

STAFF REPORT

DATE: September 24, 2019

TO: City Council

FROM: Ashley Feeney, Assistant City Manager
Gregory Mahoney, Assistant Director, Community Development and Sustainability

SUBJECT: Ordinance to Amend the City's Residential Energy Efficiency Reach Code

Recommendation

Introduce the attached ordinance amending Section 8.01.092 of Chapter 8 (Buildings) of the Davis Municipal Code to:

- a. Require mixed-fuel single-family dwellings (SFD) and low-rise multi-family residential projects to achieve a total Energy Design Rating (EDR) margin of 9.5 for SFD and 10 for low-rise multifamily, per the cost effectiveness study prepared by Frontier Energy and Misti Bruceri & Associates dated, dated June 2019.
- b. Require pre-wiring for a future retrofit to all-electric appliances in mixed-fuel-new single-family dwellings and low-rise multi-family buildings.

Approval of the proposed amendment to the City's Residential Energy Efficiency Reach Code incentivizes builders to construct single-family homes and low-rise multifamily buildings as 'all-electric', and requires homes that are built as 'mixed-fuel' to pre-wire at all appliance locations to ease a future retrofit to all-electric.

Fiscal Impact

The fiscal impacts to the City associated with this reach code are negligible. The minor increase in staff time associated with reviewing plans, issuing building permits and conducting inspections will be recovered through plan check and permit fees.

City Council Goals

The proposed Ordinance is consistent with adopted City Council goal:

Goal #3: Pursue Environmental Sustainability

Objective 1: Reduce the community's carbon footprint.

Executive Summary

The City of Davis has a history of energy efficiency and sustainability that spans over four decades. The City adopted the first-of-their-kind energy efficiency and resale ordinances in the 1970's and continued the effort in 2008 with the first green building ordinance in the region and the most comprehensive in the state. The City is continuing to lead the state in sustainability by proposing a reach code that will incentivize all-electric single-family dwellings and low rise multi-family buildings. The proposed Ordinance will also require new single-family dwellings and low rise multi-family buildings that are designed as mixed-fuel buildings to pre-wire for a

future retrofit to all-electric appliances. The proposed Ordinance will be consistent with all of the reach codes adopted over the last 12 years by requiring a cost effective compliance margin. Full CALGreen, Tier I compliance regarding energy efficiency has not been found to be cost effective, therefore the proposed Ordinance will require a total Energy Design Rating (EDR) margin of 9.5 for SFD and 10 for low-rise multifamily consistent with the cost effectiveness study.

The California Energy Commission has approved the 2019 California Energy Code that will go into effect on January 1, 2020. This code will require that single-family dwellings and low-rise multifamily buildings offset 100% of the electricity used on site, excluding some specific electrical loads. The purpose of the proposed Ordinance is to take the additional step of providing a path to reduce the use of fossil fuels in residential buildings. Since 2008, the City has enacted an energy efficiency reach code that requires projects to go beyond the requirements of both the California Energy Code and the California Green Building Standards Code (CAL Green) to a point that is cost effective. The only difference with this proposed Ordinance is that all-electric homes will not be required to go beyond the minimum code requirements. The building community in Davis is familiar with, and accustomed to additional sustainability requirements for construction projects.

On March 5, 2019, City Council approved a Resolution declaring a climate emergency and proposed mobilization efforts to restore a safe climate that included an acceleration of the carbon neutrality goal for the Davis community from 2050 to 2040. Approval of the proposed Ordinance will further these efforts. This proposed Ordinance is also consistent with the California Energy Action Plan policy directive to support local reach codes.

Background and Analysis

Every three years, the California Building Standards Commission updates the California Building Standards Code (Title-24). In July of 2019, the California Building Standards Commission announced the publication of the new 2019 California Building Standards Code, which includes the 2019 California Energy Code. These codes will become effective on January 1, 2020.

Consistent with the City Council goal noted above, staff have analyzed the potential for requiring all-electric new residential buildings. There is the potential that it would be met with significant resistance from the building community and could possibly result in litigation as it is not found to be cost-effective at this time. As an alternative, staff is proposing to incentivize rather than require all-electric buildings. The proposed reach code Ordinance would be consistent with the City's energy efficiency approach of requiring projects to exceed the requirements of the California Energy Code to a point that is determined to be cost effective. The reach code would be applicable only to mixed-fuel homes, which use natural gas or propane to power one or more household appliances. As an incentive for all-electric homes, the proposed Ordinance would not include additional energy efficiency requirements beyond code compliance for homes that do not utilize fossil fuels. To facilitate future retrofits for mixed-fuel homes, the proposed Ordinance will require pre-wiring for electric appliances.

In 2020, the Energy Code will begin using the Home Energy Rating System (HERS) scale as the primary metric to demonstrate compliance with the energy code. The HERS scale rates a home on a scale from zero to 250. An EDR score of 100 is equivalent to a home built in compliance

with the 2006 International Energy Conservation Code while a zero net energy home has an EDR of zero. EDR is still based on Time Dependent Value (TDV) of energy but it uses a building that is compliant with the 2006 International Energy Conservation Code (IECC) as the reference building.

The EDR is calculated by Energy Commission approved software and has two components:

- 1) An “Efficiency EDR” which represents the building’s energy use without solar generation.
- 2) A “Total EDR” that represents the final energy use of the building based on the combined impact of efficiency measures, photovoltaic (PV) generation and demand flexibility.

For a building to comply, two criteria are required:

- 1) The proposed Efficiency EDR must be equal to or less than the Efficiency EDR of the Standard Design, and
- 2) The proposed Total EDR must be equal to or less than the Total EDR of the Standard Design.

Energy code compliance software measures the Efficiency-EDR and the Total-EDR. A home must first meet a minimum Efficiency EDR in order to prohibit the construction of an inefficient home and then over-sizing the PV system to offset the lack of efficiency. A project may improve on building efficiency beyond the minimum required and subsequently reduce the PV generation capacity required to achieve the required Total EDR but may not increase the size of the PV system and trade this off with a reduction of efficiency measures. The total EDR takes into consideration the contribution of PV and demand flexibility. The margin is the number of points on the HERS scale that the reach code would require beyond the minimum code requirement. A total EDR margin of 10 would mean that the Total EDR would be 10 points lower than a code compliant home. For instance if a code compliant mixed-fuel home had a Total EDR of 25 then the proposed Ordinance would require that the same mixed-fuel home be required to achieve a score of 15 on the HERS scale.

Single-family dwellings that are constructed as mixed-fuel dwellings will be required to meet a total Energy Design Rating margin of 9.5 and pre-wire for future retrofit. The total EDR margin of 9.5 will require additional energy efficiency measures as well as photovoltaics and demand flexibility. Low-rise multifamily dwellings that are constructed as mixed-fuel dwellings will be required to meet a total Energy Design Rating margin of 10 and pre-wire for future retrofit as applicable. A cost effectiveness study has been provided by the Codes and Standards Program, Pacific Gas and Electric Company. The study was prepared by Frontier Energy and Misti Bruceri & Associates. The cost effectiveness study supports a total EDR margin of 9.5 for mixed-fuel homes in climate zone 12.

Cost Effectiveness Analysis

For locally adopted energy, efficiency “reach codes” to be enforceable, the Warren-Alquist Act of 1974 requires that the local government demonstrate that the required measures will be cost effective. In the past, the City has largely relied upon negotiated Development Agreements with larger developments to achieve voluntary agreement to comply with energy efficiency and PV provisions that may not otherwise be enforceable, absent a Development Agreement. A cost effectiveness study allows the City is to adopt local “reach codes” exceeding the standard State energy efficiency requirements, eliminating the need to negotiate such requirements on a project-by-project basis, and providing for consistency amongst projects.

Single-family dwellings that are constructed as mixed-fuel dwellings that meet a total EDR margin of 9.5 will cost approximately \$5045 more than a the Standard Design code complaint house. The percentage of savings will be approximately 17% and the emissions savings will be approximately .35 lbs.-CO2/sf/year. A 2000 sq. ft. home will save 700 lbs. of CO2 per year.

In new developments, single-family dwellings that are constructed as all-electric homes will see an approximate savings in natural gas infrastructure cost of \$5349 per home as gas infrastructure could be eliminated as part of the overall development. For new single-family homes built on an infill lot where gas infrastructure has already been installed, the upfront cost savings would be less. The home would save the costs of the gas piping in the home and the elimination of the service run from the street but would not have the benefit of cost-savings for elimination of the utility installed beneath the roadways. Emissions savings for a Standard Design all-electric home will be approximately 1.07 lbs.-CO2/sf/year. A 2000 sq. ft. home will save 2140 lbs. of CO2 per year more than a Standard Design mixed-fuel home.

Outreach & Commission Review

The proposed Ordinance has been presented to the Natural Resources Commission (NRC) on two occasions. The NRC has expressed unanimous support for the reach code. Staff met with the Executive Director of the Chamber of Commerce and then again with a larger group to go over the proposed Ordinance. There were no comments forwarded to staff either in support or opposition of the proposed Ordinance. On August 13, 2019, the proposed Ordinance was presented and explained in a public outreach meeting held in the Community Chambers. The attendees expressed support of the proposed Ordinance. There were no negative comments voiced during the presentation. Although a number of contractors and developers were invited to the meeting, there were no contractors or developers present at the meeting.

Ordinance Applicability

If the proposed Ordinance is adopted by the City Council, it will become effective after it is approved by the California Energy Commission. The Energy Commission approval process typically takes 2 to 3 months. All building permit applications submitted on or after the effective date will be required to comply with the updated standards. Staff will provide ample notice to contractors and architects in advance of the effective date. However, it should be noted that residential subdivisions with existing Development Agreements (ex: Cannery, Chiles Ranch, Grande) will be subject to the terms of the Development Agreement, which may have different thresholds for energy efficiency and PV. Therefore, the provisions of the proposed Ordinance would apply to new developments moving forward. A key advantage to the proposed Ordinance is that it will provide a greater level of consistency between projects and result in less, or no, need to negotiate energy efficiency and PV requirements for new single family and low-rise apartments.

Attachment

1. Proposed Ordinance
2. Cost Effectiveness Study

ORDINANCE NO. [REDACTED]

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAVIS AMENDING SECTION 8.01.092 OF THE DAVIS MUNICIPAL CODE TO ADOPT NEW ENERGY EFFICIENCY STANDARDS FOR NEW SINGLE FAMILY AND LOW-RISE MULTIFAMILY DWELLINGS

WHEREAS, in 2017 the City of Davis adopted energy efficiency standards for new single-family and low-rise multifamily buildings under the Green Building Code, requiring such buildings to comply with the Tier 2 requirements for energy efficiency and install PV systems to offset total household energy use; and

WHEREAS, the 2019 California Building Standards Code, Title 24, California Code of Regulations, has been released by the State and will go into effect January 1, 2020, including the California Energy Code (Part 6 of Title 24); and

WHEREAS, Sections 17958.5, 17958.7, and 18941.5 of the California Health and Safety Code provide that the City may make changes or modifications to the standards contained in the California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, amendments to the City’s energy efficiency standards for new single-family and low-rise multifamily dwellings are necessary in order to continue promoting increased energy efficiency and the use of renewable energy resources, and in light of the standards in the 2019 California Energy Code; and

WHEREAS, the City has completed an analysis and determined that the amendments to the energy efficiency standards contained herein would be cost effective.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Section 8.01.092 of the Davis Municipal Code is hereby amended to read in full as follows:

“8.01.092 Energy efficiency “Reach Code”.

In addition to all requirements of the California Energy Code applicable to new single-family dwellings and new low-rise multifamily dwellings, mixed-fuel dwellings shall comply with the following. A “mixed-fuel dwelling” is a dwelling that uses natural gas or propane as fuel for space heating, water heating (including pools and spas), cooking appliances, or clothes drying appliances or is plumbed for such equipment.

- (a) **New single-family dwellings.** New mixed-fuel, single-family dwellings shall be required to meet a Total Energy Design Rating (EDR) margin of 9.5 as defined by the 2019 California Energy Code. In addition, the electrical system design shall provide capacity for a future retrofit to facilitate the installation of all electric appliances. This includes

capacity and space at the electrical service panel, pre-wiring and installed circuit breakers for the following appliances:

- 1) heat-pump water heater;
- 2) induction stove top and oven;
- 3) electric clothes dryer; and
- 4) heat-pump for code-required comfort heating.

(b) **New low-rise multifamily dwellings.** New mixed-fuel, low-rise multifamily dwellings shall be required to meet a Total Energy Design Rating (EDR) margin of 10 as defined by the 2019 California Energy Code. In addition, the electrical system design shall provide capacity for a future retrofit to facilitate the installation of all electric appliances. This includes capacity and space at the electrical service panel, pre-wiring and installed circuit breakers for the following appliances:

- 1) heat-pump water heater (if applicable);
- 2) induction stove top and oven;
- 3) electric clothes dryer (if applicable); and
- 4) heat-pump for code-required comfort heating.”

SECTION 2. Express Findings.

As required by Health and Safety Code sections 17958.7, 18941.5 and 18942, the City Council of the City of Davis hereby expressly finds that the above amendment to the California Building Standards Code is necessary for the protection of the public health, safety and welfare, due to the local climatic, geological or topographical conditions.

The amendment is justified by all of the following conditions:

Express Finding #1: Climatic

The effects of climate change are increasingly self-evident, and costly. Hurricanes wildfires and other natural disasters take many lives and cost billions of dollars. Across the globe, higher temperatures are contributing to record heat waves and droughts, rising sea levels, more intense storms, wildfires, and floods. Climate change is the fundamental design problem of our time. The burning of fossil fuels used in the generation of electric power and heating of buildings is a significant contributor to greenhouse gas (GHG) emissions and consequently climate change.

In Davis, climate can have a significant effect on fire behavior and other major emergency events because it cannot be controlled. The drying out of wildland fuels in the summer months allows for easy ignition. The combustible weeds on vacant urban lots coupled with windy conditions are a recipe for disaster. The Sacramento region has extreme variations in weather patterns. Summers are arid and warm, while winters are cool to freezing but without snowfall. Fall and spring can bring any combination of weather pattern together. The doubling of average rainfall called an “El Nino” event has occurred from time to time, and causes the grass to mature and grow in excess of six feet high before it dries out. Ten square feet of this type of wildland fuel is equivalent to the explosive force of one gallon of gasoline. Average yearly rainfall for the City is approximately 17.87 inches. This

rainfall normally occurs from October to April. Low-level fog (tulle-fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders. The fog can also cause freezing and slick roadways. During the summer months there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees F and are frequently accompanied by light to gusty Delta winds. The relative humidity during the summer months range from 2 to 30 mm HG, which is classified as arid. Extreme heat days are increasing significantly, especially in the Central Valley. Hotter temperatures lead to more smog, which can damage lungs, increase childhood asthma, and cause respiratory/heart disease and death. Certain segments of the population are at greater risk, including the elderly, infants, persons with chronic heart or lung disease, people who can't afford air conditioning, and those who work outdoors. The failure to address and significantly reduce GHG emissions will exacerbate the aforementioned conditions.

Express Finding #2: Geological

The City of Davis is subject to ground tremors from seismic events, as the City is located in Seismic Design Category D, which relates to a high risk of earthquakes. The elimination of natural gas appliances in new dwellings would reduce the hazards associated with gas leaks during seismic events. Large portions of the City of Davis have very poor soil conditions. The soil is often expansive in nature and very acidic which leads to pre-mature deterioration of plumbing piping installed in the ground. Although non-metallic gas pipe is not susceptible to deterioration, there are many homes built with metallic gas pipe infrastructure.

Express Finding #3: Topographical

The City of Davis is located in the center of the Sacramento Valley, which has among the worst air quality in the nation according to the U.S. Environmental Protection Agency. Much of this air quality problem is created by the surrounding hills trapping pollutants locally. In particular, inversion events, where cold air is trapped below warmer air during the winter months, are a unique aspect of the local topography, and cause worse ambient air quality. In turn, these events cause residents to spend more time indoors to avoid the pollution and colder temperatures. During the winter, homes with appliances that are powered by fossil fuel combustion, a by-product of which is carbon monoxide, are more polluted than homes served solely by electricity. Thus, minimizing the combustion of fossil fuels and the associated pollution that is trapped by inversion events is necessary to protect public health, safety, and welfare due to local topographic conditions.

In regard to emergency response in fire events, the City's topography includes open space, drainage canals, freeways and railroad tracks. Traffic has to be channeled around several of these topographical features and limitations, which creates traffic congestion and delays in emergency response. These features are located between the Fire Stations located within the City of Davis. Heavy traffic congestion on the City streets already acts as a barrier to timely response for fire and emergency vehicles. In the event of an accident or other emergency at one of the key points of intersection between a road and freeway, sections of the City could be isolated or response times could be sufficiently slowed so as to increase the risk of injury or damage. Mixed-fuel homes exacerbate the risk of fire events due to natural gas leaks and by contributing to climate change.

SECTION 3. In accordance with CEQA Guidelines Section 15308, adoption of this Ordinance is categorically exempt from CEQA, because it imposes stricter energy efficiency requirements and is a regulatory action authorized by state law and intended to protect the environment.

SECTION 4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this

ordinance. The City Council hereby declares that it should have adopted the ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 5. The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission of the State of California.

SECTION 6. This ordinance shall take effect and be in full force upon approval by the California Energy Commission.

SECTION 7. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance, in accordance with California Government Code Section 36933.

INTRODUCED on the ____th day of _____, 2019, and PASSED AND ADOPTED by the City Council of the City of Davis on this ____th day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

Brett Lee
Mayor

ATTEST:

Zoe S. Mirabile, CMC
City Clerk



A STATEWIDE UTILITY PROGRAM

Title 24, Parts 6 and 11
Local Energy Efficiency Ordinances

2019 Cost-effectiveness Study: Low-Rise Residential New Construction

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Last Modified: July 17, 2019

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Acronyms

2020 PV\$	Present value costs in 2020
ACH50	Air Changes per Hour at 50 pascals pressure differential
ACM	Alternative Calculation Method
AFUE	Annual Fuel Utilization Efficiency
B/C	Lifecycle Benefit-to-Cost Ratio
BEopt	Building Energy Optimization Tool
BSC	Building Standards Commission
CAHP	California Advanced Homes Program
CBECC-Res	Computer program developed by the California Energy Commission for use in demonstrating compliance with the California Residential Building Energy Efficiency Standards
CFI	California Flexible Installation
CFM	Cubic Feet per Minute
CMFNH	California Multifamily New Homes
CO ₂	Carbon Dioxide
CPC	California Plumbing Code
CZ	California Climate Zone
DHW	Domestic Hot Water
DOE	Department of Energy
DWHR	Drain Water Heat Recovery
EDR	Energy Design Rating
EER	Energy Efficiency Ratio
EF	Energy Factor
GHG	Greenhouse Gas
HERS Rater	Home Energy Rating System Rater
HPA	High Performance Attic
HPWH	Heat Pump Water Heater
HSPF	Heating Seasonal Performance Factor
HVAC	Heating, Ventilation, and Air Conditioning
IECC	International Energy Conservation Code
IOU	Investor Owned Utility
kBtu	kilo-British thermal unit
kWh	Kilowatt Hour
LBNL	Lawrence Berkeley National Laboratory

LCC	Lifecycle Cost
LLAHU	Low Leakage Air Handler Unit
VLLDCS	Verified Low Leakage Ducts in Conditioned Space
MF	Multifamily
NAECA	National Appliance Energy Conservation Act
NEEA	Northwest Energy Efficiency Alliance
NEM	Net Energy Metering
NPV	Net Present Value
NREL	National Renewable Energy Laboratory
PG&E	Pacific Gas and Electric Company
PV	Photovoltaic
SCE	Southern California Edison
SDG&E	San Diego Gas and Electric
SEER	Seasonal Energy Efficiency Ratio
SF	Single Family
CASE	Codes and Standards Enhancement
TDV	Time Dependent Valuation
Therm	Unit for quantity of heat that equals 100,000 British thermal units
Title 24	Title 24, Part 6
TOU	Time-Of-Use
UEF	Uniform Energy Factor
ZNE	Zero-net Energy

1 Introduction

The California Building Energy Efficiency Standards Title 24, Part 6 (Title 24) (Energy Commission, 2018b) is maintained and updated every three years by two state agencies, the California Energy Commission (Energy Commission) and the Building Standards Commission (BSC). In addition to enforcing the code, local jurisdictions have the authority to adopt local energy efficiency ordinances, or reach codes, that exceed the minimum standards defined by Title 24 (as established by Public Resources Code Section 25402.1(h)2 and Section 10-106 of the Building Energy Efficiency Standards). Local jurisdictions must demonstrate that the requirements of the proposed ordinance are cost-effective and do not result in buildings consuming more energy than is permitted by Title 24. In addition, the jurisdiction must obtain approval from the Energy Commission and file the ordinance with the BSC for the ordinance to be legally enforceable.

This report documents cost-effective combinations of measures that exceed the minimum state requirements, the 2019 Building Energy Efficiency Standards, effective January 1, 2020, for new single family and low-rise (one- to three-story) multifamily residential construction. The analysis includes evaluation of both mixed fuel and all-electric homes, documenting that the performance requirements can be met by either type of building design. Compliance package options and cost-effectiveness analysis in all sixteen California climate zones (CZs) are presented (see Appendix A – California Climate Zone Map for a graphical depiction of Climate Zone locations). All proposed package options include a combination of efficiency measures and on-site renewable energy.

2 Methodology and Assumptions

This analysis uses two different metrics to assess cost-effectiveness. Both methodologies require estimating and quantifying the incremental costs and energy savings associated with energy efficiency measures. The main difference between the methodologies is the manner in which they value energy and thus the cost savings of reduced or avoided energy use.

- **Utility Bill Impacts (On-Bill):** Customer-based Lifecycle Cost (LCC) approach that values energy based upon estimated site energy usage and customer on-bill savings using electricity and natural gas utility rate schedules over a 30-year duration accounting for discount rate and energy cost inflation.
- **Time Dependent Valuation (TDV):** Energy Commission LCC methodology, which is intended to capture the “societal value or cost” of energy use including long-term projected costs such as the cost of providing energy during peak periods of demand and other societal costs such as projected costs for carbon emissions, as well as grid transmission and distribution impacts. This metric values energy use differently depending on the fuel source (gas, electricity, and propane), time of day, and season. Electricity used (or saved) during peak periods has a much higher value than electricity used (or saved) during off-peak periods (Horii et al., 2014). This is the methodology used by the Energy Commission in evaluating cost-effectiveness for efficiency measures in Title 24, Part 6.

2.1 Building Prototypes

The Energy Commission defines building prototypes which it uses to evaluate the cost-effectiveness of proposed changes to Title 24 requirements. At the time that this report was written, there are two single family prototypes and one low-rise multifamily prototype. All three are used in this analysis in development of the above-code packages. Table 1 describes the basic characteristics of each prototype. Additional details on the prototypes can be found in the Alternative Calculation Method (ACM) Approval Manual (Energy Commission, 2018a). The prototypes have equal geometry on all walls, windows and roof to be orientation neutral.



Table 1: Prototype Characteristics

Characteristic	Single Family One-Story	Single Family Two-Story	Multifamily
Conditioned Floor Area	2,100 ft ²	2,700 ft ²	6,960 ft ² : (4) 780 ft ² & (4) 960 ft ² units
Num. of Stories	1	2	2
Num. of Bedrooms	3	3	(4) 1-bed & (4) 2-bed units
Window-to-Floor Area Ratio	20%	20%	15%

Source: 2019 Alternative Calculation Method Approval Manual (California Energy Commission, 2018a).

The Energy Commission’s protocol for single family prototypes is to weight the simulated energy impacts by a factor that represents the distribution of single-story and two-story homes being built statewide, assuming 45 percent single-story and 55 percent two-story. Simulation results in this study are characterized according to this ratio, which is approximately equivalent to a 2,430-square foot (ft²) house.¹

The methodology used in the analyses for each of the prototypical building types begins with a design that precisely meets the minimum 2019 prescriptive requirements (zero compliance margin). Table 150.1-A in the 2019 Standards (Energy Commission, 2018b) lists the prescriptive measures that determine the baseline design in each climate zone. Other features are consistent with the Standard Design in the ACM Reference Manual (Energy Commission, 2019), and are designed to meet, but not exceed, the minimum requirements. Each prototype building has the following features:

- Slab-on-grade foundation.
- Vented attic.
- High performance attic in climate zones where prescriptively required (CZ 4, 8-16) with insulation installed at the ceiling and below the roof deck per Option B. (Refer to Table 150.1-A in the 2019 Standards.)
- Ductwork located in the attic for single family and within conditioned space for multifamily.

Both mixed fuel and all-electric prototypes are evaluated in this study. While in past code cycles an all-electric home was compared to a home with gas for certain end-uses, the 2019 code includes separate prescriptive and performance paths for mixed-fuel and all-electric homes. The fuel specific characteristics of the mixed fuel and all-electric prototypes are defined according to the 2019 ACM Reference Manual and described in Table 2.²

¹ 2,430 ft² = (45% x 2,100 ft²) + (55% x 2,700 ft²)

² Standards Section 150.1(c)8.A.iv.a specifies that compact hot water distribution design and a drain water heat recovery system or extra PV capacity are required when a heat pump water heater is installed prescriptively. The efficiency of the distribution and the drain water heat recovery systems as well as the location of the water heater applied in this analysis are based on the Standard Design assumptions in CBECC-Res which result in a zero-compliance margin for the 2019 basecase model.



Table 2: Characteristics of the Mixed Fuel vs All-Electric Prototype

Characteristic	Mixed Fuel	All-Electric
Space Heating/Cooling ¹	Gas furnace 80 AFUE Split A/C 14 SEER, 11.7 EER	Split heat pump 8.2 HSPF, 14 SEER, 11.7 EER
Water Heater ^{1,2, 3, 4}	Gas tankless UEF = 0.81	50gal HPWH UEF = 2.0 SF: located in the garage MF CZ 2,4,6-16: located in living space MF CZ 1,3,5: located in exterior closet
Hot Water Distribution	Code minimum. All hot water lines insulated	Basic compact distribution credit, (CZ 6-8,15) Expanded compact distribution credit, compactness factor = 0.6 (CZ 1-5,9-14,16)
Drain Water Heat Recovery Efficiency	None	CZ 1: unequal flow to shower = 42% CZ 16: equal flow to shower & water heater = 65% None in other CZs
Cooking	Gas	Electric
Clothes Drying	Gas	Electric

¹Equipment efficiencies are equal to minimum federal appliance efficiency standards.

²The multifamily prototype is evaluated with individual water heaters. HPWHs located in the living space do not have ducting for either inlet or exhaust air; CBECC-Res does not have the capability to model ducted HPWHs.

³UEF = uniform energy factor. HPWH = heat pump water heater. SF = single family. MF = multifamily.

⁴CBECC-Res applies a 50gal water heater when specifying a storage water heater. Hot water draws differ between the prototypes based on number of bedrooms.

2.2 Measure Analysis

The California Building Energy Code Compliance simulation tool, CBECC-RES 2019.1.0, was used to evaluate energy impacts using the 2019 Title 24 prescriptive standards as the benchmark, and the 2019 TDV values. TDV is the energy metric used by the Energy Commission since the 2005 Title 24 energy code to evaluate compliance with the Title 24 standards.

Using the 2019 baseline as the starting point, prospective energy efficiency measures were identified and modeled in each of the prototypes to determine the projected energy (Therm and kWh) and compliance impacts. A large set of parametric runs were conducted to evaluate various options and develop packages of measures that exceed minimum code performance. The analysis utilizes a parametric tool based on Micropas³ to automate and manage the generation of CBECC-Res input files. This allows for quick evaluation of various efficiency measures across multiple climate zones and prototypes and improves quality control. The batch process functionality of CBECC-Res is utilized to simulate large groups of input files at once. Annual utility costs were calculated using hourly data output from CBECC-Res and electricity and natural gas tariffs for each of the investor owned utilities (IOUs).

³ Developed by Ken Nittler of Enercomp, Inc.



The Reach Codes Team selected packages and measures based on cost-effectiveness as well as decades of experience with residential architects, builders, and engineers along with general knowledge of the relative acceptance of many measures.

2.2.1 Federal Preemption

The Department of Energy (DOE) sets minimum efficiency standards for equipment and appliances that are federally regulated under the National Appliance Energy Conservation Act (NAECA), including heating, cooling, and water heating equipment. Since state and local governments are prohibited from adopting policies that mandate higher minimum efficiencies than the federal standards require, the focus of this study is to identify and evaluate cost-effective packages that do not include high efficiency equipment. While this study is limited by federal preemption, in practice builders may use any package of compliant measures to achieve the performance goals, including high efficiency appliances. Often, these measures are the simplest and most affordable measures to increase energy performance.

2.2.2 Energy Design Rating

The 2019 Title 24 code introduces California’s Energy Design Rating (EDR) as the primary metric to demonstrate compliance with the energy code. EDR is still based on TDV but it uses a building that is compliant with the 2006 International Energy Conservation Code (IECC) as the reference building. The reference building has an EDR score of 100 while a zero-net energy (ZNE) home has an EDR score of zero (Energy Commission, 2018d). See Figure 1 for a graphical representation of this. While the Reference Building is used to determine the rating, the Proposed Design is still compared to the Standard Design based on the prescriptive baseline assumptions to determine compliance.

The EDR is calculated by CBECC-Res and has two components:

1. An “Efficiency EDR” which represents the building’s energy use without solar generation.⁴
2. A “Total EDR” that represents the final energy use of the building based on the combined impact of efficiency measures, PV generation and demand flexibility.

For a building to comply, two criteria are required:

- (1) the proposed Efficiency EDR must be equal to or less than the Efficiency EDR of the Standard Design, and
- (2) the proposed Total EDR must be equal to or less than the Total EDR of the Standard Design.

Single family prototypes used in this analysis that are minimally compliant with the 2019 Title 24 code achieve a Total EDR between 20 and 35 in most climates.

This concept, consistent with California’s “loading order” which prioritizes energy efficiency ahead of renewable generation, requires projects meet a minimum Efficiency EDR before PV is credited but allows for PV to be traded off with additional efficiency when meeting the Total EDR. A project may improve on building efficiency beyond the minimum required and subsequently reduce the PV generation capacity required to achieve the required Total EDR but may not increase the size of the PV system and trade this off with a reduction of efficiency measures. Figure 1 graphically summarizes how both Efficiency EDR and PV / demand flexibility EDR are used to calculate the Total EDR used in the 2019 code and in this analysis.

⁴ While there is no compliance credit for solar PV as there is under the 2016 Standards, the credit for installing electric storage battery systems that meet minimum qualifications can be applied to the Efficiency EDR.



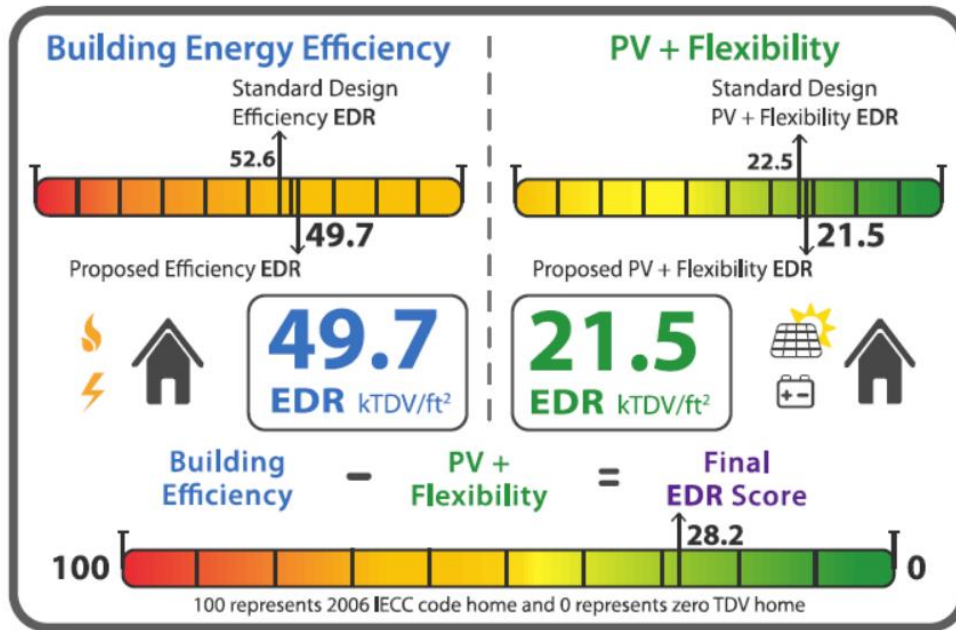


Figure 1: Graphical description of EDR scores (courtesy of Energy Code Ace⁵)

Results from this analysis are presented as EDR Margin, a reduction in the EDR score relative to the Standard Design. EDR Margin is a better metric to use than absolute EDR in the context of a reach code because absolute values vary, based on the home design and characteristics such as size and orientation. This approach aligns with how compliance is determined for the 2019 Title 24 code, as well as utility incentive programs, such as the California Advanced Homes Program (CAHP) & California Multifamily New Homes (CMFNH), which require minimum performance criteria based on an EDR Margin for low-rise residential projects. The EDR Margin is calculated according to Equation 1 for the two efficiency packages and Equation 2 for the Efficiency & PV and Efficiency & PV/Battery packages (see Section 2.3).

Equation 1

$$EDR\ Margin_{efficiency} = Standard\ Design\ Efficiency\ EDR - Proposed\ Design\ Efficiency\ EDR$$

Equation 2

$$EDR\ Margin_{efficiency\ \&\ PV} = Standard\ Design\ Total\ EDR - Proposed\ Design\ Total\ EDR$$

2.2.3 Energy Efficiency Measures

Following are descriptions of each of the efficiency measures evaluated under this analysis. Because not all of the measures described below were found to be cost-effective and cost-effectiveness varied by climate zone, not all measures are included in all packages and some of the measures listed are not included in any final package. For a list of measures included in each efficiency package by climate zone, see Appendix D – Single Family Measure Summary and Appendix F – Multifamily Measure Summary.

Reduced Infiltration (ACH50): Reduce infiltration in single family homes from the default infiltration assumption of five (5) air changes per hour at 50 Pascals (ACH50)⁶ by 40 to 60 percent to either 3 ACH50 or 2 ACH50. HERS

⁵ <https://energycodeace.com/>

⁶ Whole house leakage tested at a pressure difference of 50 Pascals between indoors and outdoors.



rater field verification and diagnostic testing of building air leakage according to the procedures outlined in the 2019 Reference Appendices RA3.8 (Energy Commission, 2018c). This measure was not applied to multifamily homes because CBECC-Res does not allow reduced infiltration credit for multifamily buildings.

Improved Fenestration: Reduce window U-factor to 0.24. The prescriptive U-factor is 0.30 in all climates. In climate zones 1, 3, 5, and 16 where heating loads dominate, an increase in solar heat gain coefficient (SHGC) from the default assumption of 0.35 to 0.50 was evaluated in addition to the reduction in U-factor.

Cool Roof: Install a roofing product that's rated by the Cool Roof Rating Council to have an aged solar reflectance (ASR) equal to or greater than 0.25. Steep-sloped roofs were assumed in all cases. Title 24 specifies a prescriptive ASR of 0.20 for Climate Zones 10 through 15 and assumes 0.10 in other climate zones.

Exterior Wall Insulation: Decrease wall U-factor in 2x6 walls to 0.043 from the prescriptive requirement of 0.048 by increasing exterior insulation from one-inch R-5 to 1-1/2 inch R-7.5. This was evaluated for single family buildings only in all climate zones except 6 and 7 where the prescriptive requirement is higher (U-factor of 0.065) and improving beyond the prescriptive value has little impact.

High Performance Attics (HPA): HPA with R-38 ceiling insulation and R-30 insulation under the roof deck. In climates where HPA is already required prescriptively this measure requires an incremental increase in roof insulation from R-19 or R-13 to R-30. In climates where HPA is not currently required (Climate Zones 1 through 3, and 5 through 7), this measure adds roof insulation to an uninsulated roof as well as increasing ceiling insulation from R-30 to R-38 in Climate Zones 3, 5, 6 and 7.

Slab Insulation: Install R-10 perimeter slab insulation at a depth of 16-inches. For climate zone 16, where slab insulation is required, prescriptively this measure increases that insulation from R-7 to R-10.

Duct Location (Ducts in Conditioned Space): Move the ductwork and equipment from the attic to inside the conditioned space in one of the three following ways.

1. Locate ductwork in conditioned space. The air handler may remain in the attic provided that 12 linear feet or less of duct is located outside the conditioned space including the air handler and plenum. Meet the requirements of 2019 Reference Appendices RA3.1.4.1.2. (Energy Commission, 2018c)
2. All ductwork and equipment located entirely in conditioned space meeting the requirements of 2019 Reference Appendices RA3.1.4.1.3. (Energy Commission, 2018c)
3. All ductwork and equipment located entirely in conditioned space with ducts tested to have less than or equal to 25 cfm leakage to outside. Meet the requirements of Verified Low Leakage Ducts in Conditioned Space (VLLDCS) in the 2019 Reference Appendices RA3.1.4.3.8. (Energy Commission, 2018c)

Option 1 and 2 above apply to single family only since the basecase for multifamily assumes ducts are within conditioned space. Option 3 applies to both single family and multifamily cases.

