

7 October 2024

Mayor Todd Gloria

Councilmember Kent Lee, Chair Land Use & Housing Committee

Councilmember Stephen Whitburn, member Land Use & Housing Committee

Councilmember Vivian Moreno, member Land Use & Housing Committee

Council President Pro Tem Joe LaCava, Chair Environment Committee, Vice-Chair Land Use & Housing Committee

Councilmember Marni von Wilpert, Vice-Chair Environment Committee

Councilmember Jennifer Campbell, member Environment Committee

Council President Sean Elo-Rivera, member Environment Committee

**Subject: Climate Advisory Board Strong Support for High Performance Reach Code**

As Chair of the City of San Diego [Climate Advisory Board](#) (CAB), I am writing on behalf of the CAB to express our strong support for the upcoming High Performance Reach Code. Passing this ordinance will demonstrate the City's leadership in reducing greenhouse gas emissions and improving resident health and economic well-being.

## **Background**

San Diego's landmark 2022 [Climate Action Plan](#) (CAP) includes Measure 1.2: Decarbonize New Building Development, which targets an "All-electric reach code starting 2023 at new residential and commercial development".

After extensive stakeholder engagement, the City published a [Discussion Draft](#) of its proposed Reach Code in April 2023. This was put on hold due to a Ninth Circuit decision in *CRA v. Berkeley* regarding all-electric Reach Codes. The legal proceeding was settled in early 2024 clarifying that Reach Codes can incentivize, but not require, all electric new construction when cost effective.

Following this guidance, a number of municipalities have since adopted a High Performance Reach Code. This cost-effective approach applies to all-electric and mixed-fuel buildings alike. It encourages electrification AND provides grid/emissions benefits in projects with gas appliances. Locally in May 2024, [Encinitas](#) adopted a High Performance Reach Code.

Every 3 years, the state of California updates its Building Codes. Passing a Reach Code now will have immediate impacts and will be straightforward to update to align with the upcoming Building Code cycle which will take effect in 2026.

**Recommendation**

In closing, we urge you to expeditiously move forward with a High Performance Reach Code and continue to explore incentive programs to support construction utilizing a skilled and trained local workforce.

Respectfully submitted,  
Tanisha-Jean Martin, Chair  
City of San Diego Climate Advisory Board