



City of Santa Clara

The Center of What's Possible

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NEW CONSTRUCTION DETERMINATION FOR ALL-ELECTRIC PROVISIONS OF THE 2023 REACH CODES

When an addition to and/or alteration of a project exceeds certain thresholds, the City identifies the project as **"New Construction"** for the purposes of All-Electric Building provisions as defined by the City's 2023 Reach Codes. This worksheet is designed to assist and clarify the term; **"New Construction"** as it relates to the additions and/or alterations of existing buildings and structures.

NEW CONSTRUCTION *: For the purposes of All-Electric Building requirements, "newly constructed buildings" shall include the buildings defined in Section 100.1 (2022 California Energy Code) as well as newly constructed additions and improvements in existing buildings where more than 50 percent of the exterior walls are removed or 50 percent of the wall plate height is raised. The Chief Building Official shall make the final determination regarding the application of this section.

* As defined by City Ordinance 2056 – City of Santa Clara 2023 Reach Codes

Notes:

- **Exterior walls** are bearing or non-bearing walls that are used to enclose a building and have weather exposed surfaces.
- **Removed walls** are walls above the foundation that are permanently removed, torn out and rebuilt in the same location, or become interior walls as result of an addition or alteration.
- **Raising the plate height of the exterior walls:**
 - A second story addition, including offset walls, is considered the raising of a plate height. The total linear feet of the second story addition exterior wall shall be used towards the calculations below.

CALCULATIONS OF REMOVED EXTERIOR WALL AND RAISING THE PLATE HEIGHT OF THE EXTERIOR WALL:

Total linear feet of existing exterior walls to be removed above the foundation:		(A)
Total linear feet of new exterior walls of the second story addition:		(B)
(C) = The greater of (A) or (B)		(C)
Total linear feet of the existing exterior walls above the foundation:		(D)

DETERMINE IF YOUR PROJECT IS A NEWLY CONSTRUCTED ADDITIONS AND/OR ALTERATION:

Calculate (E)% = (C) / (D)		(E)
Note: The project is a "Newly Constructed Building" if ratio (E) is greater than 50%	%	