Reduced Distribution System (Duct) Leakage: Reduce duct leakage from 5% to 2% and install a low leakage air handler unit (LLAHU). This is only applicable to single family homes since the basecase for multifamily assumes ducts are within conditioned space and additional duct leakage credit is not available.

Low Pressure Drop Ducts: Upgrade the duct distribution system to reduce external static pressure and meet a maximum fan efficacy of 0.35 Watts per cfm for gas furnaces and 0.45 Watts per cfm for heat pumps operating at full speed. This may involve upsizing ductwork, reducing the total effective length of ducts, and/or selecting low pressure drop components such as filters. Fan watt draw must be verified by a HERS rater according to the procedures outlined in the 2019 Reference Appendices RA3.3 (Energy Commission, 2018c). New federal regulations that went into effect July 3, 2019 require higher fan efficiency for gas furnaces than for heat pumps and air handlers, which is why the recommended specification is different for mixed fuel and all-electric homes.



HERS Verification of Hot Water Pipe Insulation: The California Plumbing Code (CPC) requires pipe insulation on all hot water lines. This measure provides credit for HERS rater verification of pipe insulation requirements according to the procedures outlined in the 2019 Reference Appendices RA3.6.3. (Energy Commission, 2018c)

Compact Hot Water Distribution: Two credits for compact hot water distribution were evaluated.

1. **Basic Credit:** Design the hot water distribution system to meet minimum requirements for the basic compact hot water distribution credit according to the procedures outlined in the 2019 Reference Appendices RA4.4.6 (Energy Commission, 2018c). In many single family homes this may require moving the water heater from an exterior to an interior garage wall. Multifamily homes with individual water heaters are expected to easily meet this credit with little or no alteration to plumbing design. CBECC-Res software assumes a 30% reduction in distribution losses for the basic credit.
2. **Expanded Credit:** Design the hot water distribution system to meet minimum requirements for the expanded compact hot water distribution credit according to the procedures outlined in the 2019 Reference Appendices RA3.6.5 (Energy Commission, 2018c). In addition to requiring HERS verification that the minimum requirements for the basic compact distribution credit are met, this credit also imposes limitations on pipe location, maximum pipe diameter, and recirculation system controls allowed.

Drain Water Heat Recovery (DWHR): For multifamily buildings add DWHR that serves the showers in an unequal flow configuration (pre-heated water is piped directly to the shower) with 50% efficiency. This upgrade assumes all apartments are served by a DWHR with one unit serving each apartment individually. For a slab-on-grade building this requires a horizontal unit for the first-floor apartments.

Federally Preempted Measures:

The following additional measures were evaluated. Because these measures require upgrading appliances that are federally regulated to high efficiency models, they cannot be used to show cost-effectiveness in a local ordinance. The measures and packages are presented here to show that there are several options for builders to meet the performance targets. Heating and cooling capacities are autosized by CBECC-Res in all cases.

High Efficiency Furnace: For the mixed-fuel prototypes, upgrade natural gas furnace to one of two condensing furnace options with an efficiency of 92% or 96% AFUE.

High Efficiency Air Conditioner: For the mixed-fuel prototypes, upgrade the air conditioner to either single-stage SEER 16 / EER 13 or two-stage SEER 18 / EER 14 equipment.

High Efficiency Heat Pump: For the all-electric prototypes, upgrade the heat pump to either single-stage SEER 16 / EER 13 / HSPF 9 or two-stage SEER 18 / EER 14 / HSPF 10 equipment.

High Efficiency Tankless Water Heater: For the mixed-fuel prototype, upgrade tankless water heater to a condensing unit with a rated Uniform Energy Factor (UEF) of 0.96.

High Efficiency Heat Pump Water Heater (HPWH): For the all-electric prototypes, upgrade the federal minimum heat pump water heater to a HPWH that meets the Northwest Energy Efficiency Alliance (NEEA)⁷ Tier 3 rating. The evaluated NEEA water heater is an 80gal unit and is applied to all three building prototypes. Using the same

⁷ Based on operational challenges experienced in the past, NEEA established rating test criteria to ensure newly installed HPWHs perform adequately, especially in colder climates. The NEEA rating requires an Energy Factor equal to the ENERGY STAR performance level and includes requirements regarding noise and prioritizing heat pump use over supplemental electric resistance heating.



water heater provides consistency in performance across all the equipment upgrade cases, even though hot water draws differ across the prototypes.

2.3 Package Development

Three to four packages were evaluated for each prototype and climate zone, as described below.

- 1) **Efficiency – Non-Preempted**: This package uses only efficiency measures that don't trigger federal preemption issues including envelope, and water heating and duct distribution efficiency measures.
- 2) **Efficiency – Equipment, Preempted**: This package shows an alternative design that applies HVAC and water heating equipment that are more efficient than federal standards. The Reach Code Team considers this more reflective of how builders meet above code requirements in practice.
- 3) **Efficiency & PV**: Using the Efficiency – Non-Preempted Package as a starting point⁸, PV capacity is added to offset most of the estimated electricity use. This only applies to the all-electric case, since for the mixed fuel cases, 100% of the projected electricity use is already being offset as required by 2019 Title 24, Part 6.
- 4) **Efficiency & PV/Battery**: Using the Efficiency & PV Package as a starting point, PV capacity is added as well as a battery system.

2.3.1 Solar Photovoltaics (PV)

Installation of on-site PV is required in the 2019 residential code. The PV sizing methodology in each package was developed to offset annual building electricity use and avoid oversizing which would violate net energy metering (NEM) rules.⁹ In all cases, PV is evaluated in CBECC-Res according to the California Flexible Installation (CFI) assumptions.

The Reach Code Team used two options within the CBECC-Res software for sizing the PV system, described below. Analysis was conducted to determine the most appropriate sizing method for each package which is described in the results.

- Standard Design PV – the same PV capacity as is required for the Standard Design case¹⁰
- Specify PV System Scaling – a PV system sized to offset a specified percentage of the estimated electricity use of the Proposed Design case

2.3.2 Energy Storage (Batteries)

A battery system was evaluated in CBECC-Res with control type set to "Time of Use" and with default efficiencies of 95% for both charging and discharging. The "Time of Use" option assumes batteries are charged anytime PV generation is greater than the house load but controls when the battery storage system discharges. During the summer months (July – September) the battery begins to discharge at the beginning of the peak period at a maximum rate until fully discharged. During discharge the battery first serves the house load but will

⁸ In cases where there was no cost-effective Efficiency – Non-Preempted Package, the most cost-effective efficiency measures for that climate zone were also included in the Efficiency & PV Package in order to provide a combination of both efficiency and PV beyond code minimum.

⁹ NEM rules apply to the IOU territories only.

¹⁰ The Standard Design PV system is sized to offset the electricity use of the building loads which are typically electric in a mixed fuel home, which includes all loads except space heating, water heating, clothes drying, and cooking.



discharge to the electric grid if there is excess energy available. During other months the battery discharges whenever the PV system does not cover the entire house load and does not discharge to the electric grid. This control option is considered to be most reflective of the current products on the market. This control option requires an input for the “First Hour of the Summer Peak” and the Statewide CASE Team applied the default hour in CBECC-Res which differs by climate zone (either a 6pm or 7pm start). The Self Utilization Credit was taken when the battery system was modeled.

2.4 Incremental Costs

Table 4 below summarizes the incremental cost assumptions for measures evaluated in this study. Incremental costs represent the equipment, installation, replacement, and maintenance costs of the proposed measures relative to the base case.¹¹ Replacement costs are applied to HVAC and DHW equipment, PV inverters, and battery systems over the 30-year evaluation period. There is no assumed maintenance on the envelope, HVAC, or DHW measures since there should not be any additional maintenance cost for a more efficient version of the same system type as the baseline. Costs were estimated to reflect costs to the building owner. When costs were obtained from a source that didn’t already include builder overhead and profit, a markup of ten percent was added. All costs are provided as present value in 2020 (2020 PV\$). Costs due to variations in furnace, air conditioner, and heat pump capacity by climate zone were not accounted for in the analysis.

Equipment lifetimes applied in this analysis for the water heating and space conditioning measures are summarized in Table 3.

Table 3: Lifetime of Water Heating & Space Conditioning Equipment Measures

Measure	Lifetime
Gas Furnace	20
Air Conditioner	20
Heat Pump	15
Gas Tankless Water Heater	20
Heat Pump Water Heater	15

Source: City of Palo Alto 2019 Title 24 Energy Reach Code Cost-effectiveness Analysis Draft (TRC, 2018) which is based on the Database of Energy Efficiency Resources (DEER).¹²

¹¹ Interest costs due to financing are not included in the incremental costs presented in the Table 4 but are accounted for in the lifetime cost analysis. All first costs are assumed to be financed in a mortgage, see Section 2.5 for details.

¹² <http://www.deeresources.com>



Table 4: Incremental Cost Assumptions

Measure	Performance Level	Incremental Cost (2020 PV\$)		Source & Notes
		Single Family	Multifamily (Per Dwelling Unit)	
Non-Preempted Measures				
Reduced Infiltration	3.0 vs 5.0 ACH50	\$391	n/a	NREL's BEopt cost database (\$0.115/ft ² for 3 ACH50 & \$0.207/ft ² for 2 ACH50) + \$100 HERS rater verification.
	2.0 vs 5.0 ACH50	\$613	n/a	
Window U-factor	0.24 vs 0.30	\$2,261	\$607	\$4.23/ft ² window area based on analysis conducted for the 2019 and 2022 Title 24 cycles (Statewide CASE Team, 2018).
Window SHGC	0.50 vs 0.35	\$0	\$0	Data from CASE Report along with direct feedback from Statewide CASE Team that higher SHGC does not necessarily have any incremental cost (Statewide CASE Team, 2017d). Applies to CZ 1,3,5,16.
Cool Roof - Aged Solar Reflectance	0.25 vs 0.20	\$237	\$58	Costs based on 2016 Cost-effectiveness Study for Cool Roofs reach code analysis for 0.28 solar reflectance product. (Statewide Reach Codes Team, 2017b).
	0.20 vs 0.10	\$0	\$0	
Exterior Wall Insulation	R-7.5 vs R-5	\$818	n/a	Based on increasing exterior insulation from 1" R-5 to 1.5" R-7.5 in a 2x6 wall (Statewide CASE Team, 2017c). Applies to single family only in all climates except CZ 6, 7.
	R-13 vs R-0	\$1,338	\$334	
	R-19 vs R-13	\$282	\$70	
	R-30 vs R-19	\$1,831	\$457	
Attic Floor Insulation	R-38 vs R-30	\$585	\$146	Costs for R-30 costs include additional labor costs for cabling. Costs for R-38 from NREL's BEopt cost database.
	R-38 vs R-30	\$584	\$146	
Slab Edge Insulation	R-10 vs R-0	\$553	\$121	NREL's BEopt cost database: \$0.34/ft ² ceiling area \$4/linear foot of slab perimeter based on internet research. Assumes 16in depth.
	R-10 vs R-7	\$157	\$21	
Duct Location	<12 feet in attic	\$358	n/a	Costs based on a 2015 report on the Evaluation of Ducts in Conditioned Space for New California Homes (Davis Energy Group, 2015). HERS verification cost of \$100 for the Verified Low Leakage Ducts in Conditioned Space credit.
	Ducts in Conditioned Space	\$658	n/a	
	Verified Low Leakage Ducts in Conditioned Space	\$768	\$110	



Table 4: Incremental Cost Assumptions

Measure	Performance Level	Incremental Cost (2020 PV\$)		Source & Notes
		Single Family	Multifamily (Per Dwelling Unit)	
Distribution System Leakage	2% vs 5%	\$96	n/a	1-hour labor. Labor rate of \$96 per hour is from 2019 RSM means for sheet metal workers and includes an average City Cost Index for labor for California cities & 10% for overhead and profit. Applies to single family only since ducts are assumed to be in conditioned space for multifamily
	Low Leakage Air Handler	\$0	n/a	Negligible cost based on review of available products. There are more than 6,000 Energy Commission certified units and the list includes many furnace and heat pump air handler product lines from the major manufacturers, including minimum efficiency, low cost product lines.
Low Pressure Drop Ducts (Fan W/cfm)	0.35 vs 0.45	\$96	\$48	Costs assume one-hour labor for single family and half-hour per multifamily apartment. Labor rate of \$96 per hour is from 2019 RSM means for sheet metal workers and includes an average City Cost Index for labor for California cities.
	0.45 vs 0.58	\$96	\$48	Cost for HERS verification only, based on feedback from HERS raters. \$100 per single family home and \$75 per multifamily unit before markup.
Hot Water Pipe Insulation	HERS verified	\$110	\$83	For single family add 20-feet venting at \$12/ft to locate water heater on interior garage wall, less 20-foot savings for less PEX and pipe insulation at \$4.88/ft. Costs from online retailers. Many multifamily buildings are expected to meet this credit without any changes to distribution design.
Compact Hot Water Distribution	Basic credit	\$150	\$0	Cost for HERS verification only. \$75 per multifamily unit before markup. This was only evaluated for multifamily buildings.
	Expanded credit	n/a	\$83	Cost from the 2019 DWHR CASE Report assuming a 2-inch DWHR unit. The CASE Report multifamily costs were based on one unit serving 4 dwelling units with a central water heater. Since individual water heaters serve each dwelling unit in this analysis, the Reach Code Team used single family costs from the CASE Report. Costs in the CASE Report were based on a 46.1% efficient unit, a DWHR device that meets the 50% efficiency assumed in this analysis may cost a little more. (Statewide CASE Team, 2017a).
Drain Water Heat Recovery	50% efficiency	n/a	\$690	Equipment costs from online retailers for 40-kBtu/h unit. Cost saving for 6-feet of venting at \$26/foot due to lower cost venting requirements for condensing (PVC) vs non-condensing (stainless) furnaces. Replacement at year 20 assumes a 50% reduction in first cost. Value at year 30 based on remaining useful life is included.
Federally Pre-empted Measures				
Furnace AFUE	92% vs 80%	\$139	\$139	Equipment costs from online retailers for 2-ton unit. Replacement at year 20 assumes a 50% reduction in first cost. Value at year 30 based on remaining useful life is included.
	96% vs 80%	\$244	\$244	
Air Conditioner SEER/EER	16/13 vs 14/11.7	\$111	\$111	
	18/14 vs 14/11.7	\$1,148	\$1,148	



Table 4: Incremental Cost Assumptions

Measure	Performance Level	Incremental Cost (2020 PV\$)		Source & Notes
		Single Family	Multifamily (Per Dwelling Unit)	
Heat Pump SEER/EER /HSPF	16/13/9 vs 14/11.7/8.2	\$411	\$411	Costs from online retailers for 2-ton unit. Replacement at year 15 assumes a 50% reduction in first cost.
	18/14/10 vs 14/11.7/8.2	\$1,511	\$1,511	
Tankless Water Heater Energy Factor	0.96 vs 0.81	\$203	\$203	Equipment costs from online retailers for 40-kBtu/h unit. Cost saving for 6-feet of venting at \$26/foot due to lower cost venting requirements for condensing (PVC) vs non-condensing (stainless) furnaces. Replacement at year 15 assumes a 50% reduction in first cost.
HPWH	NEEA Tier 3 vs 2.0 EF	\$294	\$294	Equipment costs from online retailers. Replacement at year 15 assumes a 50% reduction in first cost.
PV + Battery				
PV System	System size varies	\$3.72/W-DC	\$3.17/W-DC	First costs are from LBNL's Tracking the Sun 2018 costs (Barbose et al., 2018) and represent costs for the first half of 2018 of \$3.50/W-DC for residential system and \$2.90/W-DC for non-residential system ≤500 kW-DC. These costs were reduced by 16% for the solar investment tax credit, which is the average credit over years 2020-2022. Inverter replacement cost of \$0.14/W-DC present value includes replacements at year 11 at \$0.15/W-DC (nominal) and at year 21 at \$0.12/W-DC (nominal) per the 2019 PV CASE Report (California Energy Commission, 2017). System maintenance costs of \$0.31/W-DC present value assume \$0.02/W-DC (nominal) annually per the 2019 PV CASE Report (California Energy Commission, 2017). 10% overhead and profit added to all costs
Battery	System size varies by building type	\$656/kWh	\$656/kWh	\$633/kWh first cost based on the PV Plus Battery Study report (Statewide Reach Codes Team, 2018) as the average cost of the three systems that were analyzed. This cost was reduced by 16% for the solar investment tax credit, which is the average credit over years 2020-2022. Replacement cost at year 15 of \$100/kWh based on target price reductions (Penn, 2018).



2.5 Cost-effectiveness

Cost-effectiveness was evaluated for all sixteen climate zones and is presented based on both TDV energy, using the Energy Commission’s LCC methodology, and an On-Bill approach using residential customer utility rates. Both methodologies require estimating and quantifying the value of the energy impact associated with energy efficiency measures over the life of the measures (30 years) as compared to the prescriptive Title 24 requirements.

Results are presented as a lifecycle benefit-to-cost (B/C) ratio, a net present value (NPV) metric which represents the cost-effectiveness of a measure over a 30-year lifetime taking into account discounting of future savings and costs and financing of incremental first costs. A value of one indicates the NPV of the savings over the life of the measure is equivalent to the NPV of the lifetime incremental cost of that measure. A value greater than one represents a positive return on investment. The B/C ratio is calculated according to Equation 3.

Equation 3

$$\text{Benefit – to – Cost Ratio} = \frac{\text{NPV of lifetime benefit}}{\text{NPV of lifetime cost}}$$

In most cases the benefit is represented by annual utility savings or TDV savings and the cost by incremental first cost and replacement costs. However, in some cases a measure may have incremental cost savings but with increased energy related costs. In this case, the benefit is the lower first cost and the cost is the increase in utility bills. The lifetime costs or benefits are calculated according to Equation 4.

Equation 4

$$\text{NPV of lifetime cost/benefit} = \sum_{t=1}^n \text{Annual cost/benefit}_t * (1 + r)^t$$

Where:

- n = analysis term
- r = discount rate

The following summarizes the assumptions applied in this analysis to both methodologies.

- Analysis term of 30-years
- Real discount rate of 3 percent
- Inflation rate of 2 percent
- First incremental costs are financed into a 30-year mortgage
- Mortgage interest rate of 4.5 percent
- Average tax rate of 20 percent (to account for tax savings due to loan interest deductions)

2.5.1 On-Bill Customer Lifecycle Cost

Residential utility rates were used to calculate utility costs for all cases and determine On-Bill customer cost-effectiveness for the proposed packages. The Reach Codes Team obtained the recommended utility rates from each IOU based on the assumption that the reach codes go into effect January of 2020. Annual utility costs were calculated using hourly electricity and gas output from CBECC-Res and applying the utility tariffs summarized in Table 5. Appendix B – Utility Tariff Details includes the utility rate schedules used for this study. The applicable residential time-of-use (TOU) rate was applied to all cases.¹³ Annual electricity production in excess of annual electricity consumption is credited to the utility account at the applicable wholesale rate based on the approved

¹³ Under NEM rulings by the CPUC (D-16-01-144, 1/28/16), all new PV customers shall be in an approved TOU rate structure. <https://www.cpuc.ca.gov/General.aspx?id=3800>



NEM2 tariffs for that utility. Minimum daily use billing and mandatory non-bypassable charges have been applied. Future change to the NEM tariffs are likely; however, there is a lot of uncertainty about what those changes will be and if they will become effective during the 2019 code cycle (2020-2022).

The net surplus compensation rates for each utility are as follows:¹⁴

- PG&E: \$0.0287 / kWh
- SCE: \$0.0301 / kWh
- SDG&E: \$0.0355 / kWh

Utility rates were applied to each climate zone based on the predominant IOU serving the population of each zone according to Two SCE tariff options were evaluated: TOU-D-4-9 and TOU-D-PRIME. The TOU-D-PRIME rate is only available to customers with heat pumps for either space or water heating, a battery storage system, or an electric vehicle and therefore was only evaluated for the all-electric cases and the Efficiency & PV/Battery packages. The rate which resulted in the lowest annual cost to the customer was used for this analysis, which was TOU-D-4-9 in all cases with the exception of the single family all-electric cases in Climate Zone 14.

Table 5. Climate Zones 10 and 14 are evaluated with both SCE/SoCalGas and SDG&E tariffs since each utility has customers within these climate zones. Climate Zone 5 is evaluated under both PG&E and SoCalGas natural gas rates.

Two SCE tariff options were evaluated: TOU-D-4-9 and TOU-D-PRIME. The TOU-D-PRIME rate is only available to customers with heat pumps for either space or water heating, a battery storage system, or an electric vehicle and therefore was only evaluated for the all-electric cases and the Efficiency & PV/Battery packages. The rate which resulted in the lowest annual cost to the customer was used for this analysis, which was TOU-D-4-9 in all cases with the exception of the single family all-electric cases in Climate Zone 14.

Table 5: IOU Utility Tariffs Applied Based on Climate Zone

Climate Zones	Electric / Gas Utility	Electricity (Time-of-use)	Natural Gas
1-5, 11-13, 16	PG&E	E-TOU, Option B	G1
5	PG&E / SoCalGas	E-TOU, Option B	GR
6, 8-10, 14, 15	SCE / SoCal Gas	TOU-D-4-9 or TOU-D-PRIME	GR
7, 10, 14	SDG&E	TOU-DR1	GR

Source: Utility websites, See Appendix B – Utility Tariff Details for details on the tariffs applied.

Utility rates are assumed to escalate over time, using assumptions from research conducted by Energy and Environmental Economics (E3) in the 2019 study Residential Building Electrification in California study (Energy & Environmental Economics, 2019). Escalation of natural gas rates between 2019 and 2022 is based on the currently filed General Rate Cases (GRCs) for PG&E, SoCalGas and SDG&E. From 2023 through 2025, gas rates are assumed to escalate at 4% per year above inflation, which reflects historical rate increases between 2013 and 2018. Escalation of electricity rates from 2019 through 2025 is assumed to be 2% per year above inflation, based on electric utility estimates. After 2025, escalation rates for both natural gas and electric rates are assumed to drop to a more conservative 1% escalation per year above inflation for long-term rate trajectories beginning in 2026 through 2050. See Appendix B – Utility Tariff Details for additional details.

¹⁴ Net surplus compensation rates based on 1-year average February 2018 – January 2019.



2.5.2 TDV Lifecycle Cost

Cost-effectiveness was also assessed using the Energy Commission’s TDV LCC methodology. TDV is a normalized monetary format developed and used by the Energy Commission for comparing electricity and natural gas savings, and it considers the cost of electricity and natural gas consumed during different times of the day and year. The 2019 TDV values are based on long term discounted costs of 30 years for all residential measures. The CBEC-Res simulation software outputs are in terms of TDV kBTUs. The present value of the energy cost savings in dollars is calculated by multiplying the TDV kBTU savings by a net present value (NPV) factor, also developed by the Energy Commission. The NPV factor is \$0.173/TDV kBtu for residential buildings.

Like the customer B/C ratio, a TDV B/C ratio value of one indicates the savings over the life of the measure are equivalent to the incremental cost of that measure. A value greater than one represents a positive return on investment. The ratio is calculated according to Equation 5.

Equation 5

$$TDV \text{ Benefit} - to - Cost \text{ Ratio} = \frac{TDV \text{ energy savings} * NPV \text{ factor}}{NPV \text{ of lifetime incremental cost}}$$

2.6 Electrification Evaluation

In addition to evaluating upgrades to mixed fuel and all-electric buildings independently that do not result in fuel switching, the Reach Code Team also analyzed the impact on construction costs, utility costs, and TDV when a builder specifies and installs electric appliances instead of the gas appliances typically found in a mixed fuel building. This analysis compared the code compliant mixed fuel prototype, which uses gas for space heating, water heating, cooking, and clothes drying, with the code compliant all-electric prototype. It also compared the all-electric Efficiency & PV Package with the code compliance mixed fuel prototype. In these cases, the relative costs between natural gas and electric appliances, differences between in-house electricity and gas infrastructure and the associated infrastructure costs for providing gas to the building were also included.

A variety of sources were reviewed when determining incremental costs. The sources are listed below.

- SMUD All-Electric Homes Electrification Case Study (EPRI, 2016)
- City of Palo Alto 2019 Title 24 Energy Reach Code Cost-effectiveness Analysis (TRC, 2018)
- Building Electrification Market Assessment (E3, 2019)
- Decarbonization of Heating Energy Use in California Buildings (Hopkins et al., 2018)
- Analysis of the Role of Gas for a Low-Carbon California Future (Navigant, 2008)
- Rulemaking No. 15-03-010 An Order Instituting Rulemaking to Identify Disadvantaged Communities in the San Joaquin Valley and Analyze Economically Feasible Options to Increase Access to Affordable Energy in Those Disadvantages Communities (California Public Utilities Commission, 2016)
- 2010-2012 WO017 Ex Ante Measure Cost Study: Final Report (Itron, 2014)
- Natural gas infrastructure costs provided by utility staff through the Reach Code subprogram
- Costs obtained from builders, contractors and developers

Incremental costs are presented in Table 6. Values in parentheses represent a lower cost or cost reduction in the electric option relative to mixed fuel. The costs from the available sources varied widely, making it difficult to develop narrow cost estimates for each component. For certain components data is provided with a low to high range as well as what were determined to be typical costs and ultimately applied in this analysis. Two sets of typical costs are presented, one which is applied in the On-Bill cost effectiveness methodology and another applied in the TDV methodology. Details of these differences are explained in the discussion of site gas infrastructure costs in the following pages.



Table 6: Incremental Costs – All-Electric Code Compliant Home Compared to a Mixed Fuel Code Compliant Home

Measure	Incremental Cost (2020 PV\$) Single Family ¹				Incremental Cost (2020 PV\$) Multifamily ¹ (Per Dwelling Unit)			
	Low	High	Typical (On-Bill)	Typical (TDV)	Low	High	Typical (On-Bill)	Typical (TDV)
Heat Pump vs Gas Furnace/Split AC	(\$2,770)	\$620	(\$221)		Same as Single Family			
Heat Pump Water Heater vs Gas Tankless	(\$1,120)	\$1,120	\$0					
Electric vs Gas Clothes Dryer ²	(\$428)	\$820	\$0					
Electric vs Gas Cooking ²	\$0	\$1,800	\$0					
Electric Service Upgrade	\$200	\$800	\$600		\$150	\$600	\$600	
In-House Gas Infrastructure	(\$1,670)	(\$550)	(\$800)		(\$600)	(\$150)	(\$600)	
Site Gas Infrastructure	(\$25,000)	(\$900)	(\$5,750)	(\$11,836)	(\$16,250)	(\$310)	(\$3,140)	(\$6,463)
Total First Cost	(\$30,788)	\$3,710	(\$6,171)	(\$12,257)	(\$20,918)	\$4,500	(\$3,361)	(\$6,684)
Present Value of Equipment Replacement Cost			\$1,266					\$1,266
Lifetime Cost Including Replacement & Financing of First Cost			(\$5,349)	(\$11,872)				(\$2,337) (\$5,899)

¹Low and high costs represent the potential range of costs and typical represents the costs used in this analysis and determined to be most representative of the conditions described in this report. Two sets of typical costs are presented, one which is applied in the On-Bill cost effectiveness methodology and another applied in the TDV methodology.

²Typical costs assume electric resistance technology. The high range represents higher end induction cooktops and heat pump clothes dryers. Lower cost induction cooktops are available.

Typical incremental costs for switching from a mixed fuel design to an all-electric design are based on the following assumptions:

Appliances: The Reach Code Team determined that the typical first installed cost for electric appliances is very similar to that for natural gas appliances. This was based on information provided by HVAC contractors, plumbers and builders as well as a review of other studies. After review of various sources, the Reach Code Team concluded that the cost difference between gas and electric resistance options for clothes dryers and stoves is negligible and that the lifetimes of the two technologies are also similar.

HVAC: Typical HVAC incremental costs were based on the City of Palo Alto 2019 Title 24 Energy Reach Code Cost-effectiveness Analysis (TRC, 2018) which assumes approximately \$200 first cost savings for the heat pump relative to the gas furnace and air conditioner. Table 6 also includes the present value of the incremental replacement costs for the heat pump based on a 15-year lifetime and a 20-year lifetime for the gas furnace in the mixed fuel home.

DHW: Typical costs for the water heating system were based on equivalent installed first costs for the HPWH and tankless gas water heater. This accounts for slightly higher equipment cost but lower installation labor due to the elimination of the gas flue. Incremental replacement costs for the HPWH are based on a 15-year lifetime and a 20-year lifetime for the tankless water heater.

For multifamily, less data was available and therefore a range of low and high costs is not provided. The typical first cost for multifamily similarly is expected to be close to the same for the mixed fuel and all-electric designs. However, there are additional considerations with multifamily such as greater complexity for venting of natural gas appliances as well as for locating the HPWH within the conditioned space (all climates except Climate Zones 1, 3, and 5, see Table 2) that may impact the total costs.

Electric service upgrade: The study assumes an incremental cost to run 220V service to each appliance of \$200 per appliance for single family homes and \$150 per appliance per multifamily apartment based on cost estimates from builders and contractors. The Reach Code Team reviewed production builder utility plans for



mixed-fuel homes and consulted with contractors to estimate which electricity and/or natural gas services are usually provided to the dryer and oven. Typical practice varied, with some builders providing both gas and electric service to both appliances, others providing both services to only one of the appliances, and some only providing gas. For this study, the Reach Code Team determined that for single family homes the typical cost is best qualified by the practice of providing 220V service and gas to either the dryer and the oven and only gas service to the other. For multifamily buildings it's assumed that only gas is provided to the dryer and oven in the mixed fuel home.

It is assumed that no upgrades to the electrical panel are required and that a 200 Amp panel is typically installed for both mixed fuel and all-electric new construction homes. There are no incremental electrical site infrastructure requirements.

In-house gas infrastructure (from meter to appliances): Installation cost to run a gas line from the meter to the appliance location is \$200 per appliance for single family and \$150 per appliance per multifamily apartment based on cost estimates from builders and contractors. The cost estimate includes providing gas to the water heater, furnace, dryer and cooktop.

Site gas infrastructure: The cost-effective analysis components with the highest degree of variability are the costs for on-site gas infrastructure. These costs can be project dependent and may be significantly impacted by such factors as utility territory, site characteristics, distance to the nearest gas main and main location, joint trenching, whether work is conducted by the utility or a private contractor, and number of dwelling units per development. All gas utilities participating in this study were solicited for cost information. The typical infrastructure costs for single family homes presented in Table 6 are based on cost data provided by PG&E and reflect those for a new subdivision in an undeveloped area requiring the installation of natural gas infrastructure, including a main line. Infrastructure costs for infill development can also be highly variable and may be higher than in an undeveloped area. The additional costs associated with disruption of existing roads, sidewalks, and other structures can be significant. Total typical costs in Table 6 assume \$10,000 for extension of a gas main, \$1,686 for a service lateral, and \$150 for the meter.

Utility Gas Main Extensions rules¹⁵ specify that the developer has the option to only pay 50% of the total cost for a main extension after subtraction of allowances for installation of gas appliances. This 50% refund and the appliance allowance deductions are accounted for in the site gas infrastructure costs under the On-Bill cost-effectiveness methodology. The net costs to the utility after partial reimbursement from the developer are included in utility ratebase and recovered via rates to all customers. The total cost of \$5,750 presented in Table 6 reflects a 50% refund on the \$10,000 extension and appliance deductions of \$1,086 for a furnace, water heater, cooktop, and dryer. Under the On-Bill methodology this analysis assumes this developer option will remain available through 2022 and that the cost savings are passed along to the customer.

The 50% refund and appliance deductions were not applied to the site gas infrastructure costs under the TDV cost-effectiveness methodology based on input received from the Energy Commission and agreement from the Reach Code technical advisory team that the approach is appropriate. TDV cost savings impacts extend beyond the customer and account for societal impacts of energy use. Accounting for the full cost of the infrastructure upgrades was determined to be justified when evaluating under the TDV methodology.

¹⁵ PG&E Rule 15: https://www.pge.com/tariffs/tm2/pdf/GAS_RULES_15.pdf

SoCalGas Rule 20: <https://www.socalgas.com/regulatory/tariffs/tm2/pdf/20.pdf>

SDG&E Rule 15: http://regarchive.sdge.com/tm2/pdf/GAS_GAS-RULES_GRULE15.pdf



Less information was available for the costs associated with gas infrastructure for low-rise multifamily development. The typical cost in Table 6 for the On-Bill methodology is based on TRC's City of Palo Alto 2019 Title 24 Energy Reach Code Cost-effectiveness Analysis (TRC, 2018). These costs, provided by the City of Palo Alto, are approximately \$25,100 for an 8-unit new construction building and reflect connection to an existing main for infill development. Specific costs include plan review, connection charges, meter and manifold, plumbing distribution, and street cut fees. While these costs are specifically based on infill development and from one municipal utility, the estimates are less than those provided by PG&E reflecting the average cost differences charged to the developer between single family and multifamily in an undeveloped area (after accounting for deductions per the Gas Main Extensions rule). To convert costs charged to the developer to account for the full infrastructure upgrade cost (costs applied in the TDV methodology analysis), a factor of 2.06¹⁶ was calculated based on the single family analysis. This same factor was applied to the multifamily cost of \$3,140 to arrive at \$6,463 (see Table 6).

2.7 Greenhouse Gas Emissions

Equivalent CO₂ emission savings were calculated based on outputs from the CBECC-Res simulation software. Electricity emissions vary by region and by hour of the year. CBECC-Res applies two distinct hourly profiles, one for Climate Zones 1 through 5 and 11 through 13 and another for Climate Zones 6 through 10 and 14 through 16. For natural gas a fixed factor of 0.005307 metric tons/therm is used. To compare the mixed fuel and all-electric cases side-by-side, greenhouse gas (GHG) emissions are presented as CO₂-equivalent emissions per square foot of conditioned floor area.

3 Results

The primary objective of the evaluation is to identify cost-effective, non-preempted performance targets for both single family and low-rise multifamily prototypes, under both mixed fuel and all-electric cases, to support the design of local ordinances requiring new low-rise residential buildings to exceed the minimum state requirements. The packages presented are representative examples of designs and measures that can be used to meet the requirements. In practice, a builder can use any combination of non-preempted or preempted compliant measures to meet the requirements.

This analysis covered all sixteen climate zones and evaluated two efficiency packages, including a non-preempted package and a preempted package that includes upgrades to federally regulated equipment, an Efficiency & PV Package for the all-electric scenario only, and an Efficiency & PV/Battery Package. For the efficiency-only packages, measures were refined to ensure that the non-preempted package was cost-effective based on one of the two metrics applied in this study, TDV or On-Bill. The preempted equipment package, which the Reach Code Team considers to be a package of upgrades most reflective of what builders commonly apply to exceed code requirements, was designed to be cost-effective based on the On-Bill cost-effectiveness approach.

Results are presented as EDR Margin instead of compliance margin. EDR is the metric used to determine code compliance in the 2019 cycle. Target EDR Margin is based on taking the calculated EDR Margin for the case and rounding down to the next half of a whole number. Target EDR Margin for the Efficiency Package are defined based on the lower of the EDR Margin of the non-preempted package and the equipment, preempted package. For example, if for a particular case the cost-effective non-preempted package has an EDR Margin of 3 and the preempted package an EDR Margin of 4, the Target EDR Margin is set at 3.

¹⁶ This factor includes the elimination of the 50% refund for the main extension and adding back in the appliance allowance deductions.



For a package to qualify, a minimum EDR Margin of 0.5 was required. This is to say that a package that only achieved an EDR Margin of 0.4, for example, was not considered. An EDR Margin less than 0.5 generally corresponds to a compliance margin lower than 5% and was considered too small to ensure repeatable results. In certain cases, the Reach Code Team did not identify a cost-effective package that achieved the minimum EDR Margin of 0.5.

Although some of the efficiency measures evaluated were not cost-effective and were eliminated, the following measures are included in at least one package:

- Reduced infiltration
- Improved fenestration
- Improved cool roofs
- High performance attics
- Slab insulation
- Reduced duct leakage
- Verified low leakage ducts in conditioned space
- Low pressure-drop distribution system
- Compact hot water distribution system, basic and expanded
- High efficiency furnace, air conditioner & heat pump (*preempted*)
- High efficiency tankless water heater & heat pump water heater (*preempted*)

3.1 PV and Battery System Sizing

The approach to determining the size of the PV and battery systems varied based on each package and the source fuel. Table 7 describes the PV and battery sizing approaches applied to each of the four packages. For the **Efficiency Non-preempted and Efficiency – Equipment, Preempted packages** a different method was applied to each the two fuel scenarios. In all **mixed fuel cases**, the PV was sized to offset 100% of the estimated electrical load and any electricity savings from efficiency measures were traded off with a smaller PV system. Not downsizing the PV system after adding efficiency measures runs the risk of producing more electricity than is consumed, reducing cost-effectiveness and violating NEM rules. While the impact of this in most cases is minor, analysis confirmed that cost-effectiveness improved when reducing the system size to offset 100% of the electricity usage as opposed to keeping the PV system the same size as the Standard Design.

