law preemption.	<ul style="list-style-type: none">• Allows for continued use of natural gas, contributing to greenhouse gas emissions and poor air quality.
2. Repeal portions of the existing Reach Code and replace it with an alternative Reach Code using Energy Performance Standards.*	<ul style="list-style-type: none">• Uses established processes through Title 24 of the California Building Standards Code.• Legally sound – Only increases compliance margin.	<ul style="list-style-type: none">• Requires cost effectiveness study and California Energy Commission approval.• Requires additional resources and adds complexity during implementation.• Doesn't address stoves, dryers, fireplaces, pool heating, etc. Only addresses central heating and water heating.• Doesn't prohibit new gas infrastructure.
3. Repeal portions of the existing Reach Code and set a Zero NOx-emitting appliance threshold that regulates Air Quality.	<ul style="list-style-type: none">• It is comprehensive and can cover any appliance that uses gas and emits NOx.• Simple to enforce and conforms with upcoming BAAQMD regulations.• Does not require a cost effectiveness study or California Energy Commission approval.	<ul style="list-style-type: none">• Hasn't been legally tested.

*Installation of gas outlets serving water heaters, central heating, cooktops, and clothes dryers require the installation of electrical circuits for future conversion of fixtures.

QUESTIONS?
