



Building & Fire Prevention
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Prepare Your Property for Upcoming Health and Safety Standards

The state of California and regional agencies plan to phase out the use of natural gas. Of note, are the updated rules by the Bay Area Air Quality Management District which will phase out the sale of standard gas water heaters starting in 2027 and furnaces in 2029. To promote efficiency and cost effectiveness, many property owners could benefit by preparing their homes for the eventual replacement of gas with electric appliances when completing other projects in the home.

If new electrical circuits need to be established or if existing circuits need to be moved, it can be beneficial to do so when an electrician is already onsite. This avoids the need to seek out qualified electricians in the future, obtain quotes, etc. Work completed now can also be incorporated into a current building permit. Another reason to prepare now is that tax credits and local program incentives can help cover the cost of this work.

Here are some electrification opportunities to consider which could help you save time and money down the road.

Water Heaters

Recommendation: If not already present, add an electrical outlet within 3 feet of the existing water heater. The outlet should be connected back to the main electrical panel by either a 240V, 30-amp dedicated circuit or a 120V, 20-amp dedicated circuit. For households of 4 or more occupants or 3+ bedrooms, a 240V, 30-amp circuit is recommended when possible.

Why this is important: Heat pump water heaters are not only incredibly efficient, they also reduce harmful emissions associated with increased health risks. Most water heaters are replaced in emergency situations when they start leaking or fail. By having an electrical outlet ready now, upgrading the building with a heat pump water heater can be done quickly and efficiently when the time comes.

Heat Pumps for Heating and Cooling (HVAC)

Recommendation: If you have an existing air conditioner system, it is likely that no changes to your electrical service will be needed. If you don't have an existing air conditioner, running a new circuit for a heat pump can be done with the advice of a heat pump installer specifying the location and electrical load likely to be needed.

Why this is important: Heat pumps reduce harmful emissions associated with air pollution and public health risks. By having an electrical connection ready now, upgrading the building with a heat pump can be done quickly and efficiently in the future.

Kitchen Appliances

Recommendation: If you are doing any kitchen remodeling, run circuits for electric cooktops and ovens now (even if you are keeping existing gas appliances) to avoid the need to tear into tiled walls or cabinets in the future. A 240V, 50-amp circuit is commonly needed for an induction stove.

Why this is important: Electric induction cooking appliances are rapidly growing in popularity because of their performance and the way they substantially improve indoor air quality and family health.

Clothes Dryer

Recommendation: Many laundry areas already have an electrical receptacle for an electric dryer. If not, now may be the time to consider adding one. A dedicated 240V, 30-amp circuit is typically needed.

Why this is important: Electric clothes dryers will be needed as gas is phased out. Classic electric resistance dryers work similarly to gas dryers. Alternately, heat pump dryers are more efficient, but currently have longer dry cycles. One advantage of a heat pump dryer is that they don't need an outside dryer vent.

Other Uses

Recommendation: If you have other gas appliances in the home, like fireplaces or barbeques, consider running electrical circuits now to these areas to avoid the need to do so in the future.

Why this is important: These other appliances will need to be replaced as gas is phased out to reduce air pollution and improve public health.

For more information, speak to a Go Electric Advisor (<https://goelectric.svcleanenergy.org/>) and get customized recommendations.

Always use licensed contractors and get a building permit to ensure that your projects are done safely.