In the **all-electric Efficiency cases**, the PV system size was left to match the Standard Design (Std Design PV), and the inclusion of energy efficiency measures was not traded off with a reduced capacity PV system. Because the PV system is sized to meet the electricity load of a mixed fuel home, it is cost-effective to keep the PV system the same size and offset a greater percentage of the electrical load.

For the **Efficiency & PV case on the all-electric home**, the Reach Code Team evaluated PV system sizing to offset 100%, 90% and 80% of the total calculated electricity use. Of these three, sizing to 90% proved to be the most cost-effective based on customer utility bills. This is a result of the impact of the annual minimum bill which is around \$120 across all the utilities. The “sweet spot” is a PV system that reduces electricity bills just enough to match the annual minimum bill; increasing the PV size beyond this adds first cost but does not result in utility bill savings.



Table 7: PV & Battery Sizing Details by Package Type

Package	Mixed Fuel	All-Electric
Efficiency (Envelope & Equipment)	PV Scaled @ 100% electricity	Std Design PV
Efficiency & PV	n/a	PV Scaled @ 90%
Efficiency & PV/Battery	PV Scaled @ 100% electricity 5kWh / SF home 2.75kWh/ MF apt	PV Scaled @ 100% 5kWh / SF home 2.75kWh/ MF apt

A sensitivity analysis was conducted to determine the appropriate battery and PV capacity for the Efficiency & PV/Battery Packages using the 1-story 2,100 square foot prototype in Climate Zone 12. Results are shown in Figure 2. The current version of CBECC-Res requires a minimum battery size of 5 kWh to qualify for the self-utilization credit. CBECC-Res allows for PV oversizing up to 160% of the building’s estimated electricity load when battery storage systems are installed; however, the Reach Code Team considered this high, potentially problematic from a grid perspective, and likely not acceptable to the utilities or customers. The Reach Code Team compared cost-effectiveness of 5kWh and 7.5kWh battery systems as well as of PV systems sized to offset 90%, 100%, or 120% of the estimated electrical load.

Results show that from an on-bill perspective a smaller battery size is more cost-effective. The sensitivity analysis also showed that increasing the PV capacity from 90% to 120% of the electricity use reduced cost-effectiveness. From the TDV perspective there was little difference in results across all the scenarios, with the larger battery size being marginally more cost-effective. Based on these results, the Reach Code Team applied to the Efficiency & PV/Battery Package a 5kWh battery system for single family homes with PV sized to offset 100% of the electricity load. Even though PV scaled to 90% was the most cost-effective, sizing was increased to 100% to evaluate greater generation beyond the Efficiency & PV Package and to achieve zero net electricity. These results also show that in isolation, the inclusion of a battery system reduces cost-effectiveness compared to the same size PV system without batteries.

For multifamily buildings the battery capacity was scaled to reflect the average ratio of battery size to PV system capacity (kWh/kW) for the single family Efficiency & PV Package. This resulted in a 22kWh battery for the multifamily building, or 2.75kWh per apartment.

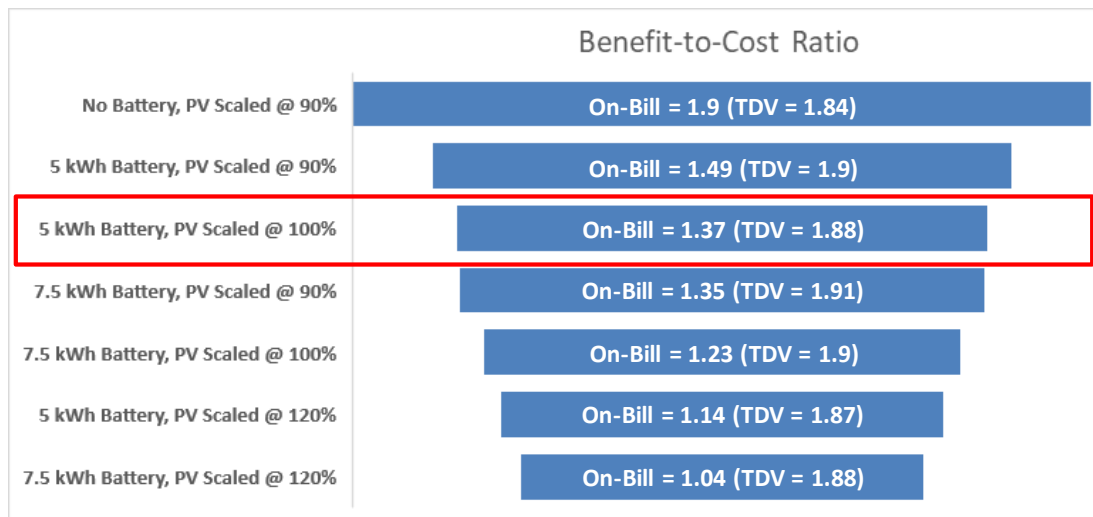


Figure 2: B/C ratio comparison for PV and battery sizing



3.2 Single Family Results

Table 8 through Table 10 contain cost effectiveness findings for the single family packages. Table 8 summarizes the package costs for all of the mixed fuel and all-electric efficiency, PV and battery packages. The mixed fuel results are evaluated and presented relative to a mixed fuel code compliant basecase while the all-electric results are relative to an all-electric code compliant basecase.

Table 9 and Table 10 present the B/C ratios for all the single family packages according to both the On-Bill and TDV methodologies for the mixed fuel and the all-electric cases, respectively. Results are cost-effective based on TDV for all cases except for Climate Zone 7 where no cost-effective combination of non-preempted efficiency measures was found that met the minimum 0.5 EDR Margin threshold. Cases where the B/C ratio is indicated as “>1” refer to instances where there are incremental cost savings in addition to annual utility bill savings. In these cases, there is no cost associated with the upgrade and benefits are realized immediately.

Figure 3 presents a comparison of Total EDRs for single family buildings and Figure 4 presents the EDR Margin results. Each graph compares the mixed fuel and all-electric cases as well as the various packages. The EDR Margin for the **Efficiency Package** for most climates is between 1.0 and 5.5 for mixed fuel cases and slightly higher, between 1.5 and 6.5, for the all-electric design. No cost-effective **mixed fuel or all-electric non-preempted Efficiency package** was found Climate Zone 7.

For the **mixed fuel case, the Efficiency & PV/Battery** Package increased the EDR Margin to values between 7.0 and 10.5. Because of the limitations on oversizing PV systems to offset natural gas use it is not feasible to achieve higher EDR Margins by increasing PV system capacity.

For the **all-electric case, the Efficiency & PV** Package resulted in EDR Margins of 11.0 to 19.0 for most climates; adding a battery system increased the EDR Margin by an additional 7 to 13 points. Climate zones 1 and 16, which have high heating loads, have much higher EDR Margins for the Efficiency & PV package (26.5-31.0). The Standard Design PV, which is what is applied in the all-electric Efficiency Package, is not sized to offset any of the heating load. When the PV system is sized to offset 90% of the total electricity use, the increase is substantial as a result. In contrast, in Climate Zone 15 the Standard Design PV system is already sized to cover the cooling electricity load, which represents 40% of whole building electricity use. Therefore, increasing the PV size to offset 90% of the electric load in this climate only results in adding approximately 120 Watts of PV capacity and subsequently a negligible impact on the EDR.

Additional results details can be found in Appendix C – Single Family Detailed Results with summaries of measures included in each of the packages in Appendix D – Single Family Measure Summary. A summary of results by climate zone is presented in Appendix G – Results by Climate Zone.



Table 8: Single Family Package Lifetime Incremental Costs

Climate Zone	Mixed Fuel			All-Electric			
	Non-Preempted	Equipment - Preempted	Efficiency & PV/Battery	Non-Preempted	Equipment - Preempted	Efficiency & PV	Efficiency & PV/Battery
CZ01	+\$1,355	+\$1,280	+\$5,311	+\$7,642	+\$2,108	+\$18,192	+\$24,770
CZ02	+\$1,504	+\$724	+\$5,393	+\$3,943	+\$2,108	+\$12,106	+\$18,132
CZ03	+\$1,552	+\$1,448	+\$5,438	+\$1,519	+\$2,108	+\$8,517	+\$14,380
CZ04	+\$1,556	+\$758	+\$5,434	+\$1,519	+\$2,108	+\$8,786	+\$14,664
CZ05	+\$1,571	+\$772	+\$5,433	+\$1,519	+\$2,108	+\$8,307	+\$14,047
CZ06	+\$1,003	+\$581	+\$4,889	+\$926	+\$846	+\$6,341	+\$12,036
CZ07	n/a	+\$606	+\$4,028	n/a	+\$846	+\$4,436	+\$9,936
CZ08	+\$581	+\$586	+\$4,466	+\$926	+\$412	+\$5,373	+\$11,016
CZ09	+\$912	+\$574	+\$4,785	+\$1,180	+\$846	+\$5,778	+\$11,454
CZ10	+\$1,648	+\$593	+\$5,522	+\$1,773	+\$949	+\$6,405	+\$12,129
CZ11	+\$3,143	+\$1,222	+\$7,026	+\$3,735	+\$2,108	+\$10,827	+\$17,077
CZ12	+\$1,679	+\$654	+\$5,568	+\$3,735	+\$2,108	+\$11,520	+\$17,586
CZ13	+\$3,060	+\$611	+\$6,954	+\$4,154	+\$2,108	+\$10,532	+\$16,806
CZ14	+\$1,662	+\$799	+\$5,526	+\$4,154	+\$2,108	+\$10,459	+\$16,394
CZ15	+\$2,179	-\$936	+\$6,043	+\$4,612	+\$2,108	+\$5,085	+\$11,382
CZ16	+\$3,542	+\$2,441	+\$7,399	+\$5,731	+\$2,108	+\$16,582	+\$22,838



Table 9: Single Family Package Cost-Effectiveness Results for the Mixed Fuel Case 1,2

CZ	Utility	Efficiency						Efficiency & PV/Battery												
		Non-Preempted			Equipment - Preempted			Target Efficiency			Total			On-Bill			TDV			
		Efficiency EDR	On-Bill B/C	Ratio	TDV B/C	Ratio	Efficiency EDR	On-Bill B/C	Ratio	TDV B/C	Ratio	Margin	EDR	Margin	EDR	Margin	EDR	Margin	EDR	Margin
01	PG&E	5.3	3.4	2.8	4.1	4.9	6.9	4.9	4.1	4.1	5.0	10.6	0.9	1.6	10.5					
02	PG&E	3.3	1.6	1.7	3.6	3.8	3.3	3.8	3.6	3.0	10.1	0.5	1.6	10.0						
03	PG&E	3.0	1.3	1.3	2.0	1.9	4.1	1.9	2.0	2.5	10.0	0.4	1.4	10.0						
04	PG&E	2.5	0.9	1.2	2.7	2.4	2.7	2.4	2.7	2.5	10.1	0.3	1.5	10.0						
05	PG&E	2.7	1.1	1.2	2.6	2.3	2.6	2.3	2.5	2.5	9.4	0.4	1.3	9.0						
05	PG&E/SoCalGas	2.7	0.9	1.2	2.6	2.0	2.6	2.0	2.5	2.5	9.4	0.3	1.3	9.0						
06	SCE/SoCalGas	2.0	0.7	1.2	2.0	1.6	2.0	1.6	2.0	1.5	9.8	0.8	1.3	9.5						
07	SDG&E	0.0	-	-	1.5	1.5	1.5	1.5	1.4	0.0	9.2	0.1	1.3	9.0						
08	SCE/SoCalGas	1.3	0.6	1.4	1.6	1.3	1.6	1.3	1.8	1.0	8.4	0.9	1.3	8.0						
09	SCE/SoCalGas	2.6	0.7	2.0	2.9	1.8	2.9	1.8	3.7	2.5	8.8	1.0	1.5	8.5						
10	SCE/SoCalGas	3.2	0.6	1.3	3.2	2.0	3.2	2.0	3.8	3.0	9.6	1.0	1.5	9.5						
10	SDG&E	3.2	0.8	1.3	3.2	2.6	3.2	2.6	3.8	3.0	9.6	0.6	1.5	9.5						
11	PG&E	4.3	0.8	1.2	5.1	2.5	5.1	2.5	3.7	4.0	9.2	0.4	1.5	9.0						
12	PG&E	3.5	1.2	1.8	3.4	3.3	3.4	3.3	4.6	3.0	9.6	0.4	1.7	9.5						
13	PG&E	4.6	0.8	1.3	5.8	5.3	5.8	5.3	8.4	4.5	9.7	0.4	1.6	9.5						
14	SCE/SoCalGas	5.0	1.6	2.5	5.8	4.0	5.8	4.0	6.1	4.5	9.0	1.3	1.7	9.0						
14	SDG&E	5.0	1.9	2.5	5.8	4.9	5.8	4.9	6.1	4.5	9.0	1.2	1.7	9.0						
15	SCE/SoCalGas	4.8	1.0	1.6	5.0	>1	5.0	>1	>1	4.5	7.1	1.1	1.5	7.0						
16	PG&E	5.4	1.6	1.5	6.2	2.2	6.2	2.2	2.2	5.0	10.5	0.9	1.4	10.5						

¹>1" indicates cases where there are both first cost savings and annual utility bill savings.

²Information about the measures included for each climate zone are described in Appendix D – Single Family Measure Summary.



Table 10: Single Family Package Cost-Effectiveness Results for the All-Electric Case^{1,2}

CZ	Utility	Efficiency						Efficiency & PV				Efficiency & PV/Battery						
		Non-Preempted			Equipment - Preempted			Target Efficiency		Total		Target		Total		Target		
EDR Margin	On-Bill B/C Ratio	TDV B/C Ratio	EDR Margin	On-Bill B/C Ratio	TDV B/C Ratio	EDR Margin	EDR Margin	EDR Margin	On-Bill B/C Ratio	TDV B/C Ratio	EDR Margin	On-Bill B/C Ratio	TDV B/C Ratio	EDR Margin	On-Bill B/C Ratio	TDV B/C Ratio	EDR Margin	
01	PG&E	15.2	1.8	1.7	6.9	2.9	2.7	6.5	31.4	1.8	1.5	31.0	1.4	1.4	41.2	1.4	1.4	41.0
02	PG&E	4.9	1.2	1.1	5.1	2.3	2.1	4.5	19.4	1.8	1.4	19.0	1.4	1.4	30.1	1.4	1.4	30.0
03	PG&E	4.7	2.6	2.4	4.4	1.8	1.6	4.0	18.5	2.2	1.7	18.0	1.5	1.6	29.3	1.5	1.6	29.0
04	PG&E	3.4	1.9	1.8	3.9	1.5	1.5	3.0	17.2	2.1	1.6	17.0	1.5	1.6	28.6	1.5	1.6	28.5
05	PG&E	4.4	2.6	2.3	4.4	1.9	1.7	4.0	18.2	2.3	1.8	18.0	1.6	1.6	28.7	1.6	1.6	28.5
05	PG&E/SoCalGas	4.4	2.6	2.3	4.4	1.9	1.7	4.0	18.2	2.3	1.8	18.0	1.6	1.6	28.7	1.6	1.6	28.5
06	SCE/SoCalGas	2.0	1.3	1.4	2.9	2.2	2.3	2.0	14.3	1.2	1.5	14.0	1.2	1.4	26.1	1.2	1.4	26.0
07	SDG&E	0.0	-	-	2.2	1.6	1.7	0.0	11.3	1.9	1.5	11.0	1.3	1.5	24.2	1.3	1.5	24.0
08	SCE/SoCalGas	1.6	0.6	1.2	1.8	2.8	3.0	1.5	10.9	1.0	1.5	10.5	1.1	1.4	21.6	1.1	1.4	21.5
09	SCE/SoCalGas	2.78	0.8	2.0	3.3	2.1	3.2	2.5	11.5	1.1	1.6	11.5	1.1	1.5	21.3	1.1	1.5	21.0
10	SCE/SoCalGas	3.1	0.9	1.5	3.4	2.3	3.2	3.0	11.1	1.1	1.5	11.0	1.1	1.5	21.2	1.1	1.5	21.0
10	SDG&E	3.1	1.1	1.5	3.4	2.6	3.2	3.0	11.1	1.7	1.5	11.0	1.4	1.5	21.2	1.4	1.5	21.0
11	PG&E	4.6	1.2	1.5	5.9	3.0	3.3	4.5	14.2	1.8	1.6	14.0	1.5	1.6	23.2	1.5	1.6	23.0
12	PG&E	3.8	0.8	1.1	5.1	2.0	2.5	3.5	15.7	1.7	1.4	15.5	1.3	1.5	25.4	1.3	1.5	25.0
13	PG&E	5.1	1.1	1.4	6.0	2.9	3.3	5.0	13.4	1.7	1.5	13.0	1.4	1.5	22.5	1.4	1.5	22.0
14	SCE/SoCalGas	5.6	1.0	1.5	6.0	2.3	3.1	5.5	15.5	1.2	1.6	15.5	1.3	1.6	23.9	1.3	1.6	23.5
14	SDG&E	5.6	1.3	1.5	6.0	2.9	3.1	5.5	15.5	1.8	1.6	15.5	1.7	1.6	23.9	1.7	1.6	23.5
15	SCE/SoCalGas	5.6	1.1	1.6	7.3	3.3	4.5	5.5	6.2	1.1	1.6	6.0	1.2	1.5	13.5	1.2	1.5	13.0
16	PG&E	9.7	1.7	1.7	4.9	2.4	2.3	4.5	27.0	2.1	1.6	26.5	1.7	1.5	35.4	1.7	1.5	35.0

¹>1" indicates cases where there are both first cost savings and annual utility bill savings.

²Information about the measures included for each climate zone are described in Appendix D – Single Family Measure Summary



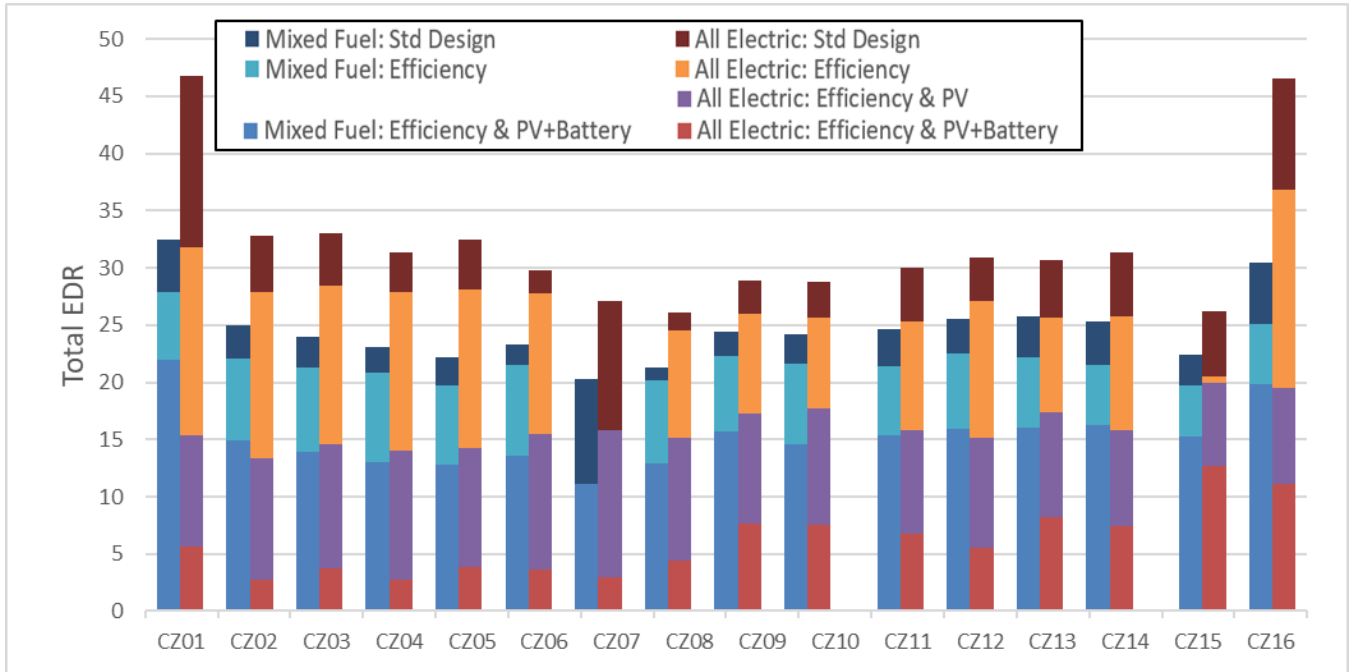


Figure 3: Single family Total EDR comparison

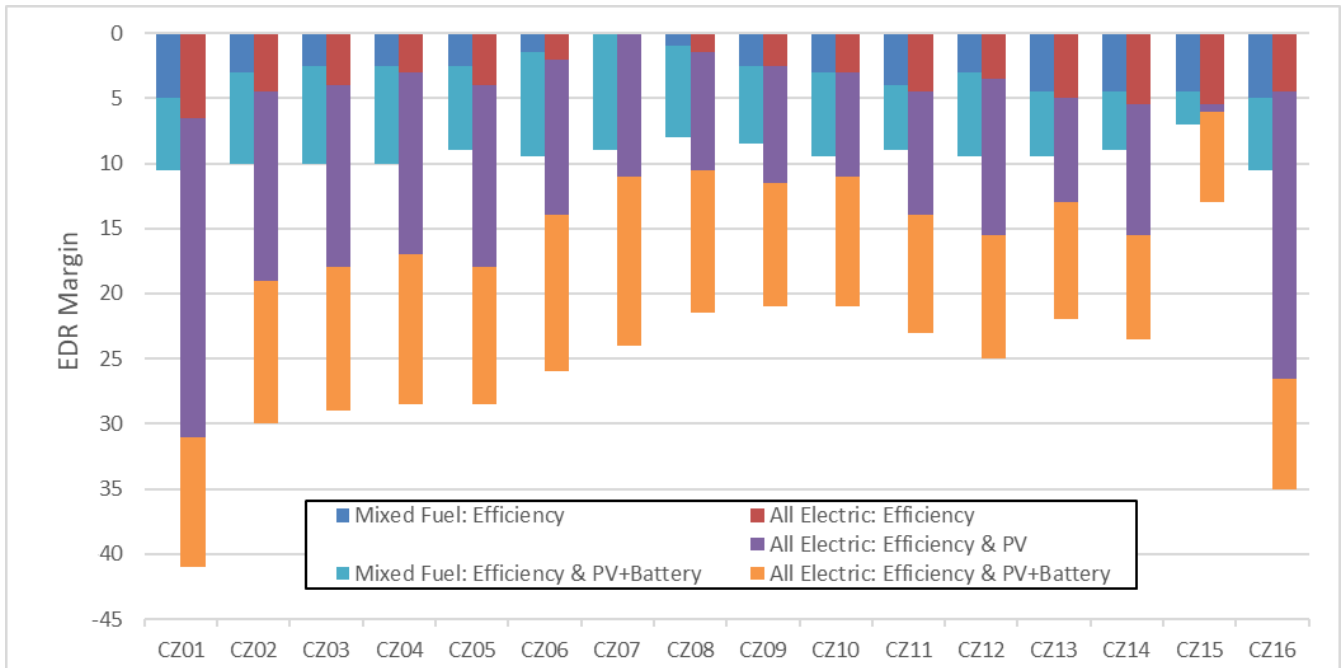


Figure 4: Single family EDR Margin comparison (based on Efficiency EDR Margin for the Efficiency packages and the Total EDR Margin for the Efficiency & PV and Efficiency & PV+Battery packages)



3.2.1 GHG Emission Reductions

Figure 5 compares annual GHG emissions for both mixed fuel and all-electric single family 2019 code compliant cases with Efficiency, Efficiency & PV and Efficiency & PV/Battery packages. GHG emissions vary by climate but are consistently higher in mixed fuel cases than all-electric. Standard Design mixed fuel emissions range from 1.3 (CZ 7) to 3.3 (CZ 16) lbs CO₂e/square foot of floor area, where all-electric Standard Design emissions range from 0.7 to 1.7 lbs CO₂e/ ft². Adding efficiency, PV and batteries to the mixed fuel code compliant prototype reduces GHG emissions by 20% on average to between 1.0 and 1.8 lbs CO₂e/ft², with the exception of Climate Zones 1 and 16. Adding efficiency, PV and batteries to the all-electric code compliant prototype reduces annual GHG emissions by 65% on average to 0.8 lbs CO₂e/ft² or less. None of the cases completely eliminate GHG emissions. Because of the time value of emissions calculation for electricity in CBEECC-Res, there is always some amount of GHG impacts with using electricity from the grid.

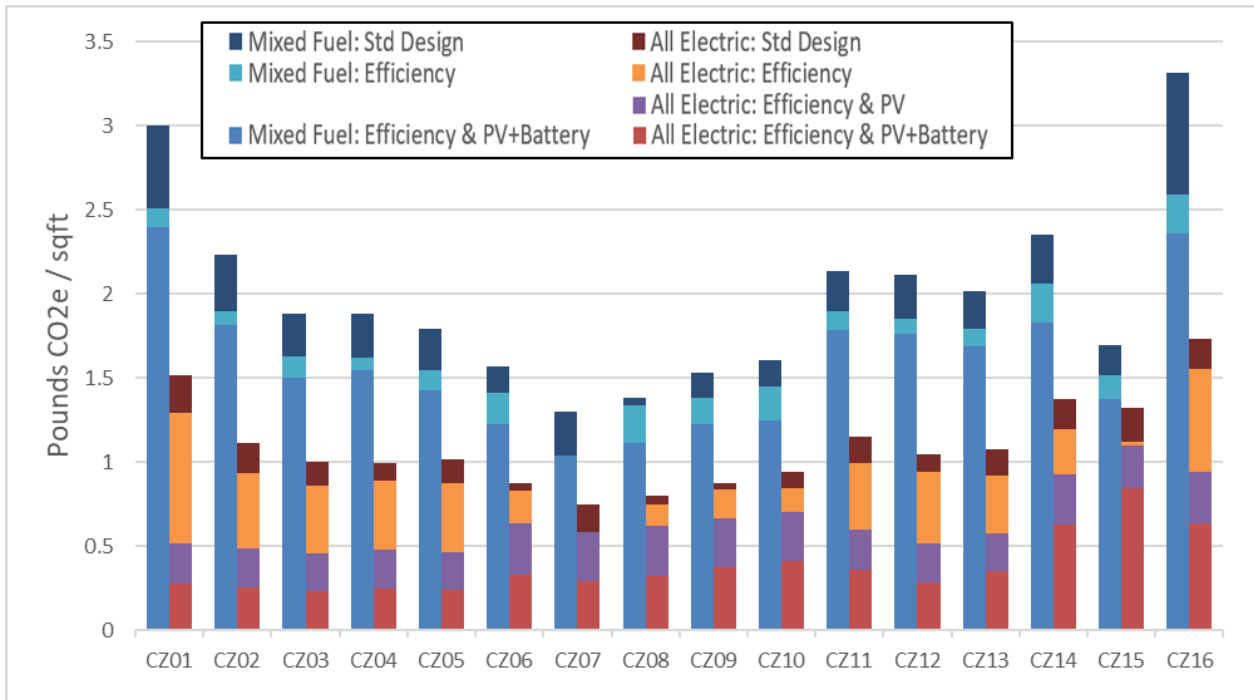


Figure 5: Single family greenhouse gas emissions comparison

3.3 Multifamily Results

Table 11 through Table 13 contain cost effectiveness findings for the multifamily packages. Table 11 summarizes the package costs for all the mixed fuel and all-electric efficiency, PV and battery packages.

Table 12 and Table 13 present the B/C ratios for all the packages according to both the On-Bill and TDV methodologies for the mixed fuel and the all-electric cases, respectively. All the packages are cost-effective based on TDV except Climate Zone 3 for the all-electric cases where no cost-effective combination of non-preempted efficiency measures was found that met the minimum 0.5 EDR Margin threshold. Cases where the B/C ratio is indicated as “>1” refer to instances where there are incremental cost savings in addition to annual utility bill savings. In these cases, there is no cost associated with this upgrade and benefits are realized immediately.

It is generally more challenging to achieve equivalent savings targets cost-effectively for the multifamily cases than for the single family cases. With less exterior surface area per floor area the impact of envelope measures



is diminished in multifamily buildings. Ducts are already assumed to be within conditioned space and therefore only one of the duct measures found to be cost-effective in single family homes can be applied.

Figure 6 presents a comparison of Total EDRs for the multifamily cases and Figure 7 presents the EDR Margin results. Each graph compares the mixed fuel and all-electric cases as well as the various packages. Cost-effective efficiency packages were found for all **mixed fuel cases**. The Target EDR Margins for the **mixed fuel Efficiency Package** are 0.5 for Climate Zones 3, 5 and 7, between 1.0 and 2.5 for Climate Zones 1, 2, 4, 6, 8 through 12 and 16, and between 3.0 and 4.0 in Climate Zones 13 through 15. For the **all-electric case, no cost-effective non-preempted efficiency packages** were found in Climate Zone 3. The Target EDR Margins are between 0.5 and 2.5 for Climate Zones 2, 4 through 10 and 12, and between 3.0 and 4.0 in Climate Zones 1, 11, and 13 through 16.

For the **mixed fuel case, the Efficiency & PV/Battery Package** results in an EDR Margin of between 8.5 and 11.5 across all climate zones. Most of these packages were not found to be cost-effective based on utility bill savings alone, but they all are cost-effective based on TDV energy savings. For the **all-electric case, the Efficiency & PV Package** resulted in EDR Margins of 10.5 to 17.5 for most climates; adding a battery system increased the EDR Margin by an additional 10 to 15 points. Climate zones 1 and 16, which have high heating loads, have much higher EDR Margins for the **Efficiency & PV package** (19.5-22.5). The Standard Design PV, which is what is applied in the **Efficiency Package**, is not sized to offset any of the heating load. When the PV system is sized to offset 90% of the total electricity use, the increase is substantial as a result. In Climate Zone 15 the Standard Design PV system is already sized to cover the cooling electricity load, which represents 30% of whole building electricity use. Therefore, increasing the PV size to offset 90% of the electric load in this climate only results in adding approximately 240 Watts of PV capacity per apartment and subsequently a much smaller impact on the EDR than in other climate zones. Because of the limitations on oversizing PV systems to offset natural gas use it is not feasible to achieve comparable EDR Margins for the mixed fuel case as in the all-electric case.

Additional results details can be found in Appendix E – Multifamily Detailed Results with summaries of measures included in each of the packages in Appendix F – Multifamily Measure Summary. A summary of results by climate zone is presented in Appendix G – Results by Climate Zone.



Table 11: Multifamily Package Incremental Costs per Dwelling Unit

Climate Zone	Mixed Fuel			All-Electric			
	Non-Preempted	Equipment - Preempted	Efficiency & PV/Battery	Non-Preempted	Equipment - Preempted	Efficiency & PV	Efficiency & PV/Battery
CZ01	+\$960	+\$507	+\$3,094	+\$949	+\$795	+\$5,538	+\$8,919
CZ02	+\$309	+\$497	+\$2,413	+\$361	+\$795	+\$3,711	+\$6,833
CZ03	+\$175	+\$403	+\$2,279	n/a	+\$795	+\$3,272	+\$6,344
CZ04	+\$329	+\$351	+\$2,429	+\$361	+\$795	+\$3,158	+\$6,201
CZ05	+\$180	+\$358	+\$2,273	+\$247	+\$795	+\$3,293	+\$6,314
CZ06	+\$190	+\$213	+\$2,294	+\$231	+\$361	+\$2,580	+\$5,590
CZ07	+\$90	+\$366	+\$2,188	+\$202	+\$361	+\$2,261	+\$5,203
CZ08	+\$250	+\$213	+\$2,353	+\$231	+\$361	+\$2,240	+\$5,249
CZ09	+\$136	+\$274	+\$2,234	+\$231	+\$361	+\$2,232	+\$5,236
CZ10	+\$278	+\$250	+\$2,376	+\$361	+\$361	+\$2,371	+\$5,395
CZ11	+\$850	+\$317	+\$2,950	+\$1,011	+\$795	+\$3,601	+\$6,759
CZ12	+\$291	+\$434	+\$2,394	+\$1,011	+\$795	+\$3,835	+\$6,943
CZ13	+\$831	+\$290	+\$2,936	+\$1,011	+\$795	+\$3,462	+\$6,650
CZ14	+\$874	+\$347	+\$2,957	+\$1,011	+\$795	+\$3,356	+\$6,380
CZ15	+\$510	-\$157	+\$2,604	+\$1,011	+\$1,954	+\$1,826	+\$5,020
CZ16	+\$937	+\$453	+\$3,028	+\$843	+\$795	+\$4,423	+\$7,533



Table 12: Multifamily Package Cost-Effectiveness Results for the Mixed Fuel Case^{1,2}

CZ	Utility	Efficiency						Efficiency & PV/Battery												
		Non-Preempted			Equipment - Preempted			Target Efficiency			Total			On-Bill			TDV			
		Efficiency	On-Bill	TDV	Efficiency	On-Bill	TDV	Efficiency	EDR	Margin	EDR	Margin	EDR	Margin	EDR	Margin	EDR	Margin	EDR	Margin
		EDR	B/C	B/C	EDR	B/C	B/C	EDR	B/C	B/C	EDR	B/C	EDR	B/C	EDR	B/C	EDR	B/C	EDR	B/C
		Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio
01	PG&E	3.4	1.1	1.2	2.3	1.3	1.4	2.0	1.5	1.5	11.5	0.4	11.5	0.4	1.2	11.5	0.4	1.2	11.5	0.4
02	PG&E	1.8	1.0	1.7	2.3	1.1	1.5	1.5	1.5	1.5	10.9	0.2	10.9	0.2	1.6	10.9	0.2	1.6	10.9	0.2
03	PG&E	0.6	1.0	1.1	1.6	1.1	1.2	0.5	1.1	1.1	10.3	0.1	10.3	0.1	1.4	10.3	0.1	1.4	10.3	0.1
04	PG&E	1.3	0.8	1.2	1.9	1.1	1.7	1.0	1.1	1.1	11.2	0.2	11.2	0.2	1.6	11.2	0.2	1.6	11.2	0.2
05	PG&E	0.5	1.0	1.0	1.5	1.2	1.3	0.5	1.2	1.2	9.9	0.2	9.9	0.2	1.4	9.9	0.2	1.4	9.9	0.2
05	PG&E/SoCalGas	0.5	0.8	1.0	1.5	1.1	1.3	0.5	1.1	1.1	9.9	0.1	9.9	0.1	1.4	9.9	0.1	1.4	9.9	0.1
06	SCE/SoCalGas	1.3	0.6	1.5	1.3	1.4	1.7	1.0	1.4	1.4	10.7	0.6	10.7	0.6	1.4	10.7	0.6	1.4	10.7	0.6
07	SDG&E	0.9	0.7	2.2	2.0	1.1	1.4	0.5	1.1	1.1	11.0	0.0	11.0	0.0	1.4	11.0	0.0	1.4	11.0	0.0
08	SCE/SoCalGas	1.5	0.7	1.4	1.1	1.4	1.7	1.0	1.4	1.4	9.9	0.7	9.9	0.7	1.3	9.9	0.7	1.3	9.9	0.7
09	SCE/SoCalGas	1.8	1.5	3.3	2.8	1.7	2.9	1.5	1.7	1.7	9.7	0.9	9.7	0.9	1.5	9.7	0.9	1.5	9.7	0.9
10	SCE/SoCalGas	1.7	0.8	1.7	2.9	2.0	3.3	1.5	2.0	2.0	10.4	1.0	10.4	1.0	1.6	10.4	1.0	1.6	10.4	1.0
10	SDG&E	1.7	1.1	1.7	2.9	2.6	3.3	1.5	2.6	2.6	10.4	0.2	10.4	0.2	1.6	10.4	0.2	1.6	10.4	0.2
11	PG&E	2.9	0.7	1.2	3.2	1.8	3.3	2.5	1.8	1.8	10.5	0.4	10.5	0.4	1.6	10.5	0.4	1.6	10.5	0.4
12	PG&E	1.9	1.1	2.2	2.8	1.2	2.2	1.5	1.2	1.2	10.3	0.3	10.3	0.3	1.7	10.3	0.3	1.7	10.3	0.3
13	PG&E	3.1	0.6	1.3	3.4	2.0	3.8	3.0	2.0	2.0	10.7	0.4	10.7	0.4	1.6	10.7	0.4	1.6	10.7	0.4
14	SCE/SoCalGas	3.1	0.7	1.2	3.3	2.0	3.0	3.0	2.0	2.0	9.6	1.1	9.6	1.1	1.4	9.6	1.1	1.4	9.6	1.1
14	SDG&E	3.1	0.9	1.2	3.3	2.5	3.0	3.0	2.5	2.5	9.6	0.5	9.6	0.5	1.4	9.6	0.5	1.4	9.6	0.5
15	SCE/SoCalGas	4.2	1.4	2.3	4.4	>1	>1	4.0	>1	>1	8.8	1.3	8.8	1.3	1.7	8.8	1.3	1.7	8.8	1.3
16	PG&E	2.4	1.1	1.2	2.9	1.8	2.1	2.0	1.8	1.8	9.9	0.5	9.9	0.5	1.3	9.9	0.5	1.3	9.9	0.5

¹>1" indicates cases where there are both first cost savings and annual utility bill savings.

