

County of Ventura
Resource Management Agency
Building and Safety Division

Repeal of All-Electric Provisions
In the Ventura County Building Code



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Current Provisions of the 2022 Ventura County Building Code (VCBC) for All-Electric Buildings

- All-electric appliances and equipment are required for most new commercial and residential buildings under the 2022 VCBC.
- This became effective for building permit applications submitted on or after January 1, 2023.
- These provisions also apply to large additions/alterations.
- The VCBC provisions were intended to reduce production of greenhouse gases by eliminating most natural gas appliances and equipment.



CRA vs City of Berkeley Decision

- In 2023, the California Restaurants Association (CRA) sued the City of Berkeley over their all-electric provisions.
- The CRA prevailed in the State Appellate Court, which essentially banned the prohibition of natural gas appliances.
- The City of Berkeley provisions were similar to those adopted in the VCBC and the Court's decision is binding in Ventura County.
- In March 2024, Ventura County Building and Safety ended the enforcement of the VCBC all-electric provisions.



Recommendation: Voluntary Compliance (and Incentive)

- In July 2024, the Board of Supervisors directed staff to prepare modified code language in the VCBC to repeal the all-electric provisions and make them voluntary.
- These modifications would allow the use of natural gas appliances and equipment.
- The Board of Supervisors also directed staff to prepare an incentive program to encourage the voluntary use of all-electric appliances and equipment through the end of 2025.



Expedited Plan Review Services

- Staff's recommended incentive program would reduce the fee for the expedited plan review services by 50% for qualifying projects.
- This service is optional and has no impact on the General Fund.
- The fee for this service is a 35% surcharge to the plan review fee.

Incentive Program Fee Analysis

			Possible Reduction in Expedited Processing Fee for Voluntary Use of All-Electric Appliances and Equipment				
Structure Type (Examples)	Plan Review Fee (Mandatory)	Expedited Processing Fee (Optional)	Total Savings (75% Reduction)	Total Savings (50% Reduction)	Total Savings (25% Reduction)	Approx normal turn around time*	Approx expedited turn around time*
ADU (900 sf)	\$1,570	\$550	\$412	\$275	\$137	3 to 4 weeks	2 weeks
House (2,000 sf)	\$2,721	\$952	\$714	\$476	\$238	3 to 4 weeks	2 weeks
House (5,000 sf)	\$5,689	\$1,991	\$1,493	\$996	\$498	4 to 5 weeks	2 weeks
Commercial Bldg (10,000 sf)	\$7,817	\$2,736	\$2,052	\$1,368	\$684	4 to 6 weeks	2 weeks

B&S receives an average of three requests for Expedited Processing Service (for projects of all types), per month.

* - Approx turn around time from date of completed application received

Summary of the Incentive Program

- Building and Safety's \$4M annual budget includes \$1.4M for plan review services.
- An estimated 36 applicants per year would take advantage of the Incentive Program.
- The reduced revenue from the proposed 50% fee reduction is estimated at \$17K per year.
- This fee reduction has no significant impact on the Building and Safety Budget and no impact on the General Fund.

Staff Recommendations

1. Conduct a Public Hearing.
2. Adopt the proposed Ordinance amending the Ventura County Building Code (VCBC) regarding all-electric requirements (Exhibit I).
3. Adopt a Resolution establishing an incentive program to encourage voluntary use of all-electric appliances and equipment for certain Building Permits (Exhibit 3).
4. Determine that adoption of the proposed Ordinance amending the VCBC Amendments and Resolution establishing the Incentive Program are exempt from CEQA pursuant to CEQA Guidelines Section 15060(c)(1).
5. Direct the Clerk of the Board to publish an Ordinance Summary as required by law.

Questions?

