

**BY AUTHORITY**

ORDINANCE NO.  
SERIES OF 2022

COUNCIL BILL NO. CB22-xxxx  
COMMITTEE OF REFERENCE:  
[insert]

**A BILL**

**For an ordinance amending Chapter 10 of the Denver Revised Municipal Code to clarify energy efficiency requirements of existing buildings.**

**BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That section 10-20, D.R.M.C. concerning electrification requirements of existing buildings is amended by deleting the language stricken and adding the language underlined to read as follows:

**Sec. 10-20. – Electrification requirements for existing buildings.**

(a) Applicability. This section will apply to all existing buildings regulated by the International Building Code or the International Existing Building Code.

(b) Definitions. The following words and phrases as used in this section 10-20 have the following meanings:

(1) Boiler shall have the same meaning as provided in the Denver Building and Fire Code.

(2) Condensing unit shall have the same meaning as provided in the Denver Building and Fire Code, but which only serves a heated space.

(3) Electrification retrofit feasibility report means a report ~~submitted to the department of community planning and development (CPD), in consultation with the executive director of the office of climate action, sustainability, and resiliency,~~ that analyzes the feasibility of using an ~~provides an alternate schematic design for the proposed gas-fired equipment that utilizes~~ electric heat pump when certain appliances are proposed to be replaced without an electric heat pump, and that also lists the following: ~~equipment and an analysis of the cost of the appliance equipment~~ with and without an electric heat pump, the and annual energy cost of the appliance with and without an electric heat pump, and the social cost of carbon

1 dioxide over the life of the appliance with and without an electric heat pump ~~the~~  
2 ~~equipment for both the proposed gas-fired system and the alternate electric~~  
3 ~~schematic design.~~

4 (4) *Electrify or electrification* means to replace a natural gas-powered space or  
5 water heating system with an electrically powered space or water heating system.

6 (5) *Instantaneous water heater heated* means a product which utilizes oil, gas,  
7 or electricity to heat potable water for use outside the heater upon demand that  
8 contains no more than one (1) gallon of water per four thousand (4,000) Btu per  
9 hour of input.

10 (6) *Packaged terminal air conditioner conditioned* means a wall sleeve and a  
11 separate unencased combination of heating and cooling assemblies specified by  
12 the builder and intended for mounting through the wall, which are limited to the  
13 following: a prime source of refrigeration, separable outdoor louvers, forced  
14 ventilation, and heating availability energy.

15 (7) *Social cost of carbon dioxide* means either seventy-nine dollars (\$79.00)  
16 per metric ton of carbon dioxide with an annual escalation rate of two and one-half  
17 (2.5) percent from January 1, 2022, or the social cost of carbon dioxide as  
18 determined by the public utilities commission of the State of Colorado, whichever  
19 is greater.

20 (8) *Storage water heater heated* means a product which utilizes oil, gas, or  
21 electricity to heat potable water for use outside the heater upon demand which  
22 heat and store water at a thermostatically controlled temperature.

23 (9) *Unitary air conditioner conditioned* means a system that consists of heat  
24 exchangers, blowers, filters, supply, exhaust and return ducts, and shall include  
25 any apparatus installed in connection therewith, other than a packaged terminal  
26 air conditioner, but which only serves a heated space. A unitary air conditioner may  
27 consist of: a single-package unit; an outdoor unit and one (1) or more indoor units;  
28 or an indoor unit only.

29 (10) *Warm-air furnace* means a completely self-contained heating unit that is

1 designed to supply heated air to spaces remote from or adjacent to the appliance  
2 location.

3 (c) No later than ~~March~~ January 1, 2023, the Denver Building and Fire Code  
4 shall be amended to implement the following electrification requirements:

5 (1) Replacement of natural gas-fired space and water heating equipment shall  
6 be submitted to Community Planning and Development (CPD) for review prior to  
7 permitting, except that this requirement shall not apply to the replacement of a gas-  
8 fired boiler used for space or water heating with another boiler of the same type.

9 (2) Replacement of a unitary air conditioner or condensing unit shall be  
10 submitted to CPD for review prior to permitting.