²Information about the measures included for each climate zone are described in Appendix F – Multifamily Measure Summary.



Table 13: Multifamily Package Cost-effectiveness Results for the All-Electric Case^{1,2}

CZ	Utility	Efficiency												Efficiency & PV						Efficiency & PV/Battery					
		Non-Preempted				Equipment - Preempted				Target Efficiency				Efficiency & PV			Efficiency & PV/Battery			Target					
		Efficiency EDR	On-Bill B/C	TDV Ratio	TDV B/C	Efficiency EDR	On-Bill B/C	TDV Ratio	TDV B/C	Target Efficiency EDR	Target Efficiency EDR	Target Efficiency EDR	Target Efficiency EDR	Total EDR	On-Bill B/C	TDV Ratio	Total EDR	On-Bill B/C	TDV Ratio	Total EDR	On-Bill B/C	TDV Ratio			
01	PG&E	3.6	1.6	1.4	3.3	2.4	2.3	3.0	3.0	2.5	2.0	1.5	22.5	2.0	1.5	22.5	1.3	1.4	34.5	1.3	1.4	34.5			
02	PG&E	1.9	1.7	2.1	3.2	1.6	1.6	1.5	1.5	2.4	2.4	1.8	17.5	2.4	1.8	17.5	1.4	1.7	30.9	1.4	1.7	30.5			
03	PG&E	0.0	-	-	2.7	1.7	1.6	0.0	0.0	1.7	1.6	1.7	16.1	2.4	1.7	16.0	1.3	1.6	29.5	1.3	1.6	29.5			
04	PG&E	1.4	1.4	1.5	2.2	1.2	1.1	1.0	1.0	1.2	1.1	1.8	15.0	2.4	1.8	15.0	1.3	1.8	28.9	1.3	1.8	28.5			
05	PG&E	0.6	1.1	0.9	3.6	2.1	2.0	0.5	0.5	2.1	2.0	1.8	17.1	2.5	1.8	17.0	1.4	1.7	30.3	1.4	1.7	30.0			
05	PG&E/SoCalGas	0.6	1.1	0.9	3.6	2.1	2.0	0.5	0.5	2.1	2.0	1.8	17.1	2.5	1.8	17.0	1.4	1.7	30.3	1.4	1.7	30.0			
06	SCE/SoCalGas	1.0	0.7	1.3	2.2	1.6	1.9	1.0	1.0	1.6	1.9	1.7	13.8	1.2	1.7	13.5	1.2	1.6	27.5	1.2	1.6	27.5			
07	SDG&E	0.6	0.6	1.0	1.9	1.6	1.7	0.5	0.5	1.6	1.7	1.8	12.8	2.1	1.8	12.5	1.2	1.6	27.1	1.2	1.6	27.0			
08	SCE/SoCalGas	1.2	0.9	1.7	1.9	1.6	1.8	1.0	1.0	1.6	1.8	1.8	11.6	1.3	1.8	11.5	1.2	1.6	24.2	1.2	1.6	24.0			
09	SCE/SoCalGas	1.6	1.3	2.7	1.5	1.6	1.6	1.5	1.5	1.6	1.6	1.6	11.3	1.3	1.9	11.0	1.3	1.7	23.3	1.3	1.7	23.0			
10	SCE/SoCalGas	1.8	1.2	2.0	1.8	1.7	2.0	1.5	1.5	1.7	2.0	1.8	10.8	1.3	1.8	10.5	1.3	1.7	23.3	1.3	1.7	23.0			
10	SDG&E	1.8	1.5	2.0	1.8	2.0	2.0	1.5	1.5	2.0	2.0	1.8	10.8	2.1	1.8	10.5	1.4	1.7	23.3	1.4	1.7	23.0			
11	PG&E	3.5	1.4	1.6	3.9	2.0	2.3	3.5	3.5	2.0	2.3	1.8	13.4	2.2	1.8	13.0	1.4	1.8	25.3	1.4	1.8	25.0			
12	PG&E	2.6	0.9	1.1	2.9	1.6	1.6	2.5	2.5	1.6	1.6	1.6	14.4	2.1	1.6	14.0	1.3	1.7	26.6	1.3	1.7	26.5			
13	PG&E	3.3	1.3	1.6	3.8	2.0	2.3	3.0	3.0	2.0	2.3	1.7	12.2	2.1	1.7	12.0	1.4	1.7	23.9	1.4	1.7	23.5			
14	SCE/SoCalGas	3.7	1.2	1.6	3.8	1.6	2.2	3.5	3.5	1.6	2.2	1.9	14.0	1.4	1.9	14.0	1.4	1.8	24.8	1.4	1.8	24.5			
14	SDG&E	3.7	1.5	1.6	3.8	2.0	2.2	3.5	3.5	2.0	2.2	1.9	14.0	2.2	1.9	14.0	1.7	1.8	24.8	1.7	1.8	24.5			
15	SCE/SoCalGas	4.4	1.5	2.3	6.4	1.2	1.7	4.0	4.0	1.2	1.7	2.1	7.1	1.4	2.1	7.0	1.3	1.8	16.9	1.3	1.8	16.5			
16	PG&E	4.1	2.1	2.1	3.2	1.6	1.7	3.0	3.0	1.6	1.7	1.9	19.6	2.6	1.9	19.5	1.6	1.7	29.9	1.6	1.7	29.5			

^{1,4}>1” indicates cases where there are both first cost savings and annual utility bill savings.

²Information about the measures included for each climate zone are described in Appendix F – Multifamily Measure Summary.



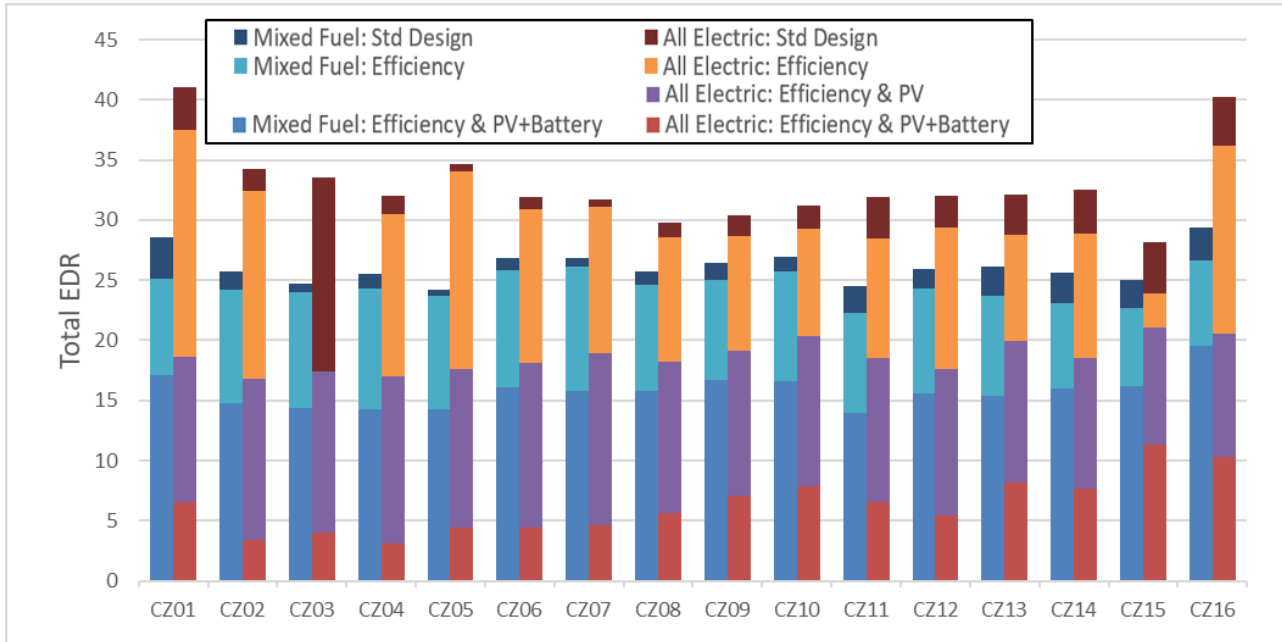


Figure 6: Multifamily Total EDR comparison

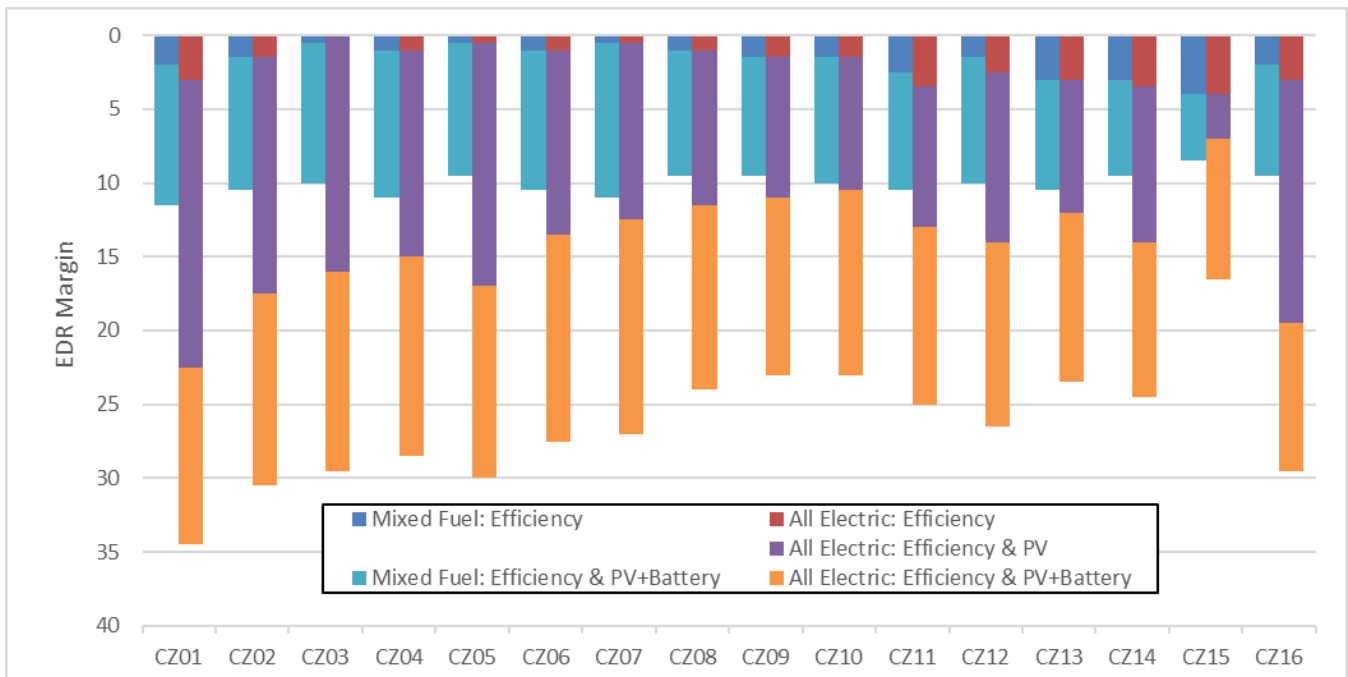


Figure 7: Multifamily EDR Margin comparison (based on Efficiency EDR Margin for the Efficiency packages and the Total EDR Margin for the Efficiency & PV and Efficiency & PV+Battery packages)



3.3.1 GHG Emission Reductions

Figure 8 compares annual GHG emissions for both mixed fuel and all-electric multifamily 2019 code compliant cases with Efficiency, Efficiency & PV and Efficiency & PV/Battery packages. GHG emissions vary by climate but are consistently higher in mixed fuel cases than all-electric. Standard design mixed fuel emissions range from 2.0 to 3.0 lbs CO₂e/square foot of floor area, where all-electric standard design emissions range from 1.2 to 1.7 lbs CO₂e/ ft². Adding PV, batteries and efficiency to the mixed fuel code compliant prototype reduces annual GHG emissions by 17% on average to between 1.7 and 2.2 lbs CO₂e/ft², except Climate Zone 16. Adding PV, batteries and efficiency to the all-electric code compliant prototype reduces annual GHG emissions by 64% on average to 0.6 lbs CO₂e/ft² or less with the exception of Climate Zones 14, 15 and 16. As in the single family case, none of the cases completely eliminate GHG emissions because of the time value of emissions calculation for electricity in CBECC-Res.

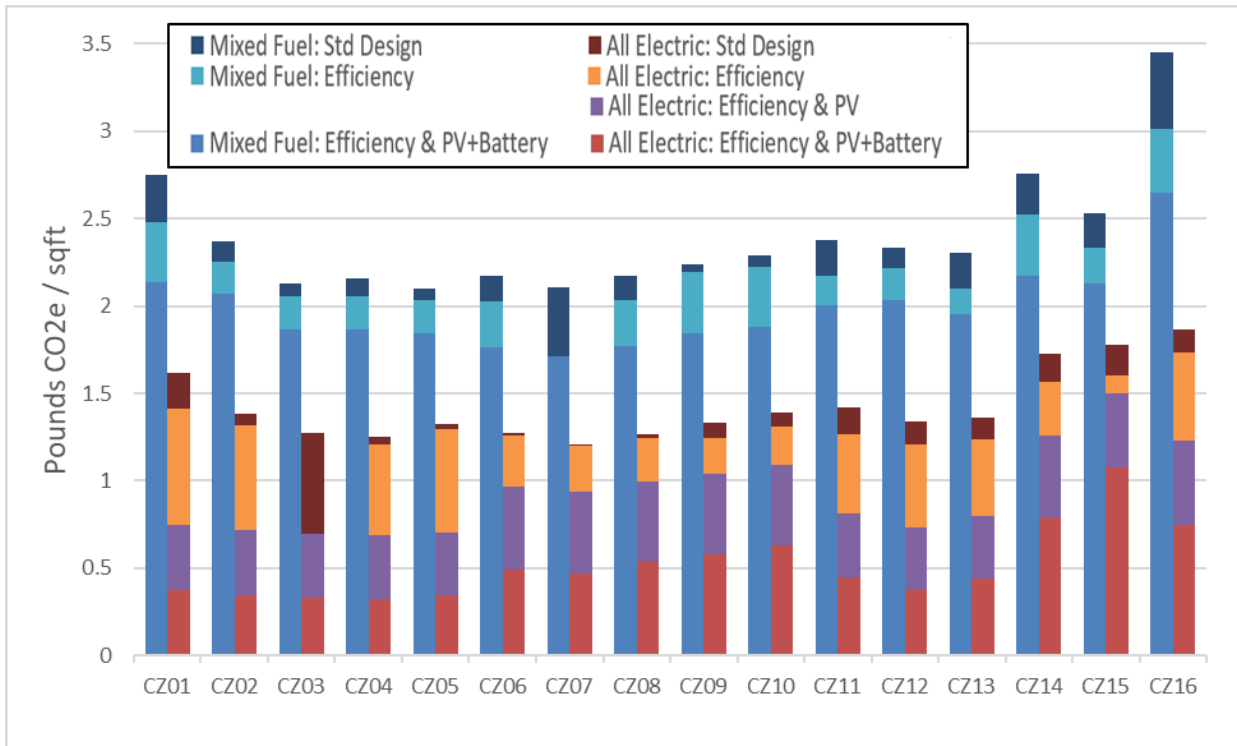


Figure 8: Multifamily greenhouse gas emissions comparison

3.4 Electrification Results

Cost-effectiveness results comparing mixed fuel and all-electric cases are summarized below. The tables show average annual utility bill impacts and lifetime utility bill impacts, which account for fuel escalation for electricity and natural gas (see Section 2.5), lifetime equipment cost savings, and both On-Bill and TDV cost-effectiveness (B/C ratio). Positive utility bill values indicate lower utility costs for the all-electric home relative to the mixed fuel case while negative values in red and parenthesis indicate higher utility costs for the all-electric case. Lifetime equipment cost savings include savings due to eliminating natural gas infrastructure and replacement costs for appliances based on equipment life. Positive values for the lifetime equipment cost savings indicate lower installed costs for the all-electric and negative values indicate higher costs. B/C ratios 1.0 or greater indicate positive cost-effectiveness. Cases where the B/C ratio is indicated as “>1” refer to instances where there was incremental cost savings in addition to annual utility bill savings. In these cases, there is no cost associated with this upgrade and benefits are realized immediately.



Three scenarios were evaluated:

1. 2019 Code Compliant: Compares a 2019 code compliant all-electric home with a 2019 code compliant mixed fuel home.
2. Efficiency & PV Package: Compares an all-electric home with efficiency and PV sized to 90% of the annual electricity use to a 2019 code compliant mixed fuel home. The first cost savings in the code compliant all-electric house is invested in above code efficiency and PV reflective of the Efficiency & PV packages described above.
3. Neutral Cost Package: Compares an all-electric home with PV beyond code minimum with a 2019 code compliant mixed fuel home. The PV system for the all-electric case is sized to result in a zero lifetime incremental cost relative to a mixed fuel home.

3.4.1 Single Family

Table 14, Table 15, Figure 9, Figure 10, and Figure 11 present results of cost-effectiveness analysis for electrification of single family buildings, according to both the On-Bill and TDV methodologies. Based on typical cost assumptions arrived at for this analysis, the lifetime equipment costs for the single family code compliant all-electric option are approximately \$5,350 less than the mixed fuel code compliant option. Cost savings are entirely due to the elimination of gas infrastructure, which was assumed to be a savings of \$5,750. When evaluating cost-effectiveness based on TDV, the Utility Gas Main Extensions rules 50% refund and appliance allowance deduction are not applied and therefore the cost savings are twice as much.

Under the Efficiency & PV Package and the On-Bill analysis, the incremental cost of the efficiency and PV is typically more than the cost savings seen in the code compliant case, which results in a net cost increase in most climate zones for the all-electric case. In climates with small heating loads (7 and 15) there continues to be an incremental cost savings for the all-electric home. With the TDV analysis, there is still an incremental cost savings in all climates except 1 and 16 for single family.

Utility impacts differ by climate zone and utility, but utility costs for the code compliant all-electric option are typically higher than for the compliant mixed fuel design. There are utility cost savings across all climate zones and building types for the all-electric Efficiency & PV Package, resulting in a more cost-effective option.

The all-electric code compliant option is cost-effective based on the On-Bill approach for single family homes in Climate Zones 6 through 9, 10 (SCE/SoCalGas territory only), and 15. The code compliant option is cost-effective based on the TDV methodology in all climate zones except 1 and 16. If the same costs used for the On-Bill approach are also used for the TDV approach (incorporating the Utility Gas Main Extensions rules 50% refund and appliance allowance deduction), the all-electric code compliant option is cost-effective in Climate Zones 6 through 10. The Efficiency & PV all-electric option is cost-effective in all climate zones based on both the On-Bill and TDV methodologies. In many cases it is cost-effective immediately with lower equipment and utility costs.

The last set of results in Table 14 shows the neutral cost case where the cost savings for the all-electric code compliant home is invested in a larger PV system, resulting in a lifetime incremental cost of zero based on the On-Bill approach. This package results in utility cost savings in all cases except Climate Zones 1, 14 (SCE/SoCalGas territory only), and 16. For these three cases the Reach Code Team evaluated how much additional PV would be required to result in a cost-effective package. These results are presented in Table 15 and show that an additional 1.6kW in Climate Zone 1 results in a B/C ratio of 1.1. For Climate Zone 14 and 16 adding 0.25kW and 1.2kW, respectively, results in a B/C ratio of 1.2. Neutral cost cases are cost-effective based on the TDV methodology in all climate zones except 16.

3.4.2 Multifamily

Multifamily results are found in Table 16, Table 17, Figure 12, Figure 13, and Figure 14. Lifetime costs for the multifamily code compliant all-electric option are approximately \$2,300 less than the mixed fuel code compliant option, entirely due to the elimination of gas infrastructure. When evaluating cost-effectiveness based on TDV,



the Utility Gas Main Extensions rules 50% refund and appliance allowance deduction are not applied and therefore the cost savings are approximately 2.5 times higher.

With the Efficiency & PV Package and the On-Bill analysis, due to the added cost of the efficiency and PV there is a net cost increase for the all-electric case in all climate zones for except 7, 8, 9, and 15. With the TDV analysis, there is still an incremental cost savings in all climates. Like the single family results, utility costs are typically higher for the code compliant all-electric option but lower than the code compliant mixed fuel option with the Efficiency & PV Package.

The all-electric code compliant option is cost-effective based on the On-Bill approach for multifamily in Climate Zones 6 through 9, 10 and 14 (SCE/SoCalGas territory only), and 15. Based on the TDV methodology, the code compliant option for multifamily is cost-effective for all climate zones. If the same costs used for the On-Bill approach are also used for the TDV approach (incorporating the Utility Gas Main Extensions rules 50% refund and appliance allowance deduction), the all-electric code compliant option is cost-effective in Climate Zones 8 and 9. Like the single family cases, the Efficiency & PV all-electric option is cost-effective in all climate zones based on both the On-Bill and TDV methodologies.

The last set of results in Table 16 show the neutral cost case where the cost savings for the all-electric code compliant home is invested in a larger PV system, resulting in a lifetime incremental cost of zero based on the On-Bill approach. This package results in utility cost savings in all cases except Climate Zone 1. For this case the Reach Code Team evaluated how much additional PV would be required to result in a cost-effective package. These results are presented in Table 17 and show that an additional 0.3kW per apartment results in a B/C ratio of 1.1. Neutral cost cases are cost-effective based on the TDV methodology in all climate zones except 16.

Table 14: Single Family Electrification Results

CZ	Utility	On-Bill Cost-effectiveness ¹						TDV Cost-effectiveness		
		Average Annual Utility Bill Savings			Lifetime NPV			Lifetime NPV		
		Electricity	Natural Gas	Net Utility Savings	Utility Bill Savings	Equipment Cost Savings	On-Bill B/C Ratio ²	TDV Cost Savings	Equipment Cost Savings	TDV B/C Ratio
2019 Code Compliant Home										
01	PG&E	-\$1,194	+\$712	-\$482	-\$14,464	+\$5,349	0.4	-\$13,081	+\$11,872	0.9
02	PG&E	-\$825	+\$486	-\$340	-\$10,194	+\$5,349	0.5	-\$7,456	+\$11,872	1.6
03	PG&E	-\$717	+\$391	-\$326	-\$9,779	+\$5,349	0.5	-\$7,766	+\$11,872	1.5
04	PG&E	-\$710	+\$387	-\$322	-\$9,671	+\$5,349	0.6	-\$7,447	+\$11,872	1.6
05	PG&E	-\$738	+\$367	-\$371	-\$11,128	+\$5,349	0.5	-\$8,969	+\$11,872	1.3
05	PG&E/SoCalGas	-\$738	+\$370	-\$368	-\$11,034	+\$5,349	0.5	-\$8,969	+\$11,872	1.3
06	SCE/SoCalGas	-\$439	+\$289	-\$149	-\$4,476	+\$5,349	1.2	-\$4,826	+\$11,872	2.5
07	SDG&E	-\$414	+\$243	-\$171	-\$5,134	+\$5,349	1.0	-\$4,678	+\$11,872	2.5
08	SCE/SoCalGas	-\$347	+\$249	-\$97	-\$2,921	+\$5,349	1.8	-\$3,971	+\$11,872	3.0
09	SCE/SoCalGas	-\$377	+\$271	-\$107	-\$3,199	+\$5,349	1.7	-\$4,089	+\$11,872	2.9
10	SCE/SoCalGas	-\$403	+\$280	-\$123	-\$3,684	+\$5,349	1.5	-\$4,458	+\$11,872	2.7
10	SDG&E	-\$496	+\$297	-\$198	-\$5,950	+\$5,349	0.9	-\$4,458	+\$11,872	2.7
11	PG&E	-\$810	+\$447	-\$364	-\$10,917	+\$5,349	0.5	-\$7,024	+\$11,872	1.7
12	PG&E	-\$740	+\$456	-\$284	-\$8,533	+\$5,349	0.6	-\$6,281	+\$11,872	1.9
13	PG&E	-\$742	+\$413	-\$329	-\$9,870	+\$5,349	0.5	-\$6,480	+\$11,872	1.8
14	SCE/SoCalGas	-\$661	+\$413	-\$248	-\$7,454	+\$5,349	0.7	-\$7,126	+\$11,872	1.7
14	SDG&E	-\$765	+\$469	-\$296	-\$8,868	+\$5,349	0.6	-\$7,126	+\$11,872	1.7
15	SCE/SoCalGas	-\$297	+\$194	-\$103	-\$3,090	+\$5,349	1.7	-\$5,364	+\$11,872	2.2
16	PG&E	-\$1,287	+\$712	-\$575	-\$17,250	+\$5,349	0.3	-\$17,391	+\$11,872	0.7



2019 Energy Efficiency Ordinance Cost-effectiveness Study

CZ	Utility	On-Bill Cost-effectiveness ¹						TDV Cost-effectiveness		
		Average Annual Utility Bill Savings			Lifetime NPV			Lifetime NPV		
		Electricity	Natural Gas	Net Utility Savings	Utility Bill Savings	Equipment Cost Savings	On-Bill B/C Ratio ²	TDV Cost Savings	Equipment Cost Savings	TDV B/C Ratio
Efficiency & PV Package										
01	PG&E	-\$99	+\$712	+\$613	+\$18,398	-\$12,844	1.4	+\$13,364	-\$6,321	2.1
02	PG&E	-\$89	+\$486	+\$397	+\$11,910	-\$6,758	1.8	+\$9,307	-\$234	39.7
03	PG&E	-\$87	+\$391	+\$304	+\$9,119	-\$3,169	2.9	+\$6,516	+\$3,355	>1
04	PG&E	-\$85	+\$387	+\$302	+\$9,074	-\$3,438	2.6	+\$6,804	+\$3,086	>1
05	PG&E	-\$98	+\$367	+\$268	+\$8,054	-\$2,959	2.7	+\$5,625	+\$3,564	>1
05	PG&E/SoCalGas	-\$98	+\$370	+\$272	+\$8,148	-\$2,959	2.8	+\$5,625	+\$3,564	>1
06	SCE/SoCalGas	-\$188	+\$289	+\$102	+\$3,049	-\$992	3.1	+\$4,585	+\$5,531	>1
07	SDG&E	-\$137	+\$243	+\$106	+\$3,174	+\$912	>1	+\$2,176	+\$7,436	>1
08	SCE/SoCalGas	-\$160	+\$249	+\$89	+\$2,664	-\$25	107.9	+\$3,965	+\$6,499	>1
09	SCE/SoCalGas	-\$169	+\$271	+\$102	+\$3,067	-\$429	7.1	+\$5,368	+\$6,094	>1
10	SCE/SoCalGas	-\$173	+\$280	+\$107	+\$3,216	-\$1,057	3.0	+\$5,165	+\$5,466	>1
10	SDG&E	-\$137	+\$297	+\$160	+\$4,805	-\$1,057	4.5	+\$5,165	+\$5,466	>1
11	PG&E	-\$147	+\$447	+\$300	+\$8,988	-\$5,478	1.6	+\$9,776	+\$1,045	>1
12	PG&E	-\$92	+\$456	+\$364	+\$10,918	-\$6,172	1.8	+\$9,913	+\$352	>1
13	PG&E	-\$144	+\$413	+\$269	+\$8,077	-\$5,184	1.6	+\$8,960	+\$1,339	>1
14	SCE/SoCalGas	-\$241	+\$413	+\$172	+\$5,164	-\$5,111	1.0	+\$9,850	+\$1,412	>1
14	SDG&E	-\$139	+\$469	+\$330	+\$9,910	-\$5,111	1.9	+\$9,850	+\$1,412	>1
15	SCE/SoCalGas	-\$107	+\$194	+\$87	+\$2,603	+\$264	>1	+\$2,598	+\$6,787	>1
16	PG&E	-\$130	+\$712	+\$582	+\$17,457	-\$11,234	1.6	+\$9,536	-\$4,710	2.0
Neutral Cost Package										
01	PG&E	-\$869	+\$712	-\$157	-\$4,704	+\$0	0	-\$6,033	+\$6,549	1.1
02	PG&E	-\$445	+\$486	+\$40	+\$1,213	+\$0	>1	+\$868	+\$6,505	>1
03	PG&E	-\$335	+\$391	+\$56	+\$1,671	+\$0	>1	+\$483	+\$6,520	>1
04	PG&E	-\$321	+\$387	+\$66	+\$1,984	+\$0	>1	+\$1,062	+\$6,521	>1
05	PG&E	-\$335	+\$367	+\$31	+\$938	+\$0	>1	-\$163	+\$6,519	40.1
05	PG&E/SoCalGas	-\$335	+\$370	+\$34	+\$1,031	+\$0	>1	-\$163	+\$6,519	40.1
06	SCE/SoCalGas	-\$227	+\$289	+\$63	+\$1,886	+\$0	>1	+\$3,258	+\$6,499	>1
07	SDG&E	-\$72	+\$243	+\$171	+\$5,132	+\$0	>1	+\$3,741	+\$6,519	>1
08	SCE/SoCalGas	-\$144	+\$249	+\$105	+\$3,162	+\$0	>1	+\$4,252	+\$6,515	>1
09	SCE/SoCalGas	-\$170	+\$271	+\$100	+\$3,014	+\$0	>1	+\$4,271	+\$6,513	>1
10	SCE/SoCalGas	-\$199	+\$280	+\$81	+\$2,440	+\$0	>1	+\$3,629	+\$6,494	>1
10	SDG&E	-\$155	+\$297	+\$143	+\$4,287	+\$0	>1	+\$3,629	+\$6,494	>1
11	PG&E	-\$426	+\$447	+\$21	+\$630	+\$0	>1	+\$1,623	+\$6,504	>1
12	PG&E	-\$362	+\$456	+\$94	+\$2,828	+\$0	>1	+\$2,196	+\$6,525	>1
13	PG&E	-\$370	+\$413	+\$43	+\$1,280	+\$0	>1	+\$1,677	+\$6,509	>1
14	SCE/SoCalGas	-\$416	+\$413	-\$4	-\$107	+\$0	0	+\$2,198	+\$6,520	>1
14	SDG&E	-\$391	+\$469	+\$79	+\$2,356	+\$0	>1	+\$2,198	+\$6,520	>1
15	SCE/SoCalGas	-\$98	+\$194	+\$97	+\$2,900	+\$0	>1	+\$2,456	+\$6,483	>1
16	PG&E	-\$878	+\$712	-\$166	-\$4,969	+\$0	0	-\$8,805	+\$6,529	0.7

¹Red values in parentheses indicate an increase in utility bill costs or an incremental first cost for the all-electric home.

²>1" indicates cases where there are both first cost savings and annual utility bill savings.



Table 15: Comparison of Single Family On-Bill Cost Effectiveness Results with Additional PV

CZ	Utility	Neutral Cost				Min. Cost Effectiveness			
		PV Capacity (kW)	Utility Bill Savings	Equipment Cost Savings	On-Bill B/C Ratio	PV Capacity (kW)	Utility Bill Savings	Equipment Cost Savings	On-Bill B/C Ratio
01	PG&E	4.7	-\$4,704	+\$0	0	6.3	+\$6,898	-\$6,372	1.1
14	SCE/SoCalGas	4.5	-\$107	+\$0	0	4.8	+\$1,238	-\$1,000	1.2
16	PG&E	4.1	-\$4,969	+\$0	0	5.3	+\$5,883	-\$4,753	1.2

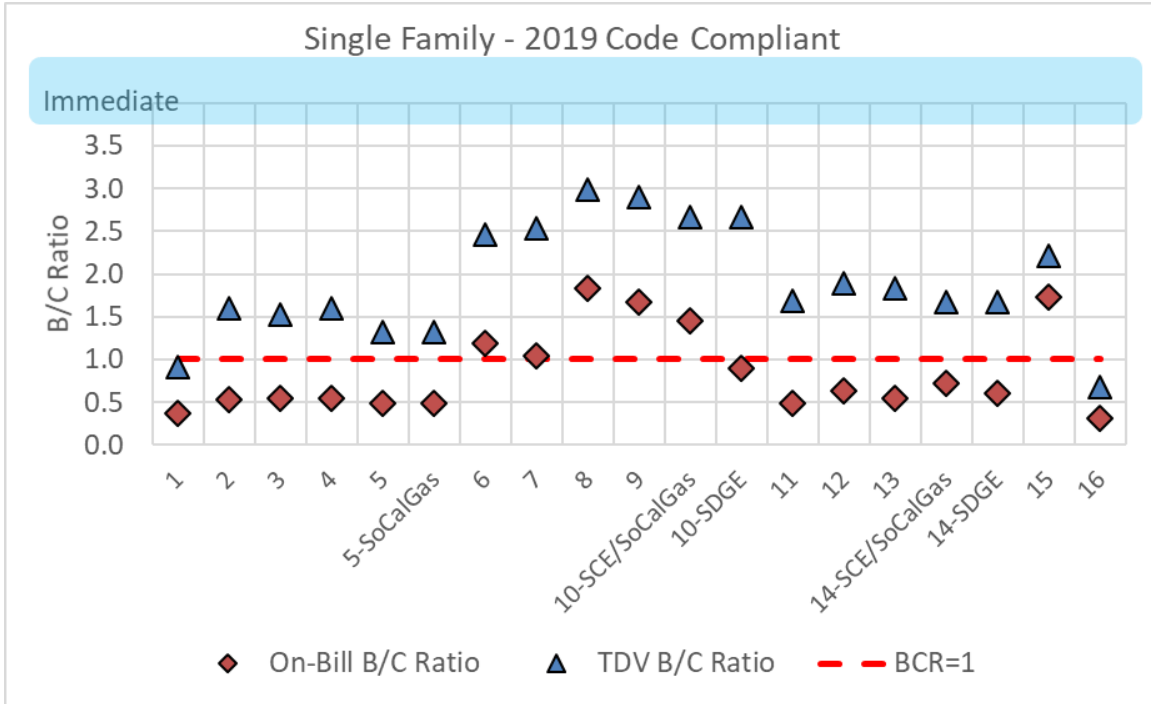


Figure 9: B/C ratio results for a single family all-electric code compliant home versus a mixed fuel code compliant home



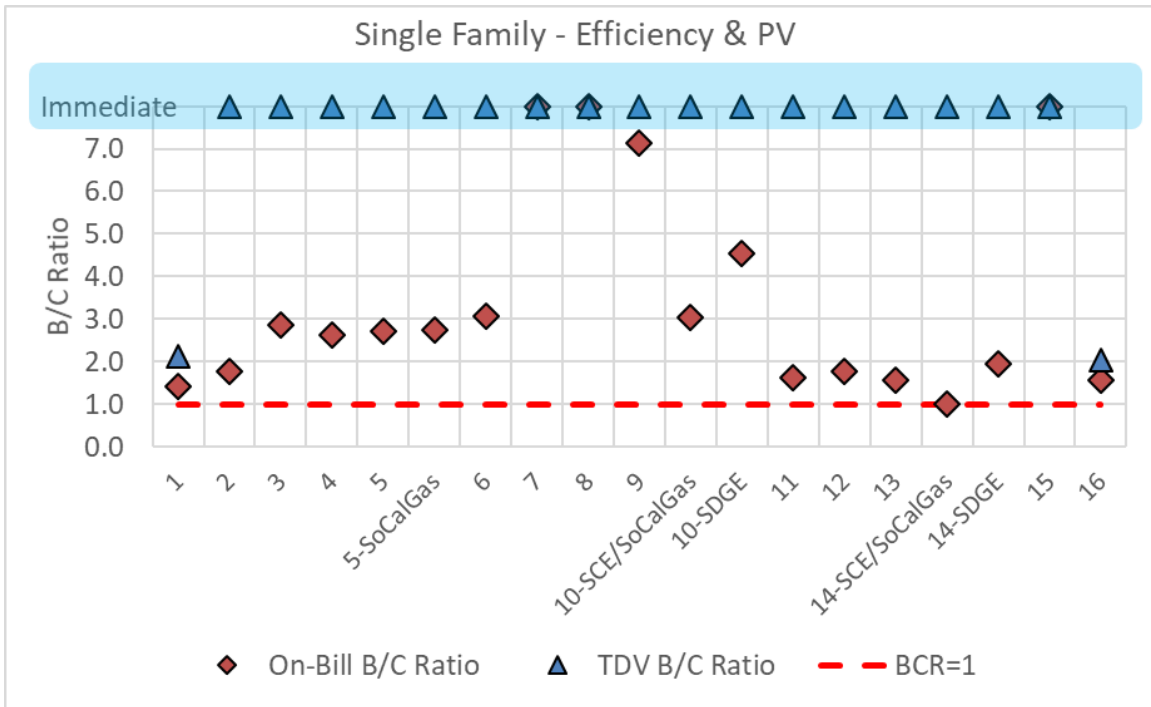


Figure 10: B/C ratio results for the single family Efficiency & PV all-electric home versus a mixed fuel code compliant home

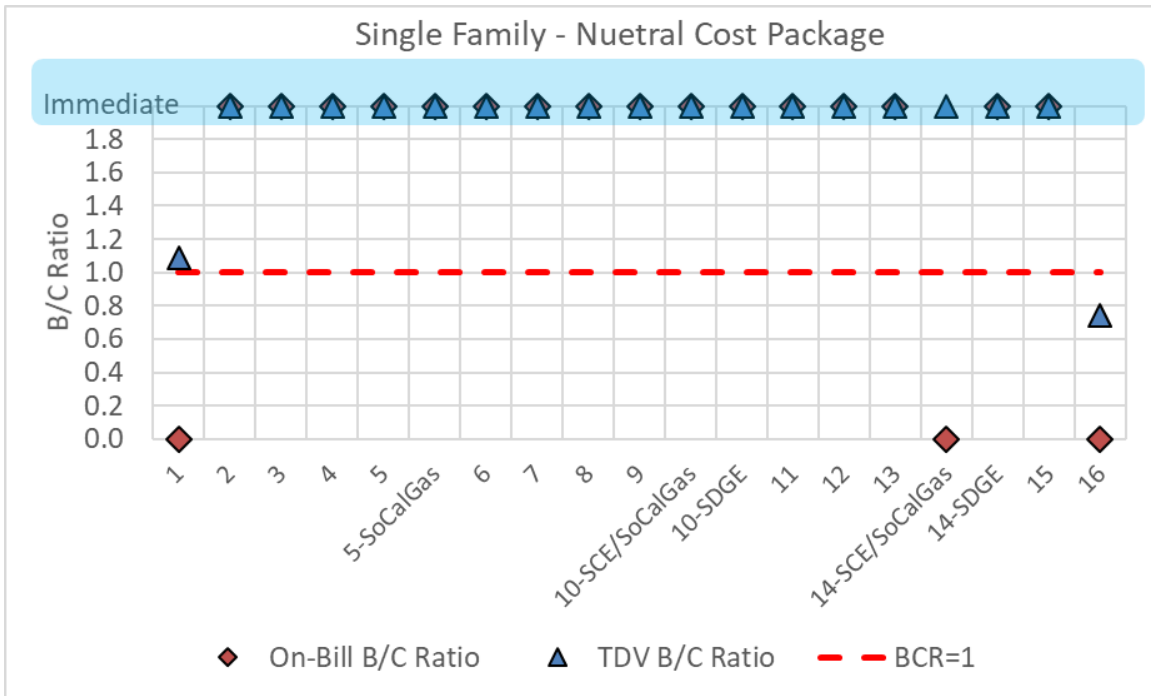


Figure 11: B/C ratio results for the single family neutral cost package all-electric home versus a mixed fuel code compliant home



Table 16: Multifamily Electrification Results (Per Dwelling Unit)

CZ	Utility	On-Bill Cost-effectiveness ¹						TDV Cost-effectiveness		
		Average Annual Utility Bill Savings			Lifetime NPV			Lifetime NPV		
		Electricity	Natural Gas	Net Utility Savings	Utility Bill Savings	Equipment Cost Savings	On-Bill B/C Ratio ²	TDV Cost Savings	Equipment Cost Savings	TDV B/C Ratio
2019 Code Compliant Home										
01	PG&E	-\$396	+\$193	-\$203	-\$6,079	+\$2,337	0.4	-\$5,838	+\$5,899	1.0
02	PG&E	-\$310	+\$162	-\$148	-\$4,450	+\$2,337	0.5	-\$4,144	+\$5,899	1.4
03	PG&E	-\$277	+\$142	-\$135	-\$4,041	+\$2,337	0.6	-\$4,035	+\$5,899	1.5
04	PG&E	-\$264	+\$144	-\$120	-\$3,595	+\$2,337	0.6	-\$3,329	+\$5,899	1.8
05	PG&E	-\$297	+\$140	-\$157	-\$4,703	+\$2,337	0.5	-\$4,604	+\$5,899	1.3
05	PG&E/SoCalGas	-\$297	+\$178	-\$119	-\$3,573	+\$2,337	0.7	-\$4,604	+\$5,899	1.3
06	SCE/SoCalGas	-\$191	+\$161	-\$30	-\$902	+\$2,337	2.6	-\$2,477	+\$5,899	2.4
07	SDG&E	-\$206	+\$136	-\$70	-\$2,094	+\$2,337	1.1	-\$2,390	+\$5,899	2.5
08	SCE/SoCalGas	-\$169	+\$157	-\$12	-\$349	+\$2,337	6.7	-\$2,211	+\$5,899	2.7
09	SCE/SoCalGas	-\$177	+\$159	-\$18	-\$533	+\$2,337	4.4	-\$2,315	+\$5,899	2.5
10	SCE/SoCalGas	-\$183	+\$159	-\$23	-\$697	+\$2,337	3.4	-\$2,495	+\$5,899	2.4
10	SDG&E	-\$245	+\$139	-\$106	-\$3,192	+\$2,337	0.7	-\$2,495	+\$5,899	2.4
11	PG&E	-\$291	+\$153	-\$138	-\$4,149	+\$2,337	0.6	-\$4,420	+\$5,899	1.3
12	PG&E	-\$277	+\$155	-\$122	-\$3,665	+\$2,337	0.6	-\$3,557	+\$5,899	1.7
13	PG&E	-\$270	+\$146	-\$124	-\$3,707	+\$2,337	0.6	-\$3,821	+\$5,899	1.5
14	SCE/SoCalGas	-\$255	+\$187	-\$69	-\$2,062	+\$2,337	1.1	-\$3,976	+\$5,899	1.5
14	SDG&E	-\$328	+\$175	-\$154	-\$4,607	+\$2,337	0.5	-\$3,976	+\$5,899	1.5
15	SCE/SoCalGas	-\$154	+\$142	-\$12	-\$367	+\$2,337	6.4	-\$2,509	+\$5,899	2.4
16	PG&E	-\$404	+\$224	-\$180	-\$5,411	+\$2,337	0.4	-\$5,719	+\$5,899	1.0
Efficiency & PV Package										
01	PG&E	-\$19	+\$193	+\$174	+\$5,230	-\$3,202	1.6	+\$2,467	+\$361	>1
02	PG&E	-\$10	+\$162	+\$152	+\$4,549	-\$1,375	3.3	+\$2,605	+\$2,187	>1
03	PG&E	-\$12	+\$142	+\$130	+\$3,910	-\$936	4.2	+\$1,632	+\$2,626	>1
04	PG&E	-\$8	+\$144	+\$136	+\$4,080	-\$822	5.0	+\$2,381	+\$2,740	>1
05	PG&E	-\$19	+\$140	+\$121	+\$3,635	-\$956	3.8	+\$1,403	+\$2,606	>1
05	PG&E/SoCalGas	-\$19	+\$178	+\$159	+\$4,765	-\$956	5.0	+\$1,403	+\$2,606	>1
06	SCE/SoCalGas	-\$84	+\$161	+\$77	+\$2,309	-\$243	9.5	+\$1,940	+\$3,319	>1
07	SDG&E	-\$49	+\$136	+\$87	+\$2,611	+\$75	>1	+\$1,583	+\$3,638	>1
08	SCE/SoCalGas	-\$74	+\$157	+\$83	+\$2,480	+\$96	>1	+\$1,772	+\$3,658	>1
09	SCE/SoCalGas	-\$76	+\$159	+\$82	+\$2,469	+\$104	>1	+\$1,939	+\$3,667	>1
10	SCE/SoCalGas	-\$79	+\$159	+\$80	+\$2,411	-\$34	70.9	+\$1,737	+\$3,528	>1
10	SDG&E	-\$77	+\$139	+\$61	+\$1,842	-\$34	54.2	+\$1,737	+\$3,528	>1
11	PG&E	-\$25	+\$153	+\$128	+\$3,834	-\$1,264	3.0	+\$2,080	+\$2,298	>1
12	PG&E	-\$11	+\$155	+\$144	+\$4,316	-\$1,498	2.9	+\$2,759	+\$2,064	>1
13	PG&E	-\$26	+\$146	+\$121	+\$3,625	-\$1,125	3.2	+\$2,083	+\$2,437	>1
14	SCE/SoCalGas	-\$99	+\$187	+\$87	+\$2,616	-\$1,019	2.6	+\$2,422	+\$2,543	>1
14	SDG&E	-\$86	+\$175	+\$88	+\$2,647	-\$1,019	2.6	+\$2,422	+\$2,543	>1
15	SCE/SoCalGas	-\$67	+\$142	+\$75	+\$2,247	+\$511	>1	+\$1,276	+\$4,073	>1
16	PG&E	-\$24	+\$224	+\$200	+\$5,992	-\$2,087	2.9	+\$2,629	+\$1,476	>1



CZ	Utility	On-Bill Cost-effectiveness ¹						TDV Cost-effectiveness		
		Average Annual Utility Bill Savings			Lifetime NPV			Lifetime NPV		
		Electricity	Natural Gas	Net Utility Savings	Utility Bill Savings	Equipment Cost Savings	On-Bill B/C Ratio ²	TDV Cost Savings	Equipment Cost Savings	TDV B/C Ratio
Neutral Cost Package										
01	PG&E	-\$228	+\$193	-\$35	-\$1,057	+\$0	0	-\$2,267	+\$3,564	1.6
02	PG&E	-\$115	+\$162	+\$47	+\$1,399	+\$0	>1	+\$59	+\$3,563	>1
03	PG&E	-\$81	+\$142	+\$61	+\$1,843	+\$0	>1	+\$138	+\$3,562	>1
04	PG&E	-\$64	+\$144	+\$80	+\$2,402	+\$0	>1	+\$983	+\$3,563	>1
05	PG&E	-\$90	+\$140	+\$50	+\$1,490	+\$0	>1	-\$152	+\$3,564	23.4
05	PG&E/SoCalGas	-\$90	+\$178	+\$87	+\$2,620	+\$0	>1	-\$152	+\$3,564	23.4
06	SCE/SoCalGas	-\$90	+\$161	+\$71	+\$2,144	+\$0	>1	+\$1,612	+\$3,562	>1
07	SDG&E	-\$32	+\$136	+\$105	+\$3,135	+\$0	>1	+\$1,886	+\$3,560	>1
08	SCE/SoCalGas	-\$67	+\$157	+\$90	+\$2,705	+\$0	>1	+\$1,955	+\$3,564	>1
09	SCE/SoCalGas	-\$71	+\$159	+\$87	+\$2,623	+\$0	>1	+\$1,924	+\$3,561	>1
10	SCE/SoCalGas	-\$78	+\$159	+\$81	+\$2,431	+\$0	>1	+\$1,588	+\$3,561	>1
10	SDG&E	-\$71	+\$139	+\$68	+\$2,033	+\$0	>1	+\$1,588	+\$3,561	>1
11	PG&E	-\$93	+\$153	+\$59	+\$1,783	+\$0	>1	-\$48	+\$3,562	74.0
12	PG&E	-\$82	+\$155	+\$73	+\$2,184	+\$0	>1	+\$739	+\$3,564	>1
13	PG&E	-\$79	+\$146	+\$68	+\$2,034	+\$0	>1	+\$310	+\$3,560	>1
14	SCE/SoCalGas	-\$141	+\$187	+\$45	+\$1,359	+\$0	>1	+\$747	+\$3,562	>1
14	SDG&E	-\$137	+\$175	+\$38	+\$1,131	+\$0	>1	+\$747	+\$3,562	>1
15	SCE/SoCalGas	-\$50	+\$142	+\$92	+\$2,771	+\$0	>1	+\$1,738	+\$3,560	>1
16	PG&E	-\$194	+\$224	+\$30	+\$900	+\$0	>1	-\$1,382	+\$3,564	2.6

¹Red values in parentheses indicate an increase in utility bill costs or an incremental first cost for the all-electric home.

²>1" indicates cases where there are both first cost savings and annual utility bill savings.

Table 17: Comparison of Multifamily On-Bill Cost Effectiveness Results with Additional PV (Per Dwelling Unit)

CZ	Utility	Neutral Cost				Min. Cost Effectiveness			
		PV Capacity (kW)	Utility Bill Savings	Equipment Cost Savings	On-Bill B/C Ratio	PV Capacity (kW)	Utility Bill Savings	Equipment Cost Savings	On-Bill B/C Ratio
01	PG&E	2.7	-\$1,057	+\$0	0	3.0	+\$1,198	-\$1,052	1.1



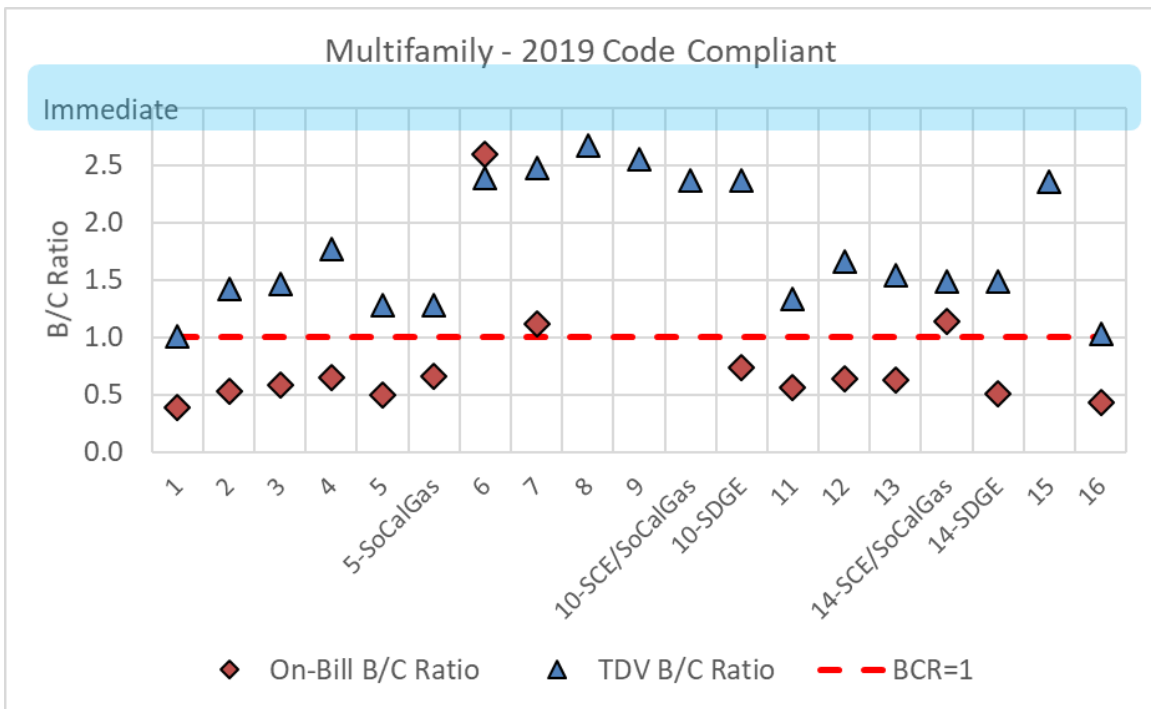


Figure 12: B/C ratio results for a multifamily all-electric code compliant home versus a mixed fuel code compliant home

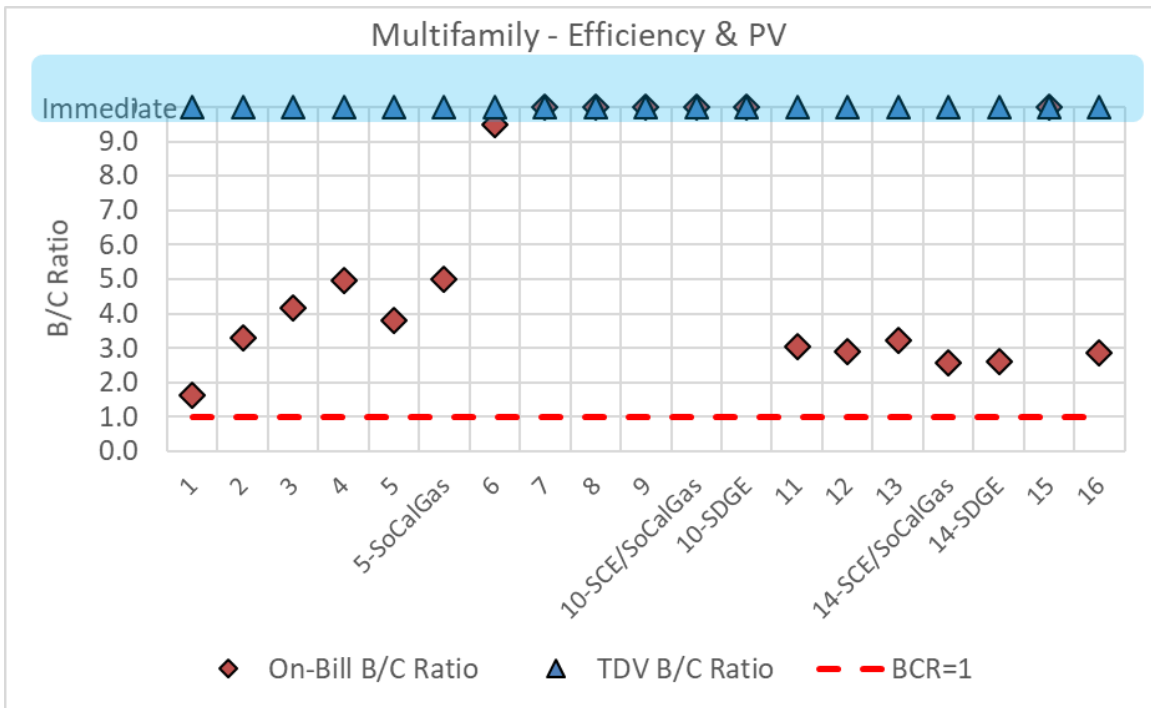


Figure 13: B/C ratio results for the multifamily Efficiency & PV all-electric home versus a mixed fuel code compliant home



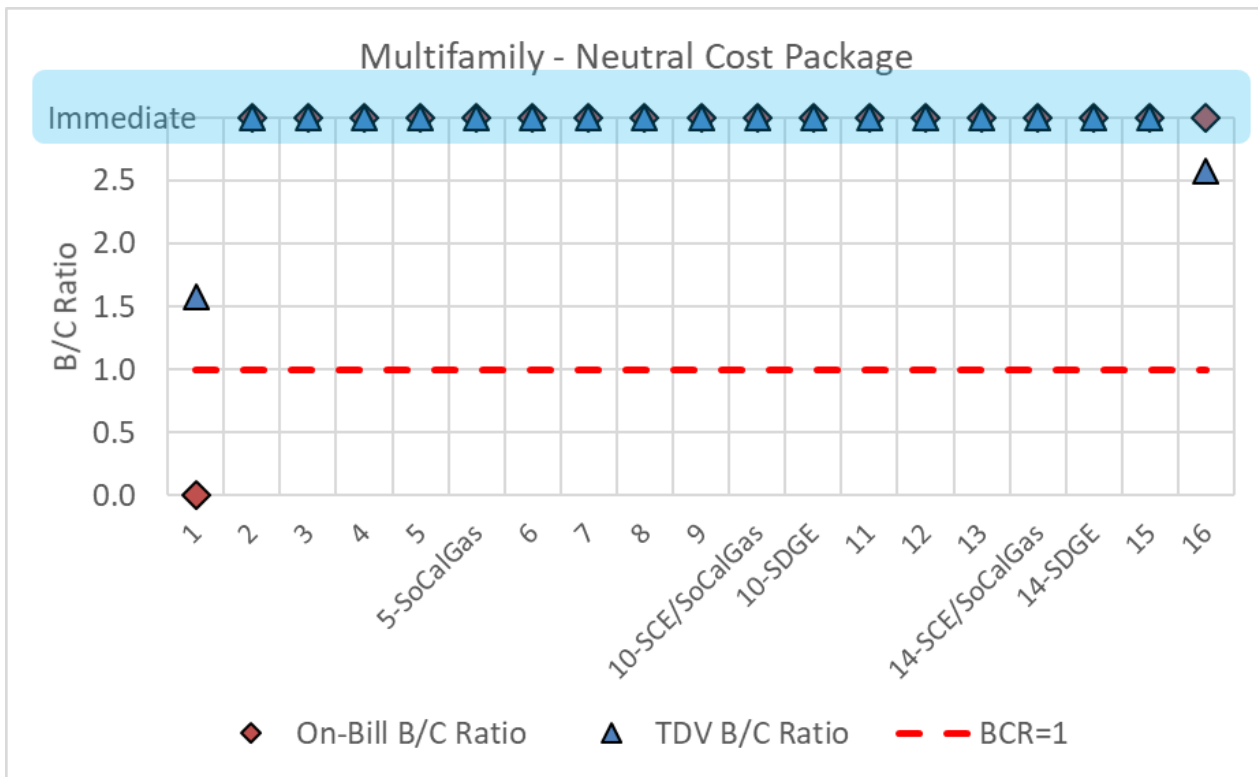


Figure 14: B/C ratio results for the multifamily neutral cost package all-electric home versus a mixed fuel code compliant home

4 Conclusions & Summary

This report evaluated the feasibility and cost-effectiveness of “above code” performance specifications through the application of efficiency measures, PV, and electric battery storage in all 16 California climate zones. The analysis found cost-effective packages across the state for both single family and low-rise multifamily buildings. For the building types and climate zones where cost-effective packages were identified, the results of this analysis can be used by local jurisdictions to support the adoption of reach codes. Cost-effectiveness was evaluated according to two metrics: On-Bill customer lifecycle benefit-to-cost and TDV lifecycle benefit-to-cost. While all the above code targets presented are based on packages that are cost-effective under at least one of these metrics, they are not all cost-effective under both metrics. Generally, the test for being cost-effective under the TDV methodology is less challenging than under the On-Bill methodology. Therefore, all packages presented are cost-effective based on TDV, and may or may not be cost-effective based on the On-Bill method. It is up to each jurisdiction to determine what metric is most appropriate for their application. A summary of results by climate zone are presented in Appendix G – Results by Climate Zone.

Above code targets are presented as Target EDR Margin, which have been defined for each scenario where a cost-effective package was identified. Target EDR Margins represent the maximum “reach” values that meet the requirements. Jurisdictions may adopt less stringent requirements. For the Efficiency Package the Target EDR Margin was defined based on the lower EDR Margin of the Efficiency – Non-Preempted Package and the Efficiency – Equipment, Preempted Package. For example, if the cost-effective Non-Preempted package has an EDR Margin of 3 and the Preempted package an EDR Margin of 4, the Target EDR Margin is set at 3.

The average incremental cost for the single family Efficiency packages is ~\$1,750. The Efficiency & PV Package average incremental cost is \$9,180 and for the Efficiency & PV/Battery Package it is approximately \$5,600 for the



mixed fuel cases and \$15,100 for the all-electric cases. The incremental costs for each multifamily apartment are approximately 30-40% lower. See Table 8 and Table 11 for a summary of package costs by case.

Table 18 and Table 19 summarize the maximum Target EDR Margins determined to be cost effective for each package for single family and multifamily, respectively. Cases labeled as “n/a” in the tables indicate where no cost-effective package was identified under either On-Bill or TDV methodology.

This analysis also looked at the GHG emissions impacts of the various packages. An all-electric design reduces GHG emissions 40-50% in most cases relative to a comparable mixed fuel design.

There is significant interest throughout California on electrification of new buildings. The Reach Code Team assembled data on the cost differences between a code compliant mixed fuel building and a code compliant all-electric building. Based on lifetime equipment cost savings (the difference in first cost for equipment and infrastructure combined with incremental replacement costs) of \$5,349 for an all-electric single family home this analysis found that from a customer on-bill perspective, the all-electric code compliant option is cost-effective in Climates Zones 6 through 9, 10 (SCE/SoCalGas territory only), and 15, and cost-effective in all climate zones except 1 and 16 based on TDV. For multifamily buildings, based on a cost savings of \$2,337 per apartment, the code compliant option is cost-effective in Climates Zones 6 through 9, 10 & 14 (SCE/SoCalGas territory only), and 15, and cost-effective based on TDV.

Adding efficiency and PV to the code compliant all-electric buildings increases the cost-effectiveness in all climate zones. The Efficiency & PV Package is cost-effective when compared to a mixed fuel code compliant building in all climate zones for both single family and multifamily buildings based on both the On-Bill and TDV methodologies. The Efficiency & PV package adds PV to offset 90% of the electricity use of the home. While this results in higher installed costs, the reduced lifetime utility costs are larger (\$0 to \$6,000 lifetime incremental equipment costs in many climates for single family homes and an associated \$4,500 to \$13,500 lifetime utility cost savings across the same cases), resulting in positive B/C ratios for all cases.

The Reach Code Team also evaluated a neutral cost electrification scenario where the cost savings for the all-electric code compliant home is invested in a larger PV system, resulting in a lifetime incremental cost of zero based on the On-Bill approach. This package results in utility cost savings and positive on-bill B/C ratio in all cases except Climate Zones 1 and 16 for single family, and Climate Zone 1 for low-rise multifamily. Increasing the PV sizes in those climates by approximately 30% resulted in positive on-bill B/C ratios, while still not resulting in oversizing of PV systems.

Other studies have shown that cost-effectiveness of electrification increases with high efficiency space conditioning and water heating equipment in the all-electric home. This was not directly evaluated in this analysis but based on the favorable cost-effectiveness results of the Equipment, Preempted package for the individual mixed fuel and all-electric upgrades it's expected that applying similar packages to the electrification analysis would result in increased cost-effectiveness.

The Reach Code Team found there can be substantial variability in first costs, particularly related to natural gas infrastructure. Costs are project-dependent and will be impacted by such factors as site characteristics, distance to the nearest gas main, joint trenching, whether work is conducted by the utility or a private contractor, and number of homes per development among other things. While the best cost data available to the Reach Code Team was applied in this analysis, individual projects may experience different costs, either higher or lower than the estimates presented here.



Table 18: Summary of Single Family Target EDR Margins

Climate Zone	Mixed Fuel		All-Electric		
	Efficiency	Efficiency & PV/Battery	Efficiency	Efficiency & PV	Efficiency & PV/Battery
01	5.0	10.5	6.5	31.0	41.0
02	3.0	10.0	4.5	19.0	30.0
03	2.5	10.0	4.0	18.0	29.0
04	2.5	10.0	3.0	17.0	28.5
05	2.5	9.0	4.0	18.0	28.5
06	1.5	9.5	2.0	14.0	26.0
07	n/a	9.0	n/a	11.0	24.0
08	1.0	8.0	1.5	10.5	21.5
09	2.5	8.5	2.5	11.5	21.0
10	3.0	9.5	3.0	11.0	21.0
11	4.0	9.0	4.5	14.0	23.0
12	3.0	9.5	3.5	15.5	25.0
13	4.5	9.5	5.0	13.0	22.0
14	4.5	9.0	5.5	15.5	23.5
15	4.5	7.0	5.5	6.0	13.0
16	5.0	10.5	4.5	26.5	35.0

Table 19: Summary of Multifamily Target EDR Margins

Climate Zone	Mixed Fuel		All-Electric		
	Efficiency	Efficiency & PV/Battery	Efficiency	Efficiency & PV	Efficiency & PV/Battery
01	2.0	11.5	3.0	22.5	34.5
02	1.5	10.5	1.5	17.5	30.5
03	0.5	10.0	n/a	16.0	29.5
04	1.0	11.0	1.0	15.0	28.5
05	0.5	9.5	0.5	17.0	30.0
06	1.0	10.5	1.0	13.5	27.5
07	0.5	11.0	0.5	12.5	27.0
08	1.0	9.5	1.0	11.5	24.0
09	1.5	9.5	1.5	11.0	23.0
10	1.5	10.0	1.5	10.5	23.0
11	2.5	10.5	3.5	13.0	25.0
12	1.5	10.0	2.5	14.0	26.5
13	3.0	10.5	3.0	12.0	23.5
14	3.0	9.5	3.5	14.0	24.5
15	4.0	8.5	4.0	7.0	16.5
16	2.0	9.5	3.0	19.5	29.5



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Appendix A - California Climate Zone Map

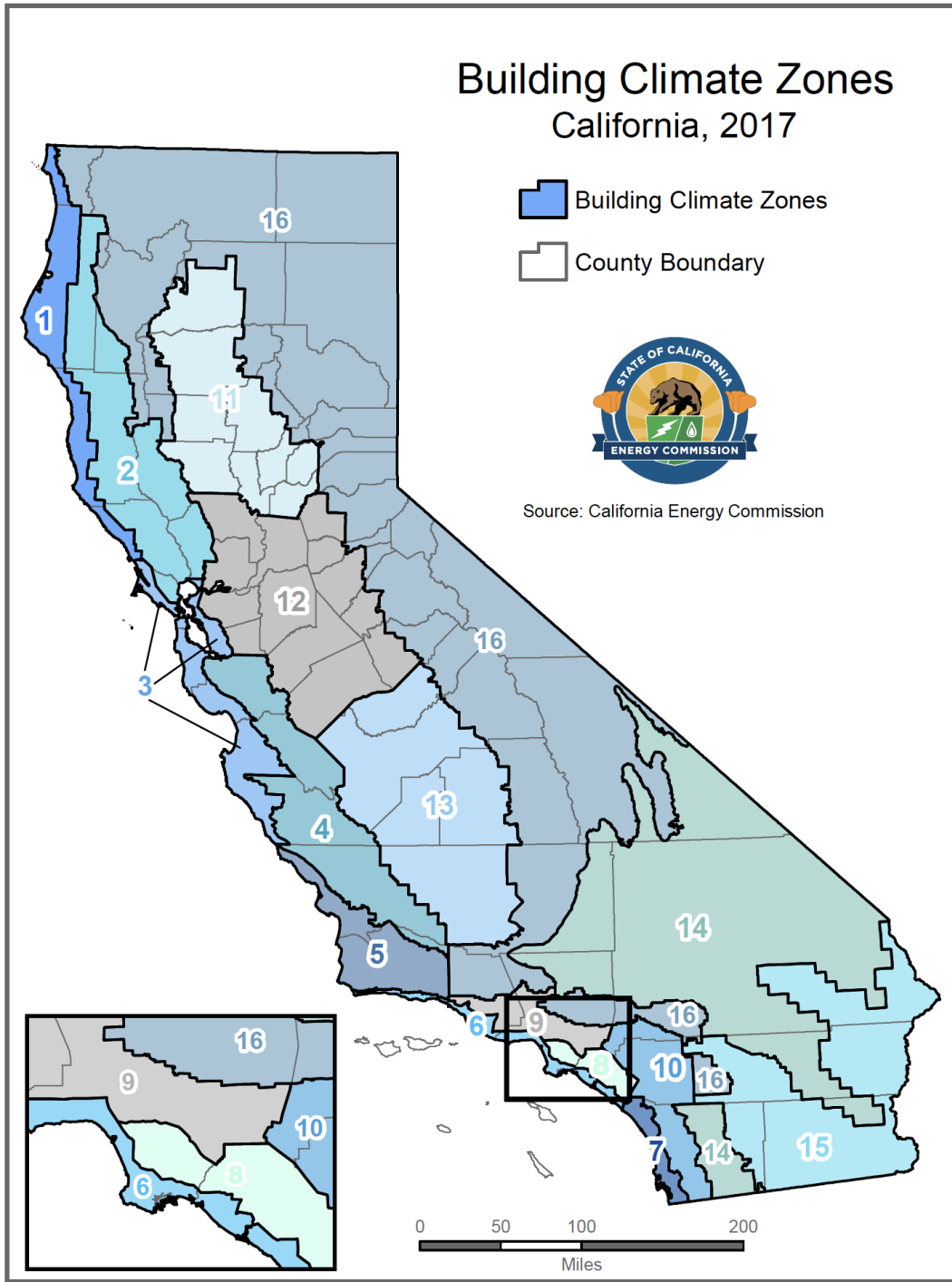


Figure 15: Map of California Climate Zones (courtesy of the California Energy Commission¹⁷)

¹⁷ https://ww2.energy.ca.gov/maps/renewable/building_climate_zones.html



Appendix B – Utility Tariff Details

PG&E	48
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Escalation Assumptions	56



PG&E

The following pages provide details on the PG&E electricity and natural gas tariffs applied in this study. Table 20 describes the baseline territories that were assumed for each climate zone.

Table 20: PG&E Baseline Territory by Climate Zone

	Baseline Territory
CZ01	V
CZ02	X
CZ03	T
CZ04	X
CZ05	T
CZ11	R
CZ12	S
CZ13	R
CZ16	Y

The PG&E monthly gas rate in \$/therm was applied on a monthly basis for the 12-month period ending January 2019 according to the rates shown below.

Pacific Gas and Electric Company
Residential Non-CARE and CARE Gas Tariff Rates
January 1, 2018, to Present
(\$/therm)^{1/}

Effective Date	Advice Letter Number	Minimum Transportation Charge ^{2/} (per day)	Procurement Charge	Transportation Charge ^{2/}		TOTAL Residential Non-CARE Schedules Charge ^{3/}	
				Baseline	Excess	Baseline	Excess
01/01/18	3918-G	\$0.09863	\$0.37310	\$0.91828	\$1.46925	\$1.29138	\$1.84235
02/01/18	3931-G	\$0.09863	\$0.40635	\$0.91828	\$1.46925	\$1.32463	\$1.87560
03/01/18	3941-G	\$0.09863	\$0.32103	\$0.91828	\$1.46925	\$1.23931	\$1.79028
04/01/18	3959-G	\$0.09863	\$0.34783	\$0.91828	\$1.46925	\$1.26611	\$1.81708
05/01/18	3969-G	\$0.09863	\$0.26995	\$0.91828	\$1.46925	\$1.18823	\$1.73920
06/01/18	3980-G	\$0.09863	\$0.21571	\$0.91828	\$1.46925	\$1.13399	\$1.68496
07/01/18	3984-G	\$0.09863	\$0.22488	\$0.93438	\$1.49502	\$1.15926	\$1.71990
08/01/18	3995-G	\$0.09863	\$0.28814	\$0.93438	\$1.49502	\$1.22252	\$1.78316
09/01/18	4008-G	\$0.09863	\$0.25597	\$0.93438	\$1.49502	\$1.19035	\$1.75099
10/01/18	4018-G	\$0.09863	\$0.27383	\$0.93438	\$1.49502	\$1.20821	\$1.76885
11/01/18	4034-G	\$0.09863	\$0.35368	\$0.93438	\$1.49502	\$1.28806	\$1.84870
12/01/18	4046-G	\$0.09863	\$0.42932	\$0.93438	\$1.49502	\$1.36370	\$1.92434
01/01/19	4052-G	\$0.09863	\$0.43394 ^{7/}	\$0.99414	\$1.59063	\$1.42808	\$2.02457

^{1/} Unless otherwise noted
^{2/} Effective July 1, 2005, the Transportation Charge will be no less than the Minimum Transportation Charge of \$0.09863 (per day). Applicable to Rate Schedule G-1 only and does not apply to submetered tenants of master-metered customers served under gas Rate Schedule GS and GT.
^{3/} Schedule G-PPPS (Public Purpose Program Surcharge) needs to be added to the TOTAL Non-CARE Charge and TOTAL CARE Charge for bill calculation. See Schedule G-PPPS for details and exempt customers.
^{4/} CARE Schedules include California Solar Initiative (CSI) Exemption in accordance with Advice Letter 3257-G-A.
^{5/} Per dwelling unit per day (Multifamily Service)
^{6/} Per installed space per day (Mobilehome Park Service)
^{7/} This procurement rate includes a charge of \$0.03686 per therm to reflect account balance amortizations in accordance with Advice Letter 3157-G.
^{8/} Residential bill credit of (\$29.85) per household, annual bill credit occurring in the October 2018 bill cycle, thereafter in the April bill cycle.
 Seasons: Winter = Nov-Mar Summer = April-Oct





Pacific Gas and Electric Company
 San Francisco, California

Cancelling Revised Cal. P.U.C. Sheet No. 43533-E
 Revised Cal. P.U.C. Sheet No. 42728-E

**ELECTRIC SCHEDULE E-TOU
 RESIDENTIAL TIME-OF-USE SERVICE**

Sheet 4

RATES:
 (Cont'd.)

OPTION B TOTAL RATES

Total Energy Rates (\$ per kWh)	PEAK	OFF-PEAK
Summer (all usage)	\$0.37188 (R)	\$0.26882 (R)
Winter (all usage)	\$0.23441 (R)	\$0.21561 (R)

Delivery Minimum Bill Amount (\$ per meter per day) **\$0.32854**

California Climate Credit (per household, per semi-annual payment occurring in the April and October bill cycles) **(\$39.42)**

Total bundled service charges shown on customer's bills are unbundled according to the component rates shown below. Where the delivery minimum bill amount applies, the customer's bill will equal the sum of (1) the delivery minimum bill amount plus (2) for bundled service, the generation rate times the number of kWh used. For revenue accounting purposes, the revenues from the delivery minimum bill amount will be assigned to the Transmission, Transmission Rate Adjustments, Reliability Services, Public Purpose Programs, Nuclear Decommissioning, Competition Transition Charges, Energy Cost Recovery Amount, DWR Bond, and New System Generation Charges based on kWh usage times the corresponding unbundled rate component per kWh, with any residual revenue assigned to Distribution.***

UNBUNDLING OF OPTION B TOTAL RATES

	PEAK	OFF-PEAK
Generation		
Summer (all usage)	\$0.21238	\$0.10932
Winter (all usage)	\$0.10554	\$0.08874
Distribution**		
Summer (all usage)	\$0.10716 (R)	\$0.10716 (R)
Winter (all usage)	\$0.07853 (R)	\$0.07853 (R)
Transmission* (all usage)	\$0.02489 (R)	
Transmission Rate Adjustments* (all usage)	\$0.00214	
Reliability Services* (all usage)	\$0.00280	
Public Purpose Programs (all usage)	\$0.01413	
Nuclear Decommissioning (all usage)	\$0.00020	
Competition Transition Charges (all usage)	\$0.00132	
Energy Cost Recovery Amount (all usage)	(\$0.00005)	
DWR Bond (all usage)	\$0.00503 (R)	
New System Generation Charge (all usage)**	\$0.00228	

* Transmission, Transmission Rate Adjustments and Reliability Service charges are combined for presentation on customer bills.
 ** Distribution and New System Generation Charges are combined for presentation on customer bills.
 *** This same assignment of revenues applies to direct access and community choice aggregation customers.

(Continued)

<i>Advice</i>	5444-E	<i>Issued by</i>	<i>Submitted</i>	<u>December 18, 2018</u>
<i>Decision</i>	18-08-013	<i>Robert S. Kenney</i>	<i>Effective</i>	<u>January 1, 2019</u>
		<i>Vice President, Regulatory Affairs</i>	<i>Resolution</i>	





Revised Cal. P.U.C. Sheet No. 34735-G
 Cancelling Revised Cal. P.U.C. Sheet No. 34691-G

**GAS SCHEDULE G-1
 RESIDENTIAL SERVICE**

Sheet 1

APPLICABILITY: This rate schedule¹ applies to natural gas service to Core End-Use Customers on PG&E's Transmission and/or Distribution Systems. To qualify, service must be to individually-metered single family premises for residential use, including those in a multifamily complex, and to separately-metered common areas in a multifamily complex where Schedules GM, GS, or GT are not applicable. Common area accounts that are separately metered by PG&E have an option of switching to a core commercial rate schedule. Common area accounts are those accounts that provide gas service to common use areas as defined in Rule 1.

Per D.15-10-032 and D.18-03-017, transportation rates include GHG Compliance Cost for non-covered entities. Customers who are directly billed by the Air Resources Board (ARB), i.e., covered entities, are exempt from paying AB 32 GHG Compliance Costs through PG&E's rates.² A "Cap-and-Trade Cost Exemption" credit for these costs will be shown as a line item on exempt customers' bills.^{3,4}

TERRITORY: Schedule G-1 applies everywhere within PG&E's natural gas Service Territory.

RATES: Customers on this schedule pay a Procurement Charge and a Transportation Charge, per meter, as shown below. The Transportation Charge will be no less than the Minimum Transportation Charge, as follows:

<u>Minimum Transportation Charge:</u> ⁵		<u>Per Day</u>	
		\$0.09863	
		<u>Per Therm</u>	
	<u>Baseline</u>		<u>Excess</u>
Procurement:	\$0.43394 (I)		\$0.43394 (I)
Transportation Charge:	\$0.99414 (I)		\$1.59063 (I)
Total:	\$1.42808 (I)		\$2.02457 (I)
California Natural Gas Climate Credit (per Household, annual payment occurring in October 2018 bill cycle, and thereafter in the April bill cycle)	(\$25.45) (I)		

Public Purpose Program Surcharge:
 Customers served under this schedule are subject to a gas Public Purpose Program (PPP) Surcharge under Schedule G-PPPS.

See Preliminary Statement, Part B for the Default Tariff Rate Components.

The Procurement Charge on this schedule is equivalent to the rate shown on informational Schedule G-CP—Gas Procurement Service to Core End-Use Customers.

¹ PG&E's gas tariffs are available online at www.pge.com.
² Covered entities are not exempt from paying costs associated with LUAF Gas and Gas used by Company Facilities.
³ The exemption credit will be equal to the effective non-exempt AB 32 GHG Compliance Cost Rate (\$ per therm) included in Preliminary Statement – Part B, multiplied by the customer's billed volumes (therms) for each billing period.
⁴ PG&E will update its billing system annually to reflect newly exempt or newly excluded customers to conform with lists of Directly Billed Customers provided annually by the ARB.
⁵ The Minimum Transportation charge does not apply to submetered tenants of master-metered customers served under gas rate Schedules GS and GT.

(Continued)

<i>Advice</i>	4052-G	<i>Issued by</i>	<i>Submitted</i>	December 21, 2018
<i>Decision</i>	97-10-065 & 98-07-025	<i>Robert S. Kenney</i> <i>Vice President, Regulatory Affairs</i>	<i>Effective</i>	January 1, 2019
			<i>Resolution</i>	



SCE

The following pages provide details on are the SCE electricity tariffs applied in this study. Table 21 describes the baseline territories that were assumed for each climate zone.

Table 21: SCE Baseline Territory by Climate Zone

	Baseline Territory
CZ06	6
CZ08	8
CZ09	9
CZ10	10
CZ14	14
CZ15	15

	Delivery	Generation	Total Rate
TOU-Default-Rate-1 (On-Peak 4:00 pm - 9:00 pm)			
Energy Charge - \$/kWh			
Summer Season - On-Peak	0.19880	0.20072	0.39952
Mid-Peak	0.19880	0.05948	0.25828
Off-Peak	0.15574	0.06023	0.21597
Winter Season - Mid-Peak	0.19880	0.08308	0.28188
Off-Peak	0.15574	0.11309	0.26883
Super-Off-Peak	0.15062	0.01344	0.16406
Basic Charge - \$/day			
Single-Family Residence	0.031	0.000	0.031
Multi-Family Residence	0.024	0.000	0.024
Minimum Charge - \$/day			
Single Family Residence	0.338	0.000	0.338
Multi-Family Residence	0.338	0.000	0.338
Baseline Credit - \$/kWh	(0.06512)	0.00000	(0.06512)



	Delivery	Generation	Total Rate
TOU-D-Rate PRIME			
Energy Charge - \$/kWh			
Summer Season - On-Peak	0.15926	0.19811	0.35737
Mid-Peak	0.15926	0.10092	0.26018
Off-Peak	0.08308	0.04687	0.12995
Winter Season - Mid-Peak	0.16268	0.16761	0.33029
Off-Peak	0.08081	0.04331	0.12412
Super-Off-Peak	0.08081	0.04331	0.12412
Customer Charge - \$/day	0.395	0.000	0.395

TOU Period	Weekdays		Weekends and Holidays	
	Summer	Winter	Summer	Winter
On-Peak	4 p.m. - 9 p.m.			
Mid-Peak		4 p.m. - 9 p.m.	4 p.m. - 9 p.m.	4 p.m. - 9 p.m.
Off-Peak	All other hours	9 p.m. - 8 a.m.	All other hours	9 p.m. - 8 a.m.
Super-Off-Peak		8 a.m. - 4 p.m.		8 a.m. - 4 p.m.

PROPOSED
(7 Year Average 2010-2016)

Summer kWh per Day			Winter kWh per Day		
Baseline Region	Basic	All Electric	Baseline Region	Basic	All Electric
05	17.2	17.9	05	18.7	29.1
06	11.4	8.8	06	11.3	13.0
08	12.6	9.8	08	10.6	12.7
09	16.5	12.4	09	12.3	14.3
10	18.9	15.8	10	12.5	17.0
13	22.0	24.6	13	12.6	24.3
14	18.7	18.3	14	12.0	21.3
15	46.4	24.1	15	9.9	18.2
16	14.4	13.5	16	12.6	23.1



SoCalGas

Following are the SoCalGas natural gas tariffs applied in this study. Table 22 describes the baseline territories that were assumed for each climate zone.

Table 22: SoCalGas Baseline Territory by Climate Zone

	Baseline Territory
CZ05	2
CZ06	1
CZ08	1
CZ09	1
CZ10	1
CZ14	2
CZ15	1

SOUTHERN CALIFORNIA GAS COMPANY Revised CAL P.U.C. SHEET NO. 55854-G
 LOS ANGELES, CALIFORNIA CANCELING Revised CAL P.U.C. SHEET NO. 55828-G

Schedule No. GR Sheet 1
RESIDENTIAL SERVICE
 (Includes GR, GR-C and GT-R Rates)

APPLICABILITY

The GR rate is applicable to natural gas procurement service to individually metered residential customers.

The GR-C, cross-over rate, is a core procurement option for individually metered residential core transportation customers with annual consumption over 50,000 therms, as set forth in Special Condition 10.

The GT-R rate is applicable to Core Aggregation Transportation (CAT) service to individually metered residential customers, as set forth in Special Condition 11.

The California Alternate Rates for Energy (CARE) discount of 20%, reflected as a separate line item on the bill, is applicable to income-qualified households that meet the requirements for the CARE program as set forth in Schedule No. G-CARE.

TERRITORY

Applicable throughout the service territory.

<u>RATES</u>	<u>GR</u>	<u>GR-C</u>	<u>GT-R</u>
Customer Charge, per meter per day:.....	16.438¢	16.438¢	16.438¢
For "Space Heating Only" customers, a daily Customer Charge applies during the winter period from November 1 through April 30 ^{1/} :			
	33.149¢	33.149¢	33.149¢
Baseline Rate, per therm (baseline usage defined in Special Conditions 3 and 4):			
Procurement Charge: ^{2/}	41.589¢	42.676¢	N/A
Transmission Charge:	63.566¢	63.566¢	63.566¢
Total Baseline Charge:	105.155¢	106.242¢	63.566¢
Non-Baseline Rate, per therm (usage in excess of baseline usage):			
Procurement Charge: ^{2/}	41.589¢	42.676¢	N/A
Transmission Charge:	96.806¢	96.806¢	96.806¢
Total Non-Baseline Charge:	138.395¢	139.482¢	96.806¢

^{1/} For the summer period beginning May 1 through October 31, with some exceptions, usage will be accumulated to at least 20 Ccf (100 cubic feet) before billing.

(Footnotes continue next page.)

R
R
R
R

(Continued)

(TO BE INSERTED BY UTILITY)
 ADVICE LETTER NO. 5410
 DECISION NO.
 106

ISSUED BY
Dan Skopec
 Vice President
 Regulatory Affairs

(TO BE INSERTED BY CAL. PUC)
 SUBMITTED Jan 7, 2019
 EFFECTIVE Jan 10, 2019
 RESOLUTION NO. G-3351



SDG&E

Following are the SDG&E electricity and natural gas tariffs applied in this study. Table 23 describes the baseline territories that were assumed for each climate zone.

Table 23: SDG&E Baseline Territory by Climate Zone

	Baseline Territory
CZ07	Coastal
CZ10	Inland
CZ14	Mountain



San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 31320-E
Canceling Revised Cal. P.U.C. Sheet No. 31103-E

SCHEDULE TOU-DR1						Sheet 2	
RESIDENTIAL TIME-OF-USE							
<u>RATES</u>							
<u>Total Rates:</u>							
Description – TOU DR1	UDC Total Rate	DWR-BC Rate	EECC Rate + DWR Credit	Total Rate			
Summer:							
On-Peak	0.29562	R 0.00503	R 0.35013	R 0.65078	R		
Off-Peak	0.29562	R 0.00503	R 0.11235	R 0.41300	R		
Super Off-Peak	0.29562	R 0.00503	R 0.05739	R 0.35804	R		
Winter:							
On-Peak	0.32037	R 0.00503	R 0.07618	R 0.40158	R		
Off-Peak	0.32037	R 0.00503	R 0.06762	R 0.39302	R		
Super Off-Peak	0.32037	R 0.00503	R 0.05812	R 0.38352	R		
Summer Baseline Adjustment Credit up to 130% of Baseline	(0.19921)	I		(0.19921)	I		
Winter Baseline Adjustment Credit up to 130% of Baseline	(0.16853)	I		(0.16853)	I		
Minimum Bill (\$/day)	0.329			0.329			
Description – TOU DR1	UDC Total Rate	DWR-BC Rate	EECC Rate + DWR Credit	Total Rate	Total Effective Care Rate		
Summer – CARE Rates:							
On-Peak	0.29494	R 0.00000	0.35013 R	0.64507 R	0.41628 R		
Off-Peak	0.29494	R 0.00000	0.11235 R	0.40729 R	0.26077 R		
Super Off-Peak	0.29494	R 0.00000	0.05739 R	0.35233 R	0.22483 R		
Winter – CARE Rates:							
On-Peak	0.31989	R 0.00000	0.07618 R	0.39587 R	0.25330 R		
Off-Peak	0.31989	R 0.00000	0.06762 R	0.38731 R	0.24770 R		
Super Off-Peak	0.31989	R 0.00000	0.05812 R	0.37781 R	0.24149 R		
Summer Baseline Adjustment Credit up to 130% of Baseline	(0.19921)	I		(0.19921) I	(0.13028) I		
Winter Baseline Adjustment Credit up to 130% of Baseline	(0.16853)	I		(0.16853) I	(0.11022) I		
Minimum Bill (\$/day)	0.164			0.164	0.164		

- Note:
- (1) Total Rates consist of UDC, Schedule DWR-BC (Department of Water Resources Bond Charge), and Schedule EECC (Electric Energy Commodity Cost) rates, with the EECC rates reflecting a DWR Credit.
 - (2) Total Rates presented are for customers that receive commodity supply and delivery service from Utility.
 - (3) DWR-BC charges do not apply to CARE customers.
 - (4) As identified in the rates tables, customer bills will also include line-item summer and winter credits for usage up to 130% of baseline to provide the rate capping benefits adopted by Assembly Bill 1X and Senate Bill 695.

(Continued)

2C11
 Advice Ltr. No. 3326-E
 Decision No. _____
 Issued by
Dan Skopec
 Vice President
 Regulatory Affairs
 Submitted Dec 28, 2018
 Effective Jan 1, 2019
 Resolution No. _____





San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 23614-G

Canceling Revised Cal. P.U.C. Sheet No. 23601-G

SCHEDULE GR

Sheet 1

RESIDENTIAL NATURAL GAS SERVICE
(Includes Rates for GR, GR-C, GTC/GTCA)

APPLICABILITY

The GR rate is applicable to natural gas procurement service for individually metered residential customers.

The GR-C, cross-over rate, is a core procurement option for individually metered residential core transportation customers with annual consumption over 50,000 therms, as set forth in Special Condition 10.

The GTC/GTCA rate is applicable to intrastate gas transportation-only services to individually metered residential customers, as set forth in Special Condition 11.

Customers taking service under this schedule may be eligible for a 20% California Alternate Rate for Energy (CARE) program discount, reflected as a separate line item on the bill, if they qualify to receive service under the terms and conditions of Schedule G-CARE.

TERRITORY

Within the entire territory served natural gas by the utility.

RATES

	<u>GR</u>	<u>GR-C</u>	<u>GTC/GTCA^{1/}</u>
<u>Baseline Rate</u> , per therm (baseline usage defined in Special Conditions 3 and 4):			
Procurement Charge: ^{2/}	\$0.41614	\$0.41614 R	N/A
Transmission Charge:	<u>\$1.01230</u>	<u>\$1.01230</u>	<u>\$1.01230</u>
Total Baseline Charge:	\$1.42844	\$1.42844 R	\$1.01230
<u>Non-Baseline Rate</u> , per therm (usage in excess of baseline usage):			
Procurement Charge: ^{2/}	\$0.41614	\$0.41614 R	N/A
Transmission Charge:	<u>\$1.19980</u>	<u>\$1.19980</u>	<u>\$1.19980</u>
Total Non-Baseline Charge:	\$1.61594	\$1.61594 R	\$1.19980
<u>Minimum Bill</u> , per day: ^{3/}			
Non-CARE customers:	\$0.09863	\$0.09863	\$0.09863
CARE customers:	\$0.07890	\$0.07890	\$0.07890

^{1/} The rates for core transportation-only customers, with the exception of customers taking service under Schedule GT-NGV, include any FERC Settlement Proceeds Memorandum Account (FSPMA) credit adjustments.

^{2/} This charge is applicable to Utility Procurement Customers and includes the GPC and GPC-A Procurement Charges shown in Schedule GPC which are subject to change monthly as set forth in Special Condition 7.

^{3/} Effective starting May 1, 2017, the minimum bill is calculated as the minimum bill charge of \$0.09863 per day times the number of days in the billing cycle (approximately \$3 per month) with a 20% discount applied for CARE customer resulting in a minimum bill charge of \$0.07890 per day (approximately \$2.40 per month).

(Continued)

1C5
Advice Ltr. No. 2735-G
Decision No. _____

Issued by
Dan Skopec
Vice President
Regulatory Affairs

Submitted Jan 7, 2019
Effective Jan 10, 2019
Resolution No. _____



Escalation Assumptions

The average annual escalation rates in the following table were used in this study and are from E3’s 2019 study Residential Building Electrification in California (Energy & Environmental Economics, 2019). These rates are applied to the 2019 rate schedules over a thirty-year period beginning in 2020. SDG&E was not covered in the E3 study. The Reach Code Team reviewed SDG&E’s GRC filing and applied the same approach that E3 applied for PG&E and SoCalGas to arrive at average escalation rates between 2020 and 2022.

Table 24: Real Utility Rate Escalation Rate Assumptions

	Statewide Electric Residential Average Rate (%/year, real)	Natural Gas Residential Core Rate (%/yr escalation, real)		
		PG&E	SoCalGas	SDG&E
2020	2.0%	1.48%	6.37%	5.00%
2021	2.0%	5.69%	4.12%	3.14%
2022	2.0%	1.11%	4.12%	2.94%
2023	2.0%	4.0%	4.0%	4.0%
2024	2.0%	4.0%	4.0%	4.0%
2025	2.0%	4.0%	4.0%	4.0%
2026	1.0%	1.0%	1.0%	1.0%
2027	1.0%	1.0%	1.0%	1.0%
2028	1.0%	1.0%	1.0%	1.0%
2029	1.0%	1.0%	1.0%	1.0%
2030	1.0%	1.0%	1.0%	1.0%
2031	1.0%	1.0%	1.0%	1.0%
2032	1.0%	1.0%	1.0%	1.0%
2033	1.0%	1.0%	1.0%	1.0%
2034	1.0%	1.0%	1.0%	1.0%
2035	1.0%	1.0%	1.0%	1.0%
2036	1.0%	1.0%	1.0%	1.0%
2037	1.0%	1.0%	1.0%	1.0%
2038	1.0%	1.0%	1.0%	1.0%
2039	1.0%	1.0%	1.0%	1.0%
2040	1.0%	1.0%	1.0%	1.0%
2041	1.0%	1.0%	1.0%	1.0%
2042	1.0%	1.0%	1.0%	1.0%
2043	1.0%	1.0%	1.0%	1.0%
2044	1.0%	1.0%	1.0%	1.0%
2045	1.0%	1.0%	1.0%	1.0%
2046	1.0%	1.0%	1.0%	1.0%
2047	1.0%	1.0%	1.0%	1.0%
2048	1.0%	1.0%	1.0%	1.0%
2049	1.0%	1.0%	1.0%	1.0%



Table 26: Single Family Mixed Fuel Efficiency & PV/Battery Package Cost-Effectiveness Results

CZ	Utility	BASECASE					Efficiency & PV/Battery					
		Total EDR	CALGreen EDR Target	Tier 1 lbs CO2 per sqft	PV kW	Total EDR	Total EDR Margin	% Comp Margin	lbs CO2 per sqft	PV kW	On-Bill B/C Ratio	TDV B/C Ratio
1	PG&E	32.5	23	3.0	3.3	21.9	10.6	31.8%	2.4	3.3	1.0	1.8
2	PG&E	25.0	12	2.2	2.8	14.9	10.1	27.3%	1.8	2.9	0.5	1.7
3	PG&E	23.9	10	1.9	2.7	13.9	10.0	27.7%	1.5	2.8	0.4	1.5
4	PG&E	23.1	8	1.9	2.7	13.0	10.1	24.9%	1.5	2.8	0.3	1.6
5	PG&E	22.2	10	1.8	2.6	12.8	9.4	29.7%	1.4	2.6	0.4	1.5
5	PG&E/SoCalGas	22.2	10	1.8	2.6	12.8	9.4	29.7%	1.4	2.6	0.3	1.5
6	SCE/SoCalGas	23.3	10	1.6	2.7	13.6	9.8	20.1%	1.2	2.8	0.9	1.4
7	SDG&E	20.3	5	1.3	2.6	11.1	9.2	9.0%	1.0	2.7	0.1	1.5
8	SCE/SoCalGas	21.3	10	1.4	2.9	12.9	8.4	23.7%	1.1	3.0	1.1	1.5
9	SCE/SoCalGas	24.5	13	1.5	2.9	15.7	8.8	24.7%	1.2	3.0	1.1	1.7
10	SCE/SoCalGas	24.2	10	1.6	3.0	14.6	9.6	27.3%	1.3	3.1	1.1	1.6
10	SDG&E	24.2	11	1.6	3.0	14.6	9.6	27.3%	1.3	3.1	0.6	1.6
11	PG&E	24.6	12	2.1	3.6	15.4	9.2	29.4%	1.8	3.5	0.4	1.6
12	PG&E	25.5	11	2.1	3.0	15.9	9.6	28.9%	1.8	3.0	0.5	1.9
13	PG&E	25.7	15	2.0	3.8	16.1	9.7	28.9%	1.7	3.7	0.4	1.7
14	SCE/SoCalGas	25.3	11	2.3	3.2	16.3	9.0	30.1%	1.8	3.1	1.5	1.9
14	SDG&E	25.3	22	2.3	3.2	16.3	9.0	30.1%	1.8	3.1	1.4	1.9
15	SCE/SoCalGas	22.4	11	1.7	5.4	15.3	7.1	25.1%	1.4	5.1	1.3	1.7
16	PG&E	30.4	22	3.3	2.7	19.9	10.5	32.6%	2.4	2.8	0.9	1.5

">1" = indicates cases where there is both first cost savings and annual utility bill savings.



Table 27: Single Family All-Electric Efficiency Package Cost-Effectiveness Results

CZ	Utility	BASECASE					Non-Preempted					Equipment - Preempted										
		Total EDR	Efficiency EDR	CALGreen Tier 1 EDR Target	lbs CO2 per sqft	PV kW	Total EDR	Efficiency EDR	Margin EDR	% Comp Margin	lbs CO2 per sqft	PV kW	On-Bill B/C Ratio	TDV B/C Ratio	Total EDR	Efficiency EDR	Margin EDR	% Comp Margin	lbs CO2 per sqft	PV kW	On-Bill B/C Ratio	TDV B/C Ratio
1	PG&E	46.8	68.2	36	1.5	3.3	31.8	53.0	15.2	40.2%	1.0	3.3	1.8	1.7	39.9	61.3	6.9	18.3%	1.3	3.3	2.9	2.7
2	PG&E	32.8	53.7	16	1.1	2.8	27.9	48.7	4.9	20.5%	0.9	2.8	1.2	1.1	27.7	48.5	5.1	21.2%	0.9	2.8	2.3	2.1
3	PG&E	33.1	55.6	14	1.0	2.7	28.5	50.9	4.7	20.6%	0.8	2.7	2.6	2.4	28.7	51.2	4.4	19.6%	0.9	2.7	1.8	1.6
4	PG&E	31.3	52.8	12	1.0	2.7	27.9	49.4	3.4	15.5%	0.9	2.7	1.9	1.8	27.4	48.9	3.9	17.6%	0.9	2.7	1.5	1.5
5	PG&E	32.5	54.2	16	1.0	2.6	28.1	49.9	4.4	19.7%	0.9	2.6	2.6	2.3	28.0	49.8	4.4	20.3%	0.9	2.6	1.9	1.7
5	PG&E/SoCalGas	32.5	54.2	12	1.0	2.6	28.1	49.9	4.4	19.7%	0.9	2.6	2.6	2.3	28.0	49.8	4.4	20.3%	0.9	2.6	1.9	1.7
6	SCE/SoCalGas	29.7	55.8	12	0.9	2.7	27.7	53.8	2.0	10.9%	0.8	2.7	1.3	1.4	26.8	53.0	2.9	16.0%	0.8	2.7	2.2	2.3
7	SDG&E	27.1	55.3	7	0.7	2.6	27.1	55.3	0.0	0.0%	0.7	2.6	-	-	24.8	53.0	2.2	16.9%	0.7	2.6	1.6	1.7
8	SCE/SoCalGas	26.1	51.5	10	0.8	2.9	24.5	49.9	1.6	8.9%	0.8	2.9	0.6	1.2	24.4	49.7	1.8	9.7%	0.8	2.9	2.8	3.0
9	SCE/SoCalGas	28.8	51.9	13	0.9	2.9	26.0	49.1	2.8	12.5%	0.8	2.9	0.8	2.0	25.5	48.6	3.3	14.7%	0.8	2.9	2.1	3.2
10	SCE/SoCalGas	28.8	50.7	11	0.9	3.0	25.7	47.6	3.1	14.0%	0.9	3.0	0.9	1.5	25.3	47.2	3.4	15.5%	0.8	3.0	2.3	3.2
10	SDG&E	28.8	50.7	12	0.9	3.0	25.7	47.6	3.1	14.0%	0.9	3.0	1.1	1.5	25.3	47.2	3.4	15.5%	0.8	3.0	2.6	3.2
11	PG&E	30.0	50.2	13	1.1	3.6	25.4	45.6	4.6	16.2%	1.0	3.6	1.2	1.5	24.1	44.3	5.9	20.8%	0.9	3.6	3.0	3.3
12	PG&E	30.9	50.1	13	1.0	3.0	27.1	46.3	3.8	15.3%	0.9	3.0	0.8	1.1	25.8	45.0	5.1	20.4%	0.9	3.0	2.0	2.5
13	PG&E	30.7	51.5	16	1.1	3.8	25.7	46.4	5.1	17.4%	0.9	3.8	1.1	1.4	24.7	45.4	6.0	20.9%	0.9	3.8	2.9	3.3
14	SCE/SoCalGas	31.3	52.2	8	1.4	3.2	25.7	46.6	5.6	18.9%	1.2	3.2	1.0	1.5	25.3	46.2	6.0	20.5%	1.2	3.2	2.3	3.1
14	SDG&E	31.3	52.2	39	1.4	3.2	25.7	46.6	5.6	18.9%	1.2	3.2	1.3	1.5	25.3	46.2	6.0	20.5%	1.2	3.2	2.9	3.1
15	SCE/SoCalGas	26.2	52.8	8	1.3	5.4	20.6	47.2	5.6	16.8%	1.1	5.4	1.1	1.6	18.9	45.5	7.3	21.8%	1.0	5.4	3.3	4.5
16	PG&E	46.5	64.6	39	1.7	2.7	36.8	54.9	9.7	25.2%	1.4	2.7	1.7	1.7	41.6	59.7	4.9	12.7%	1.6	2.7	2.4	2.3



Table 28: Single Family All-Electric Efficiency & PV-PV/Battery Package Cost-Effectiveness Results

CZ	Utility	BASECASE				Efficiency & PV				Efficiency & PV/Battery									
		Total EDR	CalGreen Tier 1 EDR Target	lbs CO2 per sqft	PV kW	Total EDR	Margin	% Comp Margin	lbs CO2 per sqft	PV kW	On-Bill B/C Ratio	TDV B/C Ratio	Total EDR	Margin	% Comp Margin	lbs CO2 per sqft	PV kW	On-Bill B/C Ratio	TDV B/C Ratio
1	PG&E	46.8	36	1.5	3.3	15.4	31.4	40.2%	0.5	6.0	1.8	1.5	5.6	41.2	51.9%	0.3	6.76	1.5	1.4
2	PG&E	32.8	16	1.1	2.8	13.4	19.4	20.5%	0.5	4.9	1.8	1.4	2.7	30.1	31.5%	0.3	5.51	1.4	1.5
3	PG&E	33.1	14	1.0	2.7	14.6	18.5	20.6%	0.5	4.5	2.2	1.7	3.7	29.3	31.6%	0.2	5.10	1.6	1.6
4	PG&E	31.3	12	1.0	2.7	14.1	17.2	15.5%	0.5	4.5	2.1	1.6	2.8	28.6	26.5%	0.2	5.15	1.5	1.7
5	PG&E	32.5	16	1.0	2.6	14.3	18.2	19.7%	0.5	4.3	2.3	1.8	3.8	28.7	32.7%	0.2	4.84	1.7	1.7
5	PG&E/SoCalGas	32.5	12	1.0	2.6	14.3	18.2	19.7%	0.5	4.3	2.3	1.8	3.8	28.7	32.7%	0.2	4.84	1.7	1.7
6	SCE/SoCalGas	29.7	12	0.9	2.7	15.5	14.3	10.9%	0.6	4.1	1.2	1.5	3.6	26.1	18.9%	0.3	4.68	1.2	1.5
7	SDG&E	27.1	7	0.7	2.6	15.8	11.3	0.7%	0.6	3.7	1.9	1.5	2.9	24.2	6.7%	0.3	4.21	1.3	1.6
8	SCE/SoCalGas	26.1	10	0.8	2.9	15.1	10.9	8.9%	0.6	4.0	1.0	1.5	4.5	21.6	24.9%	0.3	4.54	1.1	1.5
9	SCE/SoCalGas	28.8	13	0.9	2.9	17.3	11.5	12.5%	0.7	4.1	1.1	1.6	7.6	21.3	25.5%	0.4	4.66	1.2	1.6
10	SCE/SoCalGas	28.8	11	0.9	3.0	17.7	11.1	14.0%	0.7	4.2	1.1	1.5	7.6	21.2	27.0%	0.4	4.78	1.2	1.6
10	SDG&E	28.8	12	0.9	3.0	17.7	11.1	14.0%	0.7	4.2	1.7	1.5	7.6	21.2	27.0%	0.4	4.78	1.5	1.6
11	PG&E	30.0	13	1.1	3.6	15.8	14.2	16.2%	0.6	5.4	1.8	1.6	6.8	23.2	29.2%	0.4	6.11	1.5	1.7
12	PG&E	30.9	13	1.0	3.0	15.2	15.7	15.3%	0.5	5.0	1.7	1.4	5.6	25.4	29.3%	0.3	5.62	1.3	1.5
13	PG&E	30.7	16	1.1	3.8	17.3	13.4	17.4%	0.6	5.4	1.7	1.5	8.2	22.5	29.4%	0.4	6.14	1.4	1.6
14	SCE/SoCalGas	31.3	8	1.4	3.2	15.8	15.5	18.9%	0.9	4.8	1.2	1.6	7.4	23.9	30.9%	0.6	5.39	1.4	1.6
14	SDG&E	31.3	39	1.4	3.2	15.8	15.5	18.9%	0.9	4.8	1.8	1.6	7.4	23.9	30.9%	0.6	5.39	1.7	1.6
15	SCE/SoCalGas	26.2	8	1.3	5.4	20.0	6.2	16.8%	1.1	5.5	1.1	1.6	12.7	13.5	27.0%	0.8	6.25	1.2	1.6
16	PG&E	46.5	39	1.7	2.7	19.6	27.0	25.2%	0.9	5.5	2.1	1.6	11.1	35.4	34.3%	0.6	6.17	1.7	1.6

">1" = indicates cases where there is both first cost savings and annual utility bill savings.



Appendix D – Single Family Measure Summary

Table 29: Single Family Mixed Fuel Efficiency – Non-Preempted Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
2	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
3	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
4	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
5	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
6	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	1.0 PV scaling
8	< 12 ft ducts in attic	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
9	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
10	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
11	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
12	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
13	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
14	VLLDCS	3 ACH50	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
15	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
16	VLLDCS	Code Min	Code Min	Code Min	0.24/0.50 windows	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling

VLLDCS – Verified Low Leakage Ducts in Conditioned Space



Table 30: Single Family Mixed Fuel Efficiency – Equipment, Preempted Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	96 AFUE, 0.35W/cfm	1.0 PV scaling
2	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	96 AFUE, 0.35W/cfm	1.0 PV scaling
3	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	96 AFUE, 0.35W/cfm	1.0 PV scaling
4	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	96 AFUE, 0.35W/cfm	1.0 PV scaling
5	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	96 AFUE, 0.35W/cfm	1.0 PV scaling
6	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	92 AFUE, 0.35W/cfm	1.0 PV scaling
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	92 AFUE, 0.35W/cfm	1.0 PV scaling
8	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	92 AFUE, 0.35W/cfm	1.0 PV scaling
9	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
10	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
11	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	18 SEER, 96 AFUE, 0.35W/cfm	1.0 PV scaling
12	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
13	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
14	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
15	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
16	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	18 SEER, 96 AFUE, 0.35W/cfm	1.0 PV scaling

LLAHU - Low Leakage Air Handling Unit

VLLDCS – Verified Low Leakage Ducts in Conditioned Space



Table 31: Single Family Mixed Fuel Efficiency & PV/Battery Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
2	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
3	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
4	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
5	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
6	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Basic CHW credit (0.7)	Code Min	1.0 PV scaling + 5 batt
8	< 12 ft ducts in attic	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
9	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
10	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
11	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
12	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
13	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
14	VLLDCS	3 ACH50	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
15	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt
16	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 5 batt

VLLDCS – Verified Low Leakage Ducts in Conditioned Space



Table 32: Single Family All-Electric Efficiency – Non-Preempted Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
2	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
3	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
4	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
5	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
6	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	Std Design PV
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Std Design PV
8	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	Std Design PV
9	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	Std Design PV
10	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
11	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
12	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
13	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
14	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
15	VLLDCS	Code Min	0.043 wall	R-38 + R-30 attic	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
16	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	Code Min	0.24/0.50 windows	Code Min	Code Min	0.45 W/cfm	Std Design PV

VLLDCS – Verified Low Leakage Ducts in Conditioned Space



Table 33: Single Family All-Electric Efficiency – Equipment, Preempted Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
2	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
3	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
4	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
5	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
6	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
8	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	0.45 W/cfm	Std Design PV
9	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
10	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
11	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
12	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
13	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
14	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
15	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
16	LLAHU + 2% leakage	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV

LLAHU - Low Leakage Air Handling Unit
 VVLDSC – Verified Low Leakage Ducts in Conditioned Space



Table 34: Single Family All-Electric Efficiency & PV Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
2	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
3	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
4	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
5	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
6	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling
8	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling
9	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling
10	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
11	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
12	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
13	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
14	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
15	VLLDCS	Code Min	0.043 wall	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
16	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	Code Min	0.24/0.50 windows	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling

VLLDCS – Verified Low Leakage Ducts in Conditioned Space



Table 35: Single Family All-Electric Efficiency & PV/Battery Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
2	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
3	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
4	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
5	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
6	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
8	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
9	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
10	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
11	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
12	VLLDCS	Code Min	Code Min	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
13	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
14	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
15	VLLDCS	Code Min	0.043 wall	R-38 + R-30 attic	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt
16	VLLDCS	3 ACH50	Code Min	R-38 + R-30 attic	Code Min	0.24/0.50 windows	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 5 batt

VLLDCS – Verified Low Leakage Ducts in Conditioned Space



Appendix E – Multifamily Detailed Results

Table 36: Multifamily Mixed Fuel Efficiency Package Cost-Effectiveness Results

Climate Zone	Utility	BASECASE						Non-Preempted						Equipment - Preempted								
		Total EDR	Efficiency EDR	CalGreen Tier 1 EDR Target	lbs CO2 per sqft	PV kW per Building	Total EDR	Efficiency EDR	Margin	% Comp Margin	lbs CO2 per sqft	PV kW per Building	On-Bill B/C Ratio	TDV B/C Ratio	Total EDR	Efficiency EDR	Margin	% Comp Margin	lbs CO2 per sqft	PV kW per Building	On-Bill B/C Ratio	TDV B/C Ratio
01	PG&E	28.6	60.7	23	2.7	15.9	25.1	57.3	3.4	19.3%	2.3	16.0	1.1	1.2	26.4	58.4	2.3	12.2%	2.5	15.9	1.3	1.4
02	PG&E	25.7	56.5	12	2.4	13.9	24.2	54.7	1.8	9.9%	2.3	13.8	1.0	1.7	23.6	54.2	2.3	12.5%	2.2	13.9	1.1	1.5
03	PG&E	24.7	57.8	10	2.1	13.5	24.0	57.2	0.6	4.7%	2.1	13.5	1.0	1.1	23.1	56.2	1.6	11.2%	1.9	13.4	1.1	1.2
04	PG&E	25.5	56.8	8	2.2	13.6	24.3	55.5	1.3	7.7%	2.1	13.5	0.8	1.2	23.8	54.9	1.9	10.9%	2.0	13.5	1.1	1.7
05	PG&E	24.2	57.4	10	2.1	12.6	23.7	56.9	0.5	4.4%	2.0	12.6	1.0	1.0	22.7	55.9	1.5	10.9%	1.9	12.6	1.2	1.3
05	PG&E/SoCalGas	24.2	57.4	10	2.1	12.6	23.7	56.9	0.5	4.4%	2.0	12.6	0.8	1.0	22.7	55.9	1.5	10.9%	1.9	12.6	1.1	1.3
06	SCE/SoCalGas	26.8	63.2	10	2.2	13.9	25.8	61.9	1.3	7.0%	2.1	13.8	0.6	1.5	25.5	61.9	1.3	7.4%	2.0	13.9	1.4	1.7
07	SDG&E	26.8	64.5	5	2.1	13.2	26.1	63.6	0.9	5.3%	2.1	13.1	0.7	2.2	25.0	62.5	2.0	12.2%	2.0	13.2	1.1	1.4
08	SCE/SoCalGas	25.7	61.8	10	2.2	14.6	24.6	60.3	1.5	7.4%	2.1	14.5	0.7	1.4	24.6	60.7	1.1	5.7%	2.0	14.6	1.4	1.7
09	SCE/SoCalGas	26.4	59.7	13	2.2	14.7	25.0	57.9	1.8	8.2%	2.2	14.4	1.5	3.3	24.1	56.9	2.8	12.9%	2.1	14.4	1.7	2.9
10	SCE/SoCalGas	27.0	58.7	10	2.3	15.1	25.7	57.0	1.7	7.7%	2.2	14.9	0.8	1.7	24.7	55.8	2.9	13.0%	2.1	14.8	2.0	3.3
10	SDG&E	27.0	58.7	11	2.3	15.1	25.7	57.0	1.7	7.7%	2.2	14.9	1.1	1.7	24.7	55.8	2.9	13.0%	2.1	14.8	2.6	3.3
11	PG&E	24.5	54.5	12	2.4	16.6	22.3	51.6	2.9	11.9%	2.2	16.3	0.7	1.2	22.2	51.3	3.2	13.2%	2.2	16.1	1.8	3.3
12	PG&E	25.9	55.3	11	2.3	14.9	24.3	53.4	1.9	8.8%	2.2	14.8	1.1	2.2	23.5	52.5	2.8	12.8%	2.1	14.7	1.2	2.2
13	PG&E	26.1	55.9	15	2.3	17.5	23.7	52.8	3.1	12.1%	2.1	17.1	0.6	1.3	23.7	52.5	3.4	13.2%	2.1	16.9	2.0	3.8
14	SCE/SoCalGas	25.6	55.9	11	2.8	14.6	23.1	52.8	3.1	12.8%	2.5	14.3	0.7	1.2	23.2	52.6	3.3	13.3%	2.5	14.2	2.0	3.0
14	SDG&E	25.6	55.9	22	2.8	14.6	23.1	52.8	3.1	12.8%	2.5	14.3	0.9	1.2	23.2	52.6	3.3	13.3%	2.5	14.2	2.5	3.0
15	SCE/SoCalGas	25.0	59.2	11	2.5	21.6	22.7	55.0	4.2	12.9%	2.4	20.4	1.4	2.3	22.6	54.8	4.4	13.5%	2.3	20.4	>1	>1
16	PG&E	29.4	57.3	22	3.5	13.4	26.6	54.9	2.4	11.3%	3.0	13.7	1.1	1.2	26.9	54.4	2.9	13.1%	3.1	13.2	1.8	2.1

">1" = indicates cases where there is both first cost savings and annual utility bill savings.



Table 37: Multifamily Mixed Fuel Efficiency & PV/Battery Package Cost-Effectiveness Results

CZ	Utility	BASECASE					Efficiency & PV/Battery						
		CALGreen		lbs CO2		PV kW	Total EDR	Margin	% Comp	lbs CO2 per sqft	PV kW per Building	On-Bill B/C Ratio	TDV B/C Ratio
		Total EDR	Tier 1 Target	EDR	per sqft	per Building							
01	PG&E	28.6	23	2.7	2.1	15.9	17.1	11.5	29.3%	2.1	16.5	0.4	1.3
02	PG&E	25.7	12	2.4	2.1	13.9	14.8	10.9	16.9%	2.1	14.2	0.2	1.8
03	PG&E	24.7	10	2.1	2.1	13.5	14.4	10.3	10.7%	1.9	13.9	0.1	1.6
04	PG&E	25.5	8	2.2	2.2	13.6	14.3	11.2	15.7%	1.9	13.9	0.2	1.8
05	PG&E	24.2	10	2.1	2.1	12.6	14.3	9.9	9.4%	1.8	13.1	0.2	1.6
05	PG&E/SoCalGas	24.2	10	2.1	2.1	12.6	14.3	9.9	9.4%	1.8	13.1	0.2	1.6
06	SCE/SoCalGas	26.8	10	2.2	2.2	13.9	16.1	10.7	10.0%	1.8	14.2	0.6	1.5
07	SDG&E	26.8	5	2.1	2.1	13.2	15.8	11.0	7.3%	1.7	13.6	0.0	1.6
08	SCE/SoCalGas	25.7	10	2.2	2.2	14.6	15.8	9.9	13.4%	1.8	14.9	0.8	1.5
09	SCE/SoCalGas	26.4	13	2.2	2.2	14.7	16.7	9.7	15.2%	1.8	14.9	1.0	1.7
10	SCE/SoCalGas	27.0	10	2.3	2.3	15.1	16.6	10.4	13.7%	1.9	15.3	1.1	1.8
10	SDG&E	27.0	11	2.3	2.3	15.1	16.6	10.4	13.7%	1.9	15.3	0.3	1.8
11	PG&E	24.5	12	2.4	2.4	16.6	14.0	10.5	19.9%	2.0	16.7	0.4	1.8
12	PG&E	25.9	11	2.3	2.3	14.9	15.6	10.3	17.8%	2.0	15.2	0.3	2.0
13	PG&E	26.1	15	2.3	2.3	17.5	15.4	10.7	20.1%	2.0	17.5	0.4	1.8
14	SCE/SoCalGas	25.6	11	2.8	2.8	14.6	16.0	9.6	20.8%	2.2	14.7	1.2	1.5
14	SDG&E	25.6	22	2.8	2.8	14.6	16.0	9.6	20.8%	2.2	14.7	0.6	1.5
15	SCE/SoCalGas	25.0	11	2.5	2.5	21.6	16.2	8.8	18.9%	2.1	20.9	1.4	1.9
16	PG&E	29.4	22	3.5	3.5	13.4	19.5	9.9	19.3%	2.7	14.1	0.5	1.4

“inf” = indicates cases where there is both first cost savings and annual utility bill savings.



Table 38: Multifamily All-Electric Efficiency Package Cost-Effectiveness Results

CZ	Utility	BASECASE				Non-Preempted								Equipment - Preempted								
		Total EDR	Efficiency EDR	CALGreen Tier	lbs CO2 per sqft	Total EDR	Efficiency EDR	Margin	% Comp	lbs CO2 per sqft	PV kW per Building	On-Bill B/C Ratio	Total EDR	Efficiency EDR	Margin	% Comp	lbs CO2 per sqft	PV kW per Building	On-Bill B/C Ratio	TDV B/C Ratio		
01	PG&E	41.1	70.6	36	1.6	15.9	37.5	67.0	3.6	14.6%	1.5	15.9	1.6	1.4	37.1	67.3	3.3	18.4%	1.4	15.9	2.4	2.3
02	PG&E	34.3	63.4	16	1.4	13.9	32.4	61.5	1.9	9.1%	1.3	13.9	1.7	2.1	31.1	60.2	3.2	15.1%	1.3	13.9	1.6	1.6
03	PG&E	33.5	64.2	14	1.3	13.5	33.5	64.2	0.0	0.0%	1.3	13.5	-	-	30.4	61.5	2.7	19.5%	1.1	13.5	1.7	1.6
04	PG&E	32.0	61.4	12	1.3	13.6	30.5	60.0	1.4	8.0%	1.2	13.6	1.4	1.5	29.7	59.2	2.2	12.2%	1.2	13.6	1.2	1.1
05	PG&E	34.7	65.4	16	1.3	12.6	34.1	64.8	0.6	3.4%	1.3	12.6	1.1	0.9	30.6	61.8	3.6	23.5%	1.2	12.6	2.1	2.0
05	PG&E/SoCalGas	34.7	65.4	12	1.3	12.6	34.1	64.8	0.6	3.4%	1.3	12.6	1.1	0.9	30.6	61.8	3.6	23.5%	1.2	12.6	2.1	2.0
06	SCE/SoCalGas	31.9	65.9	12	1.3	13.9	30.9	64.9	1.0	5.9%	1.3	13.9	0.7	1.3	29.8	63.7	2.2	13.0%	1.2	13.9	1.6	1.9
07	SDG&E	31.7	66.6	7	1.2	13.2	31.1	66.0	0.6	4.6%	1.2	13.2	0.6	1.0	29.7	64.7	1.9	13.6%	1.1	13.2	1.6	1.7
08	SCE/SoCalGas	29.8	63.6	10	1.3	14.6	28.6	62.4	1.2	6.5%	1.2	14.6	0.9	1.7	27.9	61.7	1.9	10.3%	1.2	14.6	1.6	1.8
09	SCE/SoCalGas	30.4	61.9	13	1.3	14.7	28.7	60.3	1.6	8.1%	1.3	14.7	1.3	2.7	28.8	60.4	1.5	7.4%	1.2	14.7	1.6	1.6
10	SCE/SoCalGas	31.2	61.3	11	1.4	15.1	29.3	59.5	1.8	8.7%	1.3	15.1	1.2	2.0	29.3	59.5	1.8	8.6%	1.3	15.1	1.7	2.0
10	SDG&E	31.2	61.3	12	1.4	15.1	29.3	59.5	1.8	8.7%	1.3	15.1	1.5	2.0	29.3	59.5	1.8	8.6%	1.3	15.1	2.0	2.0
11	PG&E	31.9	60.6	13	1.4	16.6	28.5	57.1	3.5	13.1%	1.3	16.6	1.4	1.6	28.1	56.7	3.9	14.4%	1.3	16.6	2.0	2.3
12	PG&E	32.0	59.9	13	1.3	14.9	29.4	57.3	2.6	11.4%	1.2	14.9	0.9	1.1	29.0	57.0	2.9	13.0%	1.2	14.9	1.6	1.6
13	PG&E	32.1	60.5	16	1.4	17.5	28.8	57.2	3.3	12.6%	1.2	17.5	1.3	1.6	28.3	56.7	3.8	14.3%	1.2	17.5	2.0	2.3
14	SCE/SoCalGas	32.5	61.6	8	1.7	14.6	28.9	57.9	3.7	13.8%	1.6	14.6	1.2	1.6	28.7	57.8	3.8	14.3%	1.6	14.6	1.6	2.2
14	SDG&E	32.5	61.6	39	1.7	14.6	28.9	57.9	3.7	13.8%	1.6	14.6	1.5	1.6	28.7	57.8	3.8	14.3%	1.6	14.6	2.0	2.2
15	SCE/SoCalGas	28.2	61.0	8	1.8	21.6	23.9	56.6	4.4	14.2%	1.6	21.6	1.5	2.3	21.9	54.6	6.4	20.6%	1.5	21.6	1.2	1.7
16	PG&E	40.2	66.6	39	1.9	13.4	36.2	62.5	4.1	15.0%	1.7	13.4	2.1	2.1	37.1	63.4	3.2	11.4%	1.7	13.4	1.6	1.7

">1" = indicates cases where there is both first cost savings and annual utility bill savings.



Table 39: Multifamily All-Electric Efficiency & PV-PV/Battery Package Cost-Effectiveness Results

Climate Zone	Utility	BASECASE				Efficiency & PV							Efficiency & PV/Battery																				
		Total EDR	CALGreen Tier	1 EDR Target	lbs CO2 per sqft	PV kW per Building	Ratio	TDV B/C Ratio	Total EDR	Margin	% Comp	lbs CO2 per sqft	PV kW per Building	Ratio	Total EDR	Margin	% Comp	lbs CO2 per sqft	PV kW per Building	Ratio	Total EDR	Margin	% Comp	lbs CO2 per sqft	PV kW per Building	Ratio	Total EDR	Margin	% Comp	lbs CO2 per sqft	PV kW per Building	Ratio	
01	PG&E	41.1	36	1.6	15.9	18.6	22.5	14.6%	0.8	26.9	2.0	1.5	6.6	34.5	24.6%	0.4	30.3	1.4	1.5	6.6	34.5	24.6%	0.4	30.3	1.4	1.5	6.6	34.5	24.6%	0.4	30.3	1.4	1.5
02	PG&E	34.3	16	1.4	13.9	16.8	17.5	9.1%	0.7	21.9	2.4	1.8	3.4	30.9	16.1%	0.3	24.8	1.4	1.8	3.4	30.9	16.1%	0.3	24.8	1.4	1.8	3.4	30.9	16.1%	0.3	24.8	1.4	1.8
03	PG&E	33.5	14	1.3	13.5	17.4	16.1	2.6%	0.7	20.8	2.4	1.7	4.0	29.5	8.6%	0.3	23.6	1.4	1.7	4.0	29.5	8.6%	0.3	23.6	1.4	1.7	4.0	29.5	8.6%	0.3	23.6	1.4	1.7
04	PG&E	32.0	12	1.3	13.6	17.0	15.0	8.0%	0.7	20.2	2.4	1.8	3.1	28.9	16.0%	0.3	22.9	1.4	1.9	3.1	28.9	16.0%	0.3	22.9	1.4	1.9	3.1	28.9	16.0%	0.3	22.9	1.4	1.9
05	PG&E	34.7	16	1.3	12.6	17.6	17.1	3.4%	0.7	19.9	2.5	1.8	4.4	30.3	8.4%	0.3	22.5	1.5	1.8	4.4	30.3	8.4%	0.3	22.5	1.5	1.8	4.4	30.3	8.4%	0.3	22.5	1.5	1.8
05	PG&E/SoCalGas	34.7	12	1.3	12.6	17.6	17.1	3.4%	0.7	19.9	2.5	1.8	4.4	30.3	8.4%	0.3	22.5	1.5	1.8	4.4	30.3	8.4%	0.3	22.5	1.5	1.8	4.4	30.3	8.4%	0.3	22.5	1.5	1.8
06	SCE/SoCalGas	31.9	12	1.3	13.9	18.1	13.8	5.9%	1.0	19.5	1.2	1.7	4.4	27.5	8.9%	0.5	22.1	1.3	1.7	4.4	27.5	8.9%	0.5	22.1	1.3	1.7	4.4	27.5	8.9%	0.5	22.1	1.3	1.7
07	SDG&E	31.7	7	1.2	13.2	18.9	12.8	4.6%	0.9	18.1	2.1	1.8	4.6	27.1	6.6%	0.5	20.5	1.3	1.7	4.6	27.1	6.6%	0.5	20.5	1.3	1.7	4.6	27.1	6.6%	0.5	20.5	1.3	1.7
08	SCE/SoCalGas	29.8	10	1.3	14.6	18.2	11.6	6.5%	1.0	19.4	1.3	1.8	5.6	24.2	12.5%	0.5	22.0	1.3	1.7	5.6	24.2	12.5%	0.5	22.0	1.3	1.7	5.6	24.2	12.5%	0.5	22.0	1.3	1.7
09	SCE/SoCalGas	30.4	13	1.3	14.7	19.1	11.3	8.1%	1.0	19.4	1.3	1.9	7.1	23.3	15.1%	0.6	22.0	1.4	1.8	7.1	23.3	15.1%	0.6	22.0	1.4	1.8	7.1	23.3	15.1%	0.6	22.0	1.4	1.8
10	SCE/SoCalGas	31.2	11	1.4	15.1	20.4	10.8	8.7%	1.1	19.9	1.3	1.8	7.9	23.3	14.7%	0.6	22.5	1.3	1.8	7.9	23.3	14.7%	0.6	22.5	1.3	1.8	7.9	23.3	14.7%	0.6	22.5	1.3	1.8
10	SDG&E	31.2	12	1.4	15.1	20.4	10.8	8.7%	1.1	19.9	2.1	1.8	7.9	23.3	14.7%	0.6	22.5	1.5	1.8	7.9	23.3	14.7%	0.6	22.5	1.5	1.8	7.9	23.3	14.7%	0.6	22.5	1.5	1.8
11	PG&E	31.9	13	1.4	16.6	18.5	13.4	13.1%	0.8	22.8	2.2	1.8	6.6	25.3	21.1%	0.4	25.8	1.5	1.9	6.6	25.3	21.1%	0.4	25.8	1.5	1.9	6.6	25.3	21.1%	0.4	25.8	1.5	1.9
12	PG&E	32.0	13	1.3	14.9	17.6	14.4	11.4%	0.7	21.7	2.1	1.6	5.4	26.6	20.4%	0.4	24.5	1.3	1.8	5.4	26.6	20.4%	0.4	24.5	1.3	1.8	5.4	26.6	20.4%	0.4	24.5	1.3	1.8
13	PG&E	32.1	16	1.4	17.5	19.9	12.2	12.6%	0.8	23.3	2.1	1.7	8.2	23.9	20.6%	0.4	26.4	1.4	1.8	8.2	23.9	20.6%	0.4	26.4	1.4	1.8	8.2	23.9	20.6%	0.4	26.4	1.4	1.8
14	SCE/SoCalGas	32.5	8	1.7	14.6	18.5	14.0	13.8%	1.3	20.2	1.4	1.9	7.7	24.8	21.8%	0.8	22.8	1.4	1.9	7.7	24.8	21.8%	0.8	22.8	1.4	1.9	7.7	24.8	21.8%	0.8	22.8	1.4	1.9
14	SDG&E	32.5	39	1.7	14.6	18.5	14.0	13.8%	1.3	20.2	2.2	1.9	7.7	24.8	21.8%	0.8	22.8	1.8	1.9	7.7	24.8	21.8%	0.8	22.8	1.8	1.9	7.7	24.8	21.8%	0.8	22.8	1.8	1.9
15	SCE/SoCalGas	28.2	8	1.8	21.6	21.1	7.1	14.2%	1.5	23.6	1.4	2.1	11.3	16.9	20.2%	1.1	26.6	1.4	1.9	11.3	16.9	20.2%	1.1	26.6	1.4	1.9	11.3	16.9	20.2%	1.1	26.6	1.4	1.9
16	PG&E	40.2	39	1.9	13.4	20.6	19.6	15.0%	1.2	22.0	2.6	1.9	10.3	29.9	23.0%	0.8	24.8	1.7	1.8	10.3	29.9	23.0%	0.8	24.8	1.7	1.8	10.3	29.9	23.0%	0.8	24.8	1.7	1.8

">1" = indicates cases where there is both first cost savings and annual utility bill savings.



Appendix F – Multifamily Measure Summary

Table 40: Multifamily Mixed Fuel Efficiency – Non-Preempted Package Measure Summary

CZ	Duct	Infiltration	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
2	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
3	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
4	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
5	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
6	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
7	Code Min	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
8	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Enh CHW credit (0.6)	0.35 W/cfm	1.0 PV scaling
9	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
10	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
11	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
12	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
13	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
14	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
15	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling
16	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling

VLLDCS – Verified Low-Leakage Ducts in Conditioned Space



Table 41: Multifamily Mixed Fuel Efficiency – Equipment, Preempted Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
2	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
3	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	92 AFUE, 0.35W/cfm	1.0 PV scaling
4	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 0.35 W/cfm	1.0 PV scaling
5	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	92 AFUE, 0.45W/cfm	1.0 PV scaling
6	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	Code Min	1.0 PV scaling
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 0.35 W/cfm	1.0 PV scaling
8	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	Code Min	1.0 PV scaling
9	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 0.35 W/cfm	1.0 PV scaling
10	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 0.35 W/cfm	1.0 PV scaling
11	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
12	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
13	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
14	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling
15	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 0.35 W/cfm	1.0 PV scaling
16	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	95 EF, basic compact dist.	16 SEER, 92 AFUE, 0.35W/cfm	1.0 PV scaling

VLLDCS – Verified Low-Leakage Ducts in Conditioned Space



Table 42: Multifamily Mixed Fuel Efficiency & PV/Battery Package Measure Summary

CZ	Duct	Infiltration	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
2	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
3	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
4	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
5	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
6	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
7	Code Min	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
8	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Enh CHW credit (0.6)	0.35 W/cfm	1.0 PV scaling + 22 batt
9	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
10	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
11	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
12	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
13	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
14	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
15	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt
16	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Basic CHW credit (0.7)	0.35 W/cfm	1.0 PV scaling + 22 batt

VLLDCS – Verified Low-Leakage Ducts in Conditioned Space



Table 43: Multifamily All-Electric Efficiency – Non-Preempted Package Measure Summary

<u>CZ</u>	<u>Duct</u>	<u>Infiltration</u>	<u>Wall</u>	<u>Attic</u>	<u>Roof</u>	<u>Glazing</u>	<u>Slab</u>	<u>DHW</u>	<u>HVAC</u>	<u>PV</u>
1	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
2	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
3	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Std Design PV
4	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
5	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	Code Min	Std Design PV
6	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	Std Design PV
7	Code Min	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	Std Design PV
8	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	Std Design PV
9	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	Std Design PV
10	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
11	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
12	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
13	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
14	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
15	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV
16	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	Std Design PV

VLLDCS – Verified Low-Leakage Ducts in Conditioned Space



Table 44: Multifamily All-Electric Efficiency – Equipment, Preempted Package Measure Summary

<u>CZ</u>	<u>Duct</u>	<u>Infiltratio</u>	<u>Wall</u>	<u>Attic</u>	<u>Roof</u>	<u>Glazing</u>	<u>Slab</u>	<u>DHW</u>	<u>HVAC</u>	<u>PV</u>
1	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
2	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
3	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
4	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
5	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
6	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	0.45 W/cfm	Std Design PV
7	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	0.45 W/cfm	Std Design PV
8	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	0.45 W/cfm	Std Design PV
9	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	0.45 W/cfm	Std Design PV
10	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	0.45 W/cfm	Std Design PV
11	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
12	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
13	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
14	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV
15	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	18 SEER, 10 HSPF, 0.45W/cfm	Std Design PV
16	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	NEEA Tier 3 HPWH	16 SEER, 9 HSPF, 0.45W/cfm	Std Design PV

VLLDCS – Verified Low-Leakage Ducts in Conditioned Space



Table 45: Multifamily All-Electric Efficiency & PV Package Measure Summary

CZ	Duct	Infiltration	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
2	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
3	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
4	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
5	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	Code Min	0.9 PV scaling
6	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling
7	Code Min	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling
8	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling
9	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	0.9 PV scaling
10	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
11	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
12	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
13	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
14	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
15	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling
16	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	0.9 PV scaling

VLLDCS – Verified Low-Leakage Ducts in Conditioned Space



Table 46: Multifamily All-Electric Efficiency & PV/Battery Package Measure Summary

CZ	Duct	Infiltratio	Wall	Attic	Roof	Glazing	Slab	DHW	HVAC	PV
1	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
2	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
3	Code Min	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
4	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
5	VLLDCS	Code Min	Code Min	Code Min	Code Min	Code Min	R-10 slab insulation	Code Min	Code Min	1.0 PV scaling + 22 batt
6	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
7	Code Min	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
8	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
9	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	Code Min	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
10	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	Code Min	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
11	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
12	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
13	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
14	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
15	VLLDCS	Code Min	Code Min	Code Min	0.25 solar reflectance	0.24/0.23 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt
16	VLLDCS	Code Min	Code Min	Code Min	Code Min	0.24/0.50 windows	R-10 slab insulation	Code Min	0.45 W/cfm	1.0 PV scaling + 22 batt

VLLDCS – Verified Low-Leakage Ducts in Conditioned Space



Appendix G – Results by Climate Zone

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Climate Zone 1

Table 47: Single Family Climate Zone 1 Results Summary

Climate Zone 1 PG&E Single Family	Annual Net kWh	Annual therns	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
					Total	Reduction		On-Bill	TDV
Mixed Fuel ¹									
Code Compliant	(0)	581	n/a	n/a	3.00	n/a	n/a	n/a	n/a
Efficiency-Non-Preempted	(0)	480	5.0	(0.08)	2.51	0.49	\$1,355	3.38	2.82
Efficiency-Equipment	0	440	6.5	(0.07)	2.32	0.68	\$1,280	4.92	4.10
Efficiency & PV/Battery	(28)	480	10.5	0.04	2.40	0.60	\$4,788	0.96	1.79
All-Electric ²									
Code Compliant	7,079	0	n/a	n/a	1.51	n/a	n/a	n/a	n/a
Efficiency-Non-Preempted	4,461	0	15.0	0.00	1.01	0.50	\$7,642	1.79	1.66
Efficiency-Equipment	5,933	0	6.5	0.00	1.29	0.22	\$2,108	2.94	2.74
Efficiency & PV	889	0	31.0	2.67	0.52	1.00	\$18,192	1.81	1.45
Efficiency & PV/Battery	(14)	0	41.0	3.45	0.28	1.23	\$24,247	1.48	1.43
Mixed Fuel to All-Electric ³									
Code Compliant	7,079	0	0.0	0.00	1.51	1.49	(\$5,349)	0.37	0.91
Efficiency & PV	889	0	31.0	2.67	0.52	2.48	\$12,844	1.43	2.11
Neutral Cost	5,270	0	8.0	1.35	1.26	1.74	\$0	0.00	1.09
Min Cost Effectiveness	3,160	0	18.0	2.97	0.95	2.04	(\$6,372)	1.08	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, Neutral Cost, and Min Cost Effectiveness packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 48: Multifamily Climate Zone 1 Results Summary (Per Dwelling Unit)

Climate Zone 1 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	180	n/a	n/a	2.75	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	147	3.0	0.00	2.31	0.44	\$960	1.10	1.18
	Efficiency-Equipment	(0)	159	2.0	(0.01)	2.48	0.27	\$507	1.29	1.41
	Efficiency & PV/Battery	(14)	147	11.5	0.07	2.13	0.61	\$2,807	0.39	1.33
All-Electric ²	Code Compliant	2,624	0	n/a	n/a	1.62	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,328	0	3.5	0.00	1.46	0.15	\$949	1.55	1.40
	Efficiency-Equipment	2,278	0	3.0	0.00	1.41	0.20	\$795	2.39	2.26
	Efficiency & PV	499	0	22.5	1.37	0.75	0.86	\$5,538	2.04	1.50
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(7)	0	34.5	1.80	0.38	1.24	\$8,632	1.38	1.47
	Code Compliant	2,624	0	0.0	0.00	1.62	1.13	(\$2,337)	0.38	1.01
	Efficiency & PV	62	0	22.5	1.37	0.75	2.00	\$3,202	1.63	>1
	Neutral Cost	1,693	0	9.5	0.70	1.25	1.50	\$0	0.00	1.57
	Min Cost Effectiveness	1,273	0	14.0	1.01	1.09	1.66	(\$1,052)	1.14	3.76

¹All reductions and incremental costs relative to the mixed fuel code compliant home.

²All reductions and incremental costs relative to the all-electric code compliant home.

³All reductions and incremental costs relative to the mixed fuel code compliant home except the EDR Margins are relative to the Standard Design for each case which is the all-electric code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, Neutral Cost, and Min Cost Effectiveness packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 2

Table 49: Single Family Climate Zone 2 Results Summary

Climate Zone 2 PG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	421	n/a	n/a	2.23	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	0	360	3.0	(0.04)	1.94	0.30	\$1,504	1.63	1.66
	Efficiency-Equipment	(0)	352	3.0	(0.03)	1.90	0.33	\$724	3.77	3.63
	Efficiency & PV/Battery	(22)	360	10.0	0.06	1.82	0.41	\$4,871	0.53	1.73
All-Electric ²	Code Compliant	5,014	0	n/a	n/a	1.11	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	4,079	0	4.5	0.00	0.94	0.18	\$3,943	1.21	1.07
	Efficiency-Equipment	4,122	0	5.0	0.00	0.94	0.17	\$2,108	2.25	2.10
	Efficiency & PV	847	0	19.0	2.07	0.49	0.63	\$12,106	1.83	1.38
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(15)	0	30.0	2.71	0.26	0.86	\$17,610	1.41	1.48
	Code Compliant	5,014	0	0.0	0.00	1.11	1.12	(\$5,349)	0.52	1.59
	Efficiency & PV	847	0	19.0	2.07	0.49	1.75	\$6,758	1.76	39.70
	Neutral Cost	2,891	0	9.5	1.36	0.82	1.41	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 50: Multifamily Climate Zone 2 Results Summary (Per Dwelling Unit)

Climate Zone 2 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	150	n/a	n/a	2.37	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	0	142	1.5	(0.02)	2.25	0.12	\$309	0.97	1.75
	Efficiency-Equipment	(0)	134	2.0	(0.01)	2.15	0.22	\$497	1.08	1.49
	Efficiency & PV/Battery	(11)	142	10.5	0.04	2.07	0.30	\$2,125	0.20	1.81
All-Electric ²	Code Compliant	2,151	0	n/a	n/a	1.38	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,038	0	1.5	0.00	1.32	0.06	\$361	1.73	2.05
	Efficiency-Equipment	1,928	0	3.0	0.00	1.25	0.13	\$795	1.56	1.56
	Efficiency & PV	476	0	17.5	1.00	0.72	0.67	\$3,711	2.42	1.82
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(7)	0	30.5	1.36	0.35	1.04	\$6,546	1.44	1.82
	Code Compliant	2,151	0	0.0	0.00	1.38	0.99	(\$2,337)	0.53	1.42
	Efficiency & PV	60	0	17.5	1.00	0.72	1.65	\$1,375	3.31	>1
	Neutral Cost	1,063	0	10.5	0.70	0.96	1.41	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 3

Table 51: Single Family Climate Zone 3 Results Summary

Climate Zone 3 PG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	348	n/a	n/a	1.88	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	296	2.5	(0.03)	1.63	0.26	\$1,552	1.28	1.31
	Efficiency-Equipment	(0)	273	4.0	(0.03)	1.52	0.37	\$1,448	1.91	1.97
	Efficiency & PV/Battery	(20)	296	10.0	0.07	1.50	0.38	\$4,915	0.42	1.53
All-Electric ²	Code Compliant	4,355	0	n/a	n/a	1.00	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	3,584	0	4.5	0.00	0.85	0.15	\$1,519	2.60	2.36
	Efficiency-Equipment	3,670	0	4.0	0.00	0.86	0.14	\$2,108	1.76	1.62
	Efficiency & PV	790	0	18.0	1.77	0.46	0.54	\$8,517	2.22	1.68
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(12)	0	29.0	2.37	0.23	0.76	\$13,857	1.56	1.64
	Code Compliant	4,355	0	0.0	0.00	1.00	0.89	(\$5,349)	0.55	1.53
	Efficiency & PV	790	0	18.0	1.77	0.46	1.43	\$3,169	2.88	>1
	Neutral Cost	2,217	0	10.5	1.35	0.70	1.18	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 52: Multifamily Climate Zone 3 Results Summary (Per Dwelling Unit)

Climate Zone 3 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	133	n/a	n/a	2.13	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	127	0.5	(0.00)	2.06	0.07	\$175	1.00	1.11
	Efficiency-Equipment	(0)	119	1.5	(0.00)	1.94	0.19	\$403	1.11	1.23
	Efficiency & PV/Battery	(10)	127	10.0	0.05	1.86	0.27	\$1,991	0.12	1.61
All-Electric ²	Code Compliant	1,944	0	n/a	n/a	1.27	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,944	0	0.0	0.00	1.27	0.00	\$0	-	-
	Efficiency-Equipment	1,698	0	2.5	0.00	1.13	0.14	\$795	1.73	1.58
	Efficiency & PV	457	0	16.0	0.92	0.69	0.58	\$3,272	2.43	1.73
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(7)	0	29.5	1.26	0.33	0.94	\$6,057	1.38	1.71
	Code Compliant	1,944	0	0.0	0.00	1.27	0.86	(\$2,337)	0.58	1.46
	Efficiency & PV	57	0	16.0	0.92	0.69	1.43	\$936	4.18	>1
	Neutral Cost	845	0	11.5	0.70	0.85	1.28	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 4

Table 53: Single Family Climate Zone 4 Results Summary

Climate Zone 4 PG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	347	n/a	n/a	1.88	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	0	306	2.5	(0.03)	1.68	0.20	\$1,556	0.93	1.15
	Efficiency-Equipment	(0)	294	2.5	(0.02)	1.62	0.26	\$758	2.39	2.67
	Efficiency & PV/Battery	(18)	306	10.0	0.07	1.55	0.33	\$4,911	0.33	1.64
All-Electric ²	Code Compliant	4,342	0	n/a	n/a	1.00	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	3,775	0	3.0	0.00	0.89	0.11	\$1,519	1.92	1.84
	Efficiency-Equipment	3,747	0	3.5	0.00	0.88	0.12	\$2,108	1.52	1.52
	Efficiency & PV	814	0	17.0	1.84	0.48	0.52	\$8,786	2.13	1.62
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(11)	0	28.5	2.44	0.25	0.75	\$14,141	1.52	1.67
	Code Compliant	4,342	0	0.0	0.00	1.00	0.88	(\$5,349)	0.55	1.59
	Efficiency & PV	814	0	17.0	1.84	0.48	1.40	\$3,438	2.64	>1
	Neutral Cost	2,166	0	10.0	1.35	0.70	1.18	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 54: Multifamily Climate Zone 4 Results Summary (Per Dwelling Unit)

Climate Zone 4 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	134	n/a	n/a	2.16	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	127	1.0	(0.01)	2.06	0.10	\$329	0.75	1.24
	Efficiency-Equipment	(0)	123	1.5	(0.01)	2.01	0.15	\$351	1.06	1.74
	Efficiency & PV/Battery	(9)	127	11.0	0.04	1.87	0.29	\$2,141	0.19	1.82
All-Electric ²	Code Compliant	1,887	0	n/a	n/a	1.25	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,794	0	1.0	0.00	1.21	0.05	\$361	1.38	1.54
	Efficiency-Equipment	1,712	0	2.0	0.00	1.15	0.10	\$795	1.23	1.09
	Efficiency & PV	453	0	15.0	0.83	0.69	0.57	\$3,158	2.43	1.81
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(7)	0	28.5	1.17	0.32	0.93	\$5,914	1.37	1.86
	Code Compliant	1,887	0	0.0	0.00	1.25	0.90	(\$2,337)	0.65	1.77
	Efficiency & PV	57	0	15.0	0.83	0.69	1.47	\$822	4.96	>1
	Neutral Cost	767	0	11.0	0.70	0.82	1.33	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 5 PG&E

Table 55: Single Family Climate Zone 5 PG&E Results Summary

Climate Zone 5 PG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	331	n/a	n/a	1.79	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	281	2.5	(0.03)	1.55	0.24	\$1,571	1.10	1.22
	Efficiency-Equipment	(0)	279	2.5	(0.02)	1.54	0.25	\$772	2.29	2.48
	Efficiency & PV/Battery	(14)	281	9.0	0.07	1.43	0.36	\$4,911	0.41	1.46
All-Electric ²	Code Compliant	4,452	0	n/a	n/a	1.01	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	3,687	0	4.0	0.00	0.86	0.15	\$1,519	2.58	2.31
	Efficiency-Equipment	3,737	0	4.0	0.00	0.87	0.14	\$2,108	1.85	1.70
	Efficiency & PV	798	0	18.0	1.72	0.46	0.55	\$8,307	2.31	1.76
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(8)	0	28.5	2.29	0.24	0.78	\$13,525	1.65	1.70
	Code Compliant	4,452	0	0.0	0.00	1.01	0.78	(\$5,349)	0.48	1.32
	Efficiency & PV	798	0	18.0	1.72	0.46	1.33	\$2,959	2.72	>1
	Neutral Cost	2,172	0	11.0	1.35	0.70	1.10	\$0	>1	40.07

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 56: Multifamily Climate Zone 5 PG&E Results Summary (Per Dwelling Unit)

Climate Zone 5 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	131	n/a	n/a	2.10	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	126	0.5	(0.00)	2.03	0.07	\$180	0.99	1.03
	Efficiency-Equipment	(0)	117	1.5	(0.00)	1.92	0.19	\$358	1.24	1.34
	Efficiency & PV/Battery	(7)	126	9.5	0.05	1.84	0.26	\$1,985	0.17	1.58
All-Electric ²	Code Compliant	2,044	0	n/a	n/a	1.32	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,990	0	0.5	0.00	1.30	0.03	\$247	1.09	0.86
	Efficiency-Equipment	1,738	0	3.5	0.00	1.15	0.17	\$795	2.15	2.03
	Efficiency & PV	465	0	17.0	0.91	0.70	0.62	\$3,293	2.53	1.82
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(6)	0	30.0	1.24	0.34	0.98	\$6,026	1.50	1.77
	Code Compliant	2,044	0	0.0	0.00	1.32	0.78	(\$2,337)	0.50	1.28
	Efficiency & PV	58	0	17.0	0.91	0.70	1.40	\$956	3.80	>1
	Neutral Cost	874	0	12.5	0.70	0.87	1.23	\$0	>1	23.44

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 5 PG&E/SoCalGas

Table 57: Single Family Climate Zone 5 PG&E/SoCalGas Results Summary

Climate Zone 5 PG&E/SoCalGas Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	331	n/a	n/a	1.79	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	281	2.5	(0.03)	1.55	0.24	\$1,571	0.92	1.22
	Efficiency-Equipment	(0)	279	2.5	(0.02)	1.54	0.25	\$772	1.98	2.48
	Efficiency & PV/Battery	(14)	281	9.0	0.07	1.43	0.36	\$4,911	0.35	1.46
All-Electric ²	Code Compliant	4,452	0	n/a	n/a	1.01	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	3,687	0	4.0	0.00	0.86	0.15	\$1,519	2.58	2.31
	Efficiency-Equipment	3,737	0	4.0	0.00	0.87	0.14	\$2,108	1.85	1.70
	Efficiency & PV	798	0	18.0	1.72	0.46	0.55	\$8,307	2.31	1.76
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(8)	0	28.5	2.29	0.24	0.78	\$13,525	1.65	1.70
	Code Compliant	4,452	0	0.0	0.00	1.01	0.78	(\$5,349)	0.48	1.32
	Efficiency & PV	798	0	18.0	1.72	0.46	1.33	\$2,959	2.75	>1
	Neutral Cost	2,172	0	11.0	1.35	0.70	1.10	\$0	>1	40.07

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 58: Multifamily Climate Zone 5 PG&E/SoCalGas Results Summary (Per Dwelling Unit)

Climate Zone 5 PG&E/SoCalGas Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	131	n/a	n/a	2.10	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	126	0.5	(0.00)	2.03	0.07	\$180	0.85	1.03
	Efficiency-Equipment	(0)	117	1.5	(0.00)	1.92	0.19	\$358	1.09	1.34
	Efficiency & PV/Battery	(7)	126	9.5	0.05	1.84	0.26	\$1,985	0.16	1.58
All-Electric ²	Code Compliant	2,044	0	n/a	n/a	1.32	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,990	0	0.5	0.00	1.30	0.03	\$247	1.09	0.86
	Efficiency-Equipment	1,738	0	3.5	0.00	1.15	0.17	\$795	2.15	2.03
	Efficiency & PV	465	0	17.0	0.91	0.70	0.62	\$3,293	2.53	1.82
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(6)	0	30.0	1.24	0.34	0.98	\$6,026	1.50	1.77
	Code Compliant	2,044	0	0.0	0.00	1.32	0.78	(\$2,337)	0.65	1.28
	Efficiency & PV	58	0	17.0	0.91	0.70	1.40	\$956	4.98	>1
	Neutral Cost	874	0	12.5	0.70	0.87	1.23	\$0	>1	23.44

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 6

Table 59: Single Family Climate Zone 6 Results Summary

Climate Zone 6 SCE/SoCalGas Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	249	n/a	n/a	1.57	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	0	229	2.0	(0.02)	1.47	0.10	\$1,003	0.66	1.15
	Efficiency-Equipment	(0)	218	1.5	(0.01)	1.41	0.15	\$581	1.58	2.04
	Efficiency & PV/Battery	(13)	229	9.5	0.08	1.22	0.34	\$4,367	0.95	1.42
All-Electric ²	Code Compliant	3,099	0	n/a	n/a	0.87	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,885	0	2.0	0.00	0.83	0.05	\$926	1.31	1.41
	Efficiency-Equipment	2,746	0	2.5	0.00	0.80	0.08	\$846	2.20	2.29
	Efficiency & PV	722	0	14.0	1.37	0.63	0.24	\$6,341	1.19	1.48
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(6)	0	26.0	1.93	0.33	0.55	\$11,513	1.20	1.50
	Code Compliant	3,099	0	0.0	0.00	0.87	0.69	(\$5,349)	1.19	2.46
	Efficiency & PV	722	0	14.0	1.37	0.63	0.93	\$992	3.07	>1
	Neutral Cost	959	0	12.0	1.36	0.67	0.89	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 60: Multifamily Climate Zone 6 Results Summary (Per Dwelling Unit)

Climate Zone 6 SCE/SoCalGas Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	114	n/a	n/a	2.17	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	112	1.0	(0.01)	2.14	0.03	\$190	0.65	1.49
	Efficiency-Equipment	(0)	103	1.0	(0.00)	2.03	0.15	\$213	1.43	1.74
	Efficiency & PV/Battery	(6)	112	10.5	0.04	1.76	0.41	\$2,007	0.64	1.55
All-Electric ²	Code Compliant	1,558	0	n/a	n/a	1.28	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,531	0	1.0	0.00	1.26	0.02	\$231	0.65	1.34
	Efficiency-Equipment	1,430	0	2.0	0.00	1.20	0.08	\$361	1.62	1.91
	Efficiency & PV	427	0	13.5	0.70	0.97	0.31	\$2,580	1.24	1.71
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(5)	0	27.5	1.02	0.49	0.79	\$5,303	1.28	1.67
	Code Compliant	1,558	0	0.0	0.00	1.28	0.90	(\$2,337)	2.59	2.38
	Efficiency & PV	53	0	13.5	0.70	0.97	1.20	\$243	9.50	>1
	Neutral Cost	459	0	12.5	0.70	0.99	1.18	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 7

Table 61: Single Family Climate Zone 7 Results Summary

Climate Zone 7 SDG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	196	n/a	n/a	1.30	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	196	0.0	0.00	1.30	0.00	\$0	-	-
	Efficiency-Equipment	0	171	1.5	(0.00)	1.18	0.12	\$606	1.50	1.40
	Efficiency & PV/Battery	(12)	189	9.0	0.10	1.04	0.26	\$3,506	0.07	1.52
All-Electric ²	Code Compliant	2,479	0	n/a	n/a	0.75	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,479	0	0.0	0.00	0.75	0.00	\$0	-	-
	Efficiency-Equipment	2,222	0	2.0	0.00	0.69	0.06	\$846	1.60	1.65
	Efficiency & PV	674	0	11.0	1.10	0.58	0.17	\$4,436	1.87	1.55
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(6)	0	24.0	1.61	0.29	0.46	\$9,413	1.32	1.56
	Code Compliant	2,479	0	0.0	0.00	0.75	0.55	(\$5,349)	1.04	2.54
	Efficiency & PV	674	0	11.0	1.10	0.58	0.72	(\$912)	>1	>1
	Neutral Cost	267	0	13.5	1.35	0.55	0.75	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 62: Multifamily Climate Zone 7 Results Summary (Per Dwelling Unit)

Climate Zone 7 SDG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	110	n/a	n/a	2.11	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	108	0.5	(0.01)	2.08	0.03	\$90	0.73	2.24
	Efficiency-Equipment	(0)	99	2.0	(0.00)	1.96	0.15	\$366	1.07	1.41
	Efficiency & PV/Battery	(6)	108	11.0	0.05	1.71	0.40	\$1,900	0.04	1.61
All-Electric ²	Code Compliant	1,434	0	n/a	n/a	1.21	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,416	0	0.5	0.00	1.20	0.01	\$202	0.60	1.02
	Efficiency-Equipment	1,319	0	1.5	0.00	1.14	0.07	\$361	1.59	1.71
	Efficiency & PV	412	0	12.5	0.61	0.94	0.27	\$2,261	2.08	1.76
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(5)	0	27.0	0.92	0.47	0.74	\$4,916	1.26	1.71
	Code Compliant	1,434	0	0.0	0.00	1.21	0.90	(\$2,337)	1.12	2.47
	Efficiency & PV	51	0	12.5	0.61	0.94	1.17	(\$75)	>1	>1
	Neutral Cost	294	0	13.5	0.70	0.91	1.20	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 8

Table 63: Single Family Climate Zone 8 Results Summary

Climate Zone 8 SCE/SoCalGas Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	206	n/a	n/a	1.38	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	198	1.0	(0.02)	1.34	0.05	\$581	0.57	1.41
	Efficiency-Equipment	0	181	1.5	(0.01)	1.27	0.12	\$586	1.30	1.82
	Efficiency & PV/Battery	(13)	198	8.0	0.08	1.11	0.27	\$3,944	1.10	1.48
All-Electric ²	Code Compliant	2,576	0	n/a	n/a	0.80	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,483	0	1.5	0.00	0.78	0.02	\$926	0.57	1.22
	Efficiency-Equipment	2,352	0	1.5	0.00	0.75	0.05	\$412	2.82	3.03
	Efficiency & PV	703	0	10.5	1.13	0.62	0.18	\$5,373	1.00	1.48
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(7)	0	21.5	1.67	0.32	0.48	\$10,493	1.14	1.49
	Code Compliant	2,576	0	0.0	0.00	0.80	0.58	(\$5,349)	1.83	2.99
	Efficiency & PV	703	0	10.5	1.13	0.62	0.77	\$25	107.93	>1
	Neutral Cost	439	0	11.0	1.36	0.60	0.78	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 64: Multifamily Climate Zone 8 Results Summary (Per Dwelling Unit)

Climate Zone 8 SCE/SoCalGas Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	109	n/a	n/a	2.18	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	106	1.5	(0.02)	2.13	0.05	\$250	0.70	1.36
	Efficiency-Equipment	(0)	99	1.0	(0.00)	2.04	0.14	\$213	1.37	1.67
	Efficiency & PV/Battery	(6)	106	9.5	0.03	1.77	0.41	\$2,066	0.84	1.50
All-Electric ²	Code Compliant	1,409	0	n/a	n/a	1.26	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,373	0	1.0	0.00	1.24	0.02	\$231	0.87	1.72
	Efficiency-Equipment	1,276	0	1.5	0.00	1.18	0.08	\$361	1.63	1.75
	Efficiency & PV	426	0	11.5	0.60	0.99	0.27	\$2,240	1.26	1.78
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(5)	0	24.0	0.92	0.53	0.73	\$4,962	1.31	1.68
	Code Compliant	1,409	0	0.0	0.00	1.26	0.91	(\$2,337)	6.69	2.67
	Efficiency & PV	53	0	11.5	0.60	0.99	1.18	(\$96)	>1	>1
	Neutral Cost	309	0	12.0	0.70	0.98	1.20	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 9

Table 65: Single Family Climate Zone 9 Results Summary

Climate Zone 9 SCE/SoCalGas Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	229	n/a	n/a	1.53	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	216	2.5	(0.04)	1.46	0.07	\$912	0.69	1.97
	Efficiency-Equipment	0	201	2.5	(0.04)	1.38	0.15	\$574	1.80	3.66
	Efficiency & PV/Battery	(14)	216	8.5	0.05	1.23	0.30	\$4,263	1.11	1.66
All-Electric ²	Code Compliant	2,801	0	n/a	n/a	0.87	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,645	0	2.5	0.00	0.84	0.04	\$1,180	0.78	1.96
	Efficiency-Equipment	2,460	0	3.0	0.00	0.80	0.07	\$846	2.11	3.22
	Efficiency & PV	745	0	11.5	1.16	0.66	0.21	\$5,778	1.08	1.64
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(9)	0	21.0	1.72	0.37	0.50	\$10,932	1.16	1.60
	Code Compliant	2,801	0	0.0	0.00	0.87	0.66	(\$5,349)	1.67	2.90
	Efficiency & PV	745	0	11.5	1.16	0.66	0.87	\$429	7.15	>1
	Neutral Cost	594	0	10.0	1.36	0.67	0.86	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 66: Multifamily Climate Zone 9 Results Summary (Per Dwelling Unit)

Climate Zone 9 SCE/SoCalGas Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	111	n/a	n/a	2.24	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	109	1.5	(0.03)	2.19	0.05	\$136	1.46	3.35
	Efficiency-Equipment	(0)	101	2.5	(0.03)	2.08	0.16	\$274	1.66	2.87
	Efficiency & PV/Battery	(7)	109	9.5	0.03	1.84	0.40	\$1,947	1.03	1.71
All-Electric ²	Code Compliant	1,468	0	n/a	n/a	1.33	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,414	0	1.5	0.00	1.30	0.03	\$231	1.29	2.70
	Efficiency-Equipment	1,334	0	1.5	0.00	1.25	0.08	\$361	1.63	1.58
	Efficiency & PV	441	0	11.0	0.60	1.04	0.29	\$2,232	1.34	1.91
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(7)	0	23.0	0.92	0.58	0.75	\$4,949	1.35	1.77
	Code Compliant	1,468	0	0.0	0.00	1.33	0.91	(\$2,337)	4.38	2.55
	Efficiency & PV	55	0	11.0	0.60	1.04	1.20	(\$104)	>1	>1
	Neutral Cost	331	0	11.0	0.70	1.03	1.21	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 10 SCE/SoCalGas

Table 67: Single Family Climate Zone 10 SCE/SoCalGas Results Summary

Climate Zone 10 SCE/SoCalGas Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of LifETIME Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	239	n/a	n/a	1.61	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	217	3.0	(0.07)	1.48	0.13	\$1,648	0.63	1.33
	Efficiency-Equipment	(0)	209	3.0	(0.06)	1.45	0.16	\$593	2.05	3.84
	Efficiency & PV/Battery	(12)	217	9.5	0.03	1.25	0.36	\$4,999	1.00	1.64
All-Electric ²	Code Compliant	2,981	0	n/a	n/a	0.94	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,673	0	3.0	0.00	0.88	0.07	\$1,773	0.92	1.52
	Efficiency-Equipment	2,563	0	3.0	0.00	0.85	0.10	\$949	2.27	3.19
	Efficiency & PV	762	0	11.0	1.17	0.70	0.24	\$6,405	1.08	1.50
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(6)	0	21.0	1.74	0.41	0.53	\$11,606	1.16	1.58
	Code Compliant	2,981	0	0.0	0.00	0.94	0.67	(\$5,349)	1.45	2.66
	Efficiency & PV	762	0	11.0	1.17	0.70	0.91	\$1,057	3.04	>1
	Neutral Cost	770	0	9.0	1.36	0.74	0.87	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 68: Multifamily Climate Zone 10 SCE/SoCalGas Results Summary (Per Dwelling Unit)

Climate Zone 10 SCE/SoCalGas Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	112	n/a	n/a	2.29	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	108	1.5	(0.02)	2.23	0.06	\$278	0.81	1.69
	Efficiency-Equipment	(0)	102	2.5	(0.04)	2.13	0.16	\$250	1.96	3.27
	Efficiency & PV/Battery	(6)	108	10.0	0.03	1.88	0.41	\$2,089	1.12	1.79
All-Electric ²	Code Compliant	1,507	0	n/a	n/a	1.39	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,425	0	1.5	0.00	1.34	0.05	\$361	1.16	2.00
	Efficiency-Equipment	1,369	0	1.5	0.00	1.31	0.08	\$361	1.71	1.98
	Efficiency & PV	450	0	10.5	0.60	1.09	0.30	\$2,371	1.31	1.79
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(4)	0	23.0	0.93	0.63	0.76	\$5,108	1.35	1.78
	Code Compliant	1,507	0	0.0	0.00	1.39	0.90	(\$2,337)	3.35	2.36
	Efficiency & PV	56	0	10.5	0.60	1.09	1.20	\$34	70.89	>1
	Neutral Cost	372	0	10.5	0.70	1.10	1.19	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 10 SDGE

Table 69: Single Family Climate Zone 10 SDGE Results Summary

Climate Zone 10 SDG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	239	n/a	n/a	1.61	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	217	3.0	(0.07)	1.48	0.13	\$1,648.10	0.80	1.33
	Efficiency-Equipment	(0)	209	3.0	(0.06)	1.45	0.16	\$593.40	2.64	3.84
	Efficiency & PV/Battery	(12)	217	9.5	0.03	1.25	0.36	\$4,999.50	0.64	1.64
All-Electric ²	Code Compliant	2,981	0	n/a	n/a	0.94	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,673	0	3.0	0.00	0.88	0.07	\$1,772.82	1.08	1.52
	Efficiency-Equipment	2,563	0	3.0	0.00	0.85	0.10	\$948.63	2.62	3.19
	Efficiency & PV	762	0	11.0	1.17	0.70	0.24	\$6,405.39	1.68	1.50
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(6)	0	21.0	1.74	0.41	0.53	\$11,606.13	1.48	1.58
	Code Compliant	2,981	0	0.0	0.00	0.94	0.67	(\$5,349)	0.90	2.66
	Efficiency & PV	762	0	11.0	1.17	0.70	0.91	\$1,057	4.55	>1
	Neutral Cost	770	0	9.0	1.36	0.74	0.87	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 70: Multifamily Climate Zone 10 SDGE Results Summary (Per Dwelling Unit)

Climate Zone 10 SDG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	112	n/a	n/a	2.29	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	108	1.5	(0.02)	2.23	0.06	\$278.06	1.09	1.69
	Efficiency-Equipment	(0)	102	2.5	(0.04)	2.13	0.16	\$249.93	2.60	3.27
	Efficiency & PV/Battery	(6)	108	10.0	0.03	1.88	0.41	\$2,088.94	0.27	1.79
All-Electric ²	Code Compliant	1,507	0	n/a	n/a	1.39	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,425	0	1.5	0.00	1.34	0.05	\$360.62	1.53	2.00
	Efficiency-Equipment	1,369	0	1.5	0.00	1.31	0.08	\$360.85	2.05	1.98
	Efficiency & PV	450	0	10.5	0.60	1.09	0.30	\$2,370.68	2.12	1.79
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(4)	0	23.0	0.93	0.63	0.76	\$5,107.56	1.52	1.78
	Code Compliant	1,507	0	0.0	0.00	1.39	0.90	(\$2,337)	0.73	2.36
	Efficiency & PV	56	0	10.5	0.60	1.09	1.20	\$34	54.15	>1
	Neutral Cost	372	0	10.5	0.70	1.10	1.19	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 11

Table 71: Single Family Climate Zone 11 Results Summary

Climate Zone 11 PG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	378	n/a	n/a	2.14	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	333	4.0	(0.19)	1.90	0.24	\$3,143	0.78	1.20
	Efficiency-Equipment	0	320	5.0	(0.21)	1.83	0.31	\$1,222	2.50	3.68
	Efficiency & PV/Battery	(18)	333	9.0	(0.09)	1.78	0.36	\$6,503	0.39	1.64
All-Electric ²	Code Compliant	4,585	0	n/a	n/a	1.15	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	3,815	0	4.5	0.00	0.99	0.16	\$3,735	1.24	1.47
	Efficiency-Equipment	3,533	0	5.5	0.00	0.93	0.22	\$2,108	2.97	3.33
	Efficiency & PV	957	0	14.0	1.79	0.60	0.55	\$10,827	1.84	1.55
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(13)	0	23.0	2.49	0.36	0.79	\$16,555	1.54	1.66
	Code Compliant	4,585	0	0.0	0.00	1.15	0.99	(\$5,349)	0.49	1.69
	Efficiency & PV	957	0	14.0	1.79	0.60	1.54	\$5,478	1.64	>1
	Neutral Cost	2,429	0	7.0	1.36	0.85	1.29	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 72: Multifamily Climate Zone 11 Results Summary (Per Dwelling Unit)

Climate Zone 11 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	141	n/a	n/a	2.38	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	0	127	2.5	(0.05)	2.18	0.20	\$850	0.65	1.17
	Efficiency-Equipment	(0)	126	3.0	(0.06)	2.16	0.22	\$317	1.84	3.29
	Efficiency & PV/Battery	(9)	127	10.5	0.01	2.00	0.38	\$2,663	0.43	1.77
All-Electric ²	Code Compliant	1,974	0	n/a	n/a	1.42	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,732	0	3.5	0.00	1.29	0.13	\$1,011	1.40	1.64
	Efficiency-Equipment	1,707	0	3.5	0.00	1.26	0.16	\$795	2.02	2.33
	Efficiency & PV	504	0	13.0	0.77	0.81	0.61	\$3,601	2.22	1.81
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(6)	0	25.0	1.14	0.45	0.98	\$6,472	1.48	1.89
	Code Compliant	1,974	0	0.0	0.00	1.42	0.96	(\$2,337)	0.56	1.33
	Efficiency & PV	63	0	13.0	0.77	0.81	1.56	\$1,264	3.03	>1
	Neutral Cost	866	0	9.0	0.70	0.99	1.38	\$0	>1	73.96

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 12

Table 73: Single Family Climate Zone 12 Results Summary

Climate Zone 12 PG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	390	n/a	n/a	2.11	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	344	3.5	(0.06)	1.88	0.23	\$1,679	1.18	1.83
	Efficiency-Equipment	0	338	3.0	(0.05)	1.85	0.26	\$654	3.31	4.65
	Efficiency & PV/Battery	(23)	344	9.5	0.04	1.76	0.35	\$5,045	0.48	1.89
All-Electric ²	Code Compliant	4,492	0	n/a	n/a	1.05	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	3,958	0	3.5	0.00	0.94	0.10	\$3,735	0.78	1.06
	Efficiency-Equipment	3,721	0	5.0	0.00	0.90	0.15	\$2,108	2.00	2.51
	Efficiency & PV	867	0	15.5	1.97	0.51	0.53	\$11,520	1.69	1.41
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(15)	0	25.0	2.62	0.29	0.76	\$17,064	1.33	1.53
	Code Compliant	4,492	0	0.0	0.00	1.05	1.07	(\$5,349)	0.63	1.89
	Efficiency & PV	867	0	15.5	1.97	0.51	1.60	\$6,172	1.77	>1
	Neutral Cost	2,374	0	8.0	1.35	0.76	1.36	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 74: Multifamily Climate Zone 12 Results Summary (Per Dwelling Unit)

Climate Zone 12 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	143	n/a	n/a	2.33	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	135	1.5	(0.02)	2.21	0.12	\$291	1.10	2.22
	Efficiency-Equipment	0	128	2.5	(0.03)	2.12	0.21	\$434	1.25	2.22
	Efficiency & PV/Battery	(11)	135	10.0	0.03	2.03	0.30	\$2,106	0.34	1.98
All-Electric ²	Code Compliant	1,963	0	n/a	n/a	1.34	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,792	0	2.5	0.00	1.24	0.09	\$1,011	0.91	1.12
	Efficiency-Equipment	1,744	0	2.5	0.00	1.21	0.13	\$795	1.56	1.63
	Efficiency & PV	472	0	14.0	0.84	0.73	0.60	\$3,835	2.08	1.65
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(8)	0	26.5	1.20	0.38	0.96	\$6,656	1.31	1.76
	Code Compliant	1,963	0	0.0	0.00	1.34	1.00	(\$2,337)	0.64	1.66
	Efficiency & PV	59	0	14.0	0.84	0.73	1.60	\$1,498	2.88	>1
	Neutral Cost	872	0	9.5	0.70	0.92	1.42	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 13

Table 75: Single Family Climate Zone 13 Results Summary

Climate Zone 13 PG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	352	n/a	n/a	2.02	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	311	4.5	(0.21)	1.80	0.22	\$3,060	0.76	1.28
	Efficiency-Equipment	(0)	292	5.5	(0.24)	1.70	0.32	\$611	5.26	8.40
	Efficiency & PV/Battery	(19)	311	9.5	(0.11)	1.69	0.33	\$6,432	0.39	1.69
All-Electric ²	Code Compliant	4,180	0	n/a	n/a	1.08	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	3,428	0	5.0	0.00	0.92	0.15	\$4,154	1.12	1.40
	Efficiency-Equipment	3,177	0	6.0	0.00	0.87	0.21	\$2,108	2.88	3.30
	Efficiency & PV	934	0	13.0	1.61	0.57	0.50	\$10,532	1.70	1.47
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(11)	0	22.0	2.32	0.35	0.73	\$16,283	1.45	1.59
	Code Compliant	4,180	0	0.0	0.00	1.08	0.94	(\$5,349)	0.54	1.83
	Efficiency & PV	934	0	13.0	1.61	0.57	1.44	\$5,184	1.56	>1
	Neutral Cost	2,092	0	7.0	1.36	0.79	1.23	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 76: Multifamily Climate Zone 13 Results Summary (Per Dwelling Unit)

Climate Zone 13 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	135	n/a	n/a	2.30	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	123	3.0	(0.05)	2.12	0.18	\$831	0.63	1.27
	Efficiency-Equipment	(0)	121	3.0	(0.07)	2.10	0.21	\$290	1.95	3.75
	Efficiency & PV/Battery	(9)	123	10.5	0.00	1.95	0.35	\$2,649	0.43	1.82
All-Electric ²	Code Compliant	1,849	0	n/a	n/a	1.36	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,629	0	3.0	0.00	1.24	0.12	\$1,011	1.31	1.56
	Efficiency-Equipment	1,590	0	3.5	0.00	1.21	0.16	\$795	1.98	2.28
	Efficiency & PV	501	0	12.0	0.73	0.80	0.56	\$3,462	2.12	1.71
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(5)	0	23.5	1.11	0.44	0.92	\$6,362	1.41	1.82
	Code Compliant	1,849	0	0.0	0.00	1.36	0.94	(\$2,337)	0.63	1.54
	Efficiency & PV	63	0	12.0	0.73	0.80	1.50	\$1,125	3.22	>1
	Neutral Cost	773	0	8.5	0.70	0.94	1.36	\$0	>1	>1

¹All reductions and incremental costs relative to the mixed fuel code compliant home.

²All reductions and incremental costs relative to the all-electric code compliant home.

³All reductions and incremental costs relative to the mixed fuel code compliant home except the EDR Margins are relative to the Standard Design for each case which is the all-electric code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 14 SCE/SoCalGas

Table 77: Single Family Climate Zone 14 SCE/SoCalGas Results Summary

Climate Zone 14 SCE/SoCalGas Single Family	Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifeternal Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
					Total	Reduction		On-Bill	TDV
Mixed Fuel ¹									
Code Compliant	(0)	371	n/a	n/a	2.35	n/a	n/a	n/a	n/a
Efficiency-Non-Preempted	(0)	319	4.5	(0.17)	2.06	0.29	\$1,662	1.57	2.46
Efficiency-Equipment	(0)	305	5.5	(0.19)	1.98	0.36	\$799	3.95	6.14
Efficiency & PV/Battery	(5)	319	9.0	(0.08)	1.83	0.52	\$5,004	1.45	1.92
All-Electric ²									
Code Compliant	4,725	0	n/a	n/a	1.38	n/a	n/a	n/a	n/a
Efficiency-Non-Preempted	3,819	0	5.5	0.00	1.19	0.19	\$4,154	0.95	1.46
Efficiency-Equipment	3,676	0	6.0	0.00	1.16	0.22	\$2,108	2.29	3.13
Efficiency & PV	953	0	15.5	1.60	0.93	0.45	\$10,459	1.21	1.62
Efficiency & PV/Battery	(2)	0	23.5	2.21	0.63	0.75	\$15,872	1.40	1.65
Mixed Fuel to All-Electric ³									
Code Compliant	4,725	0	0.0	0.00	1.38	0.97	(\$5,349)	0.72	1.67
Efficiency & PV	953	0	15.5	1.60	0.93	1.42	\$5,111	1.01	>1
Neutral Cost	2,299	0	8.5	1.35	1.15	1.19	\$0	0.00	>1
Min Cost Effectiveness	1,853	0	10.0	1.61	1.12	1.23	(\$1,000)	1.24	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, Neutral Cost, and Min Cost Effectiveness packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 78: Multifamily Climate Zone 14 SCE/SoCalGas Results Summary (Per Dwelling Unit)

Climate Zone 14 SCE/SoCalGas Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	141	n/a	n/a	2.76	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	126	3.0	(0.04)	2.53	0.23	\$874	0.73	1.21
	Efficiency-Equipment	(0)	126	3.0	(0.05)	2.52	0.23	\$347	1.96	2.99
	Efficiency & PV/Battery	(3)	126	9.5	0.01	2.18	0.58	\$2,669	1.21	1.53
All-Electric ²	Code Compliant	2,022	0	n/a	n/a	1.73	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,759	0	3.5	0.00	1.58	0.15	\$1,011	1.24	1.65
	Efficiency-Equipment	1,748	0	3.5	0.00	1.56	0.16	\$795	1.59	2.20
	Efficiency & PV	504	0	14.0	0.70	1.26	0.47	\$3,356	1.39	1.91
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(2)	0	24.5	1.03	0.79	0.94	\$6,093	1.42	1.86
	Code Compliant	2,022	0	0.0	0.00	1.73	1.03	(\$2,337)	1.13	1.48
	Efficiency & PV	63	0	14.0	0.70	1.26	1.50	\$1,019	2.57	>1
	Neutral Cost	772	0	10.0	0.7	1.41	1.35	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 14 SDGE

Table 79: Single Family Climate Zone 14 SDGE Results Summary

Climate Zone 14 SDG&E Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	371	n/a	n/a	2.35	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	319	4.5	(0.17)	2.06	0.29	\$1,662	1.92	2.46
	Efficiency-Equipment	(0)	305	5.5	(0.19)	1.98	0.36	\$799	4.88	6.14
	Efficiency & PV/Battery	(5)	319	9.0	(0.08)	1.83	0.52	\$5,004	1.36	1.92
All-Electric ²	Code Compliant	4,725	0	n/a	n/a	1.38	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	3,819	0	5.5	0.00	1.19	0.19	\$4,154	1.30	1.46
	Efficiency-Equipment	3,676	0	6.0	0.00	1.16	0.22	\$2,108	2.92	3.13
	Efficiency & PV	953	0	15.5	1.60	0.93	0.45	\$10,459	1.80	1.62
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(2)	0	23.5	2.21	0.63	0.75	\$15,872	1.73	1.65
	Code Compliant	4,725	0	0.0	0.00	1.38	0.97	(\$5,349)	0.60	1.67
	Efficiency & PV	953	0	15.5	1.60	0.93	1.42	\$5,111	1.94	>1
	Neutral Cost	2,299	0	8.5	1.35	1.15	1.19	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 80: Multifamily Climate Zone 14 SDGE Results Summary (Per Dwelling Unit)

Climate Zone 14 SDG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	(0)	141	n/a	n/a	2.76	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	126	3.0	(0.04)	2.53	0.23	\$874	0.93	1.21
	Efficiency-Equipment	(0)	126	3.0	(0.05)	2.52	0.23	\$347	2.48	2.99
	Efficiency & PV/Battery	(3)	126	9.5	0.01	2.18	0.58	\$2,669	0.57	1.53
All-Electric ²	Code Compliant	2,022	0	n/a	n/a	1.73	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,759	0	3.5	0.00	1.58	0.15	\$1,011	1.47	1.65
	Efficiency-Equipment	1,748	0	3.5	0.00	1.56	0.16	\$795	2.00	2.20
	Efficiency & PV	504	0	14.0	0.70	1.26	0.47	\$3,356	2.16	1.91
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(2)	0	24.5	1.03	0.79	0.94	\$6,093	1.77	1.86
	Code Compliant	2,022	0	0.0	0.00	1.73	1.03	(\$2,337)	0.51	1.48
	Efficiency & PV	63	0	14.0	0.70	1.26	1.50	\$1,019	2.60	>1
	Neutral Cost	772	0	10.0	0.70	1.41	1.35	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 15

Table 81: Single Family Climate Zone 15 Results Summary

Climate Zone 15 SCE/SoCalGas Single Family		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	149	n/a	n/a	1.69	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	0	141	4.5	(0.43)	1.56	0.13	\$2,179	1.00	1.58
	Efficiency-Equipment	(0)	132	4.5	(0.45)	1.51	0.18	(\$936)	>1	>1
	Efficiency & PV/Battery	(3)	141	7.0	(0.34)	1.38	0.32	\$5,521	1.25	1.65
All-Electric ²	Code Compliant	2,149	0	n/a	n/a	1.32	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	1,230	0	5.5	0.00	1.12	0.20	\$4,612	1.12	1.58
	Efficiency-Equipment	866	0	7.0	0.00	1.04	0.28	\$2,108	3.30	4.47
	Efficiency & PV	1,030	0	6.0	0.12	1.10	0.22	\$5,085	1.12	1.57
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(2)	0	13.0	0.83	0.84	0.48	\$10,860	1.22	1.61
	Code Compliant	2,149	0	0.0	0.00	1.32	0.37	(\$5,349)	1.73	2.21
	Efficiency & PV	1,030	0	6.0	0.12	1.10	0.59	(\$264)	>1	>1
	Neutral Cost	23	0	6.0	1.36	1.13	0.57	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 82: Multifamily Climate Zone 15 Results Summary (Per Dwelling Unit)

Climate Zone 15 SCE/SoCalGas Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	93	n/a	n/a	2.53	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	0	92	4.0	(0.15)	2.42	0.11	\$510	1.35	2.28
	Efficiency-Equipment	0	86	4.0	(0.16)	2.33	0.20	(\$157)	>1	>1
	Efficiency & PV/Battery	(3)	92	8.5	(0.10)	2.13	0.40	\$2,317	1.45	1.91
All-Electric ²	Code Compliant	1,243	0	n/a	n/a	1.78	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	954	0	4.0	0.00	1.61	0.17	\$1,011	1.50	2.28
	Efficiency-Equipment	764	0	6.0	0.00	1.50	0.29	\$1,954	1.24	1.72
	Efficiency & PV	548	0	7.0	0.24	1.50	0.28	\$1,826	1.43	2.07
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(3)	0	16.5	0.62	1.08	0.70	\$4,732	1.42	1.91
	Code Compliant	1,243	0	0.0	0.00	1.78	0.75	(\$2,337)	6.36	2.35
	Efficiency & PV	68	0	7.0	0.24	1.50	1.03	(\$511)	>1	>1
	Neutral Cost	78	0	7.5	0.70	1.48	1.05	\$0	>1	>1

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Climate Zone 16

Table 83: Single Family Climate Zone 16 Results Summary

Climate Zone 16 PG&E Single Family	Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
					Total	Reduction		On-Bill	TDV
Mixed Fuel ¹									
Code Compliant	(0)	605	n/a	n/a	3.31	n/a	n/a	n/a	n/a
Efficiency-Non-Preempted	0	454	5.0	0.01	2.59	0.72	\$3,542	1.62	1.46
Efficiency-Equipment	0	474	6.0	(0.08)	2.66	0.65	\$2,441	2.19	2.20
Efficiency & PV/Battery	(18)	454	10.5	0.10	2.36	0.95	\$6,877	0.93	1.47
All-Electric ²									
Code Compliant	7,694	0	n/a	n/a	1.73	n/a	n/a	n/a	n/a
Efficiency-Non-Preempted	5,696	0	9.5	0.00	1.38	0.35	\$5,731	1.72	1.69
Efficiency-Equipment	6,760	0	4.5	0.00	1.55	0.18	\$2,108	2.36	2.32
Efficiency & PV	1,032	0	26.5	2.75	0.94	0.79	\$16,582	2.09	1.62
Efficiency & PV/Battery	(11)	0	35.0	3.45	0.64	1.09	\$22,315	1.75	1.58
Mixed Fuel to All-Electric ³									
Code Compliant	7,694	0	0.0	0.00	1.73	1.58	(\$5,349)	0.31	0.68
Efficiency & PV	1,032	0	26.5	2.75	0.94	2.37	\$11,234	1.55	2.02
Neutral Cost	5,398	0	8.5	1.35	1.51	1.80	\$0	0.00	0.74
Min Cost Effectiveness	3,358	0	16.0	2.56	1.32	1.99	(\$4,753)	1.24	1.40

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, Neutral Cost, and Min Cost Effectiveness packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.



Table 84: Multifamily Climate Zone 16 Results Summary (Per Dwelling Unit)

Climate Zone 16 PG&E Multifamily		Annual Net kWh	Annual therms	EDR Margin ⁴	PV Size Change (kW) ⁵	CO2-Equivalent Emissions (lbs/sf)		NPV of Lifetime Incremental Cost (\$)	Benefit to Cost Ratio (B/C)	
						Total	Reduction		On-Bill	TDV
Mixed Fuel ¹	Code Compliant	0	206	n/a	n/a	3.45	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	(0)	172	2.0	0.03	3.02	0.44	\$937	1.11	1.19
	Efficiency-Equipment	(0)	183	2.5	(0.02)	3.12	0.33	\$453	1.76	2.15
	Efficiency & PV/Battery	(9)	172	9.5	0.08	2.65	0.80	\$2,741	0.52	1.41
All-Electric ²	Code Compliant	2,699	0	n/a	n/a	1.86	n/a	n/a	n/a	n/a
	Efficiency-Non-Preempted	2,329	0	4.0	0.00	1.70	0.16	\$843	2.08	2.05
	Efficiency-Equipment	2,470	0	3.0	0.00	1.74	0.13	\$795	1.59	1.70
	Efficiency & PV	518	0	19.5	1.07	1.23	0.63	\$4,423	2.58	1.89
Mixed Fuel to All-Electric ³	Efficiency & PV/Battery	(6)	0	29.5	1.42	0.75	1.11	\$7,245	1.71	1.76
	Code Compliant	2,699	0	0.0	0.00	1.86	1.59	(\$2,337)	0.43	1.03
	Efficiency & PV	65	0	19.5	1.07	1.23	2.22	\$2,087	2.87	>1
	Neutral Cost	1,518	0	10.0	0.70	1.56	1.90	\$0	>1	2.58

¹All reductions and incremental costs relative to the **mixed fuel** code compliant home.

²All reductions and incremental costs relative to the **all-electric** code compliant home.

³All reductions and incremental costs relative to the **mixed fuel** code compliant home except the EDR Margins are relative to the Standard Design for each case which is the **all-electric** code compliant home. Incremental costs for these packages reflect the costs used in the On-Bill cost effectiveness methodology. Costs differ for the TDV methodology due to differences in the site gas infrastructure costs (see Section 2.6).

⁴This represents the Efficiency EDR Margin for the Efficiency-Non-Preempted and Efficiency-Equipment packages and Total EDR Margin for the Efficiency & PV, Efficiency & PV/Battery, and Neutral Cost packages.

⁵Positive values indicate an increase in PV capacity relative to the Standard Design.