11 (3) All storage electric water heaters installed in commercial and multifamily  
12 buildings must be compatible at a minimum with ANSI/CTA-2045-B, level 1  
13 demand response protocol, or a similar protocol, with appropriate exceptions when  
14 demand response is not appropriate based on the application.

15 (4) (3) When an indoor gas-fired warm air furnace is proposed to be replaced with  
16 another gas-fired warm-air furnace, the replacement is required to provide one (1)  
17 of the following: (i) low-nitrogen oxide emissions, of no more than fourteen (14)  
18 nanograms of nitrogen dioxide per joule of useful heat delivered to the heated  
19 space; (ii) an Annual Fuel Utilization Efficiency of not less than ninety (90) percent;  
20 or (iii) evidence to the building official that an equivalent system will be provided.  
21 The requirements of this subsection shall not apply to an indoor gas-fired make-  
22 up air unit.

23 (5) When a gas-fired warm air furnace is proposed to be replaced with another  
24 gas-fired warm-air furnace, Additionally, at least two (2) of the following are  
25 required; but when a unitary air conditioner or condensing unit is proposed to be  
26 replaced with another unitary air conditioner or condensing unit, then only one (1)  
27 of the following is required:

- 28 i. Submitting an electrification retrofit feasibility report.

1           ii.     Sizing the furnace equipment based on the current space  
2           conditioning needs of the building with Denver Building and Fire Code  
3           requirements, and an analysis prepared by a registered design professional  
4           of the existing building's envelope, ventilation requirements, and load  
5           calculations based on ASHRAE/ACCA 183 or approved equivalent.

6           iii.    Pressure testing of all natural gas piping.

7           (6 4) When a gas-fired storage water heater or instantaneous water heater is  
8           proposed to be replaced with another gas-fired storage water heater or  
9           instantaneous water heater, at least one (1) of the following is required:

10          i.     Submitting an electrification retrofit feasibility report.

11          ii.    Pressure testing of all natural gas piping.

12           ~~(7 5) Exemptions for emergency replacement and economic hardship shall be~~  
13           ~~provided. The building official shall consult with the executive director of the office~~  
14           ~~of climate action, sustainability, and resiliency in deciding whether or not to~~  
15           ~~approve an economic hardship exemption.~~

16           (d e) No later than January 1, 2025, the Denver Building and Fire Code shall be  
17           amended to implement the following electrification requirements:

18           (1)    When a gas-fired warm air furnace located outside a building is proposed  
19           to be replaced with a new gas-fired warm air furnace, the new gas-fired warm air  
20           furnace may only provide supplementary heat, and the primary heating system  
21           shall be electric.

22           (2)    When a unitary air conditioner or condensing unit serving a heated space is  
23           proposed to be replaced, the unit shall include electric equipment capable of  
24           providing space heating, and any other heating equipment serving the space shall  
25           be reconfigured to provide only supplementary heat.

26           (3)    When a storage water heater or instantaneous water heater is proposed to  
27           be replaced, it shall be replaced with an electric water heater.

1 (4) The electrification requirements of subsections (c)(1)—(3) above may be  
2 met by a heat pump or by electric resistance space or water heating equipment. If  
3 the electrification requirements are met by electric resistance space or water  
4 heating equipment, then the system shall be provided with an onsite renewable  
5 energy system sized to provide not less than one hundred (100) percent of the  
6 annual energy use of the electric resistance space or water heating equipment,  
7 with the following exceptions: an onsite renewable energy system is not required  
8 where heat pumps are not available for that system type, or where new electric  
9 resistance equipment is replacing existing electric resistance equipment. An onsite  
10 renewable energy system used to comply with this section shall not be used to  
11 meet any other regulatory requirement.

12 (5) When a gas-fired boiler used for space heating is replaced with another  
13 gas-fired boiler, at least two (2) of the following are required:

- 14 i. Submitting an electrification retrofit feasibility report.
- 15 ii. Sizing the equipment based on the current space conditioning needs  
16 of the building with Denver Building and Fire Code requirements, and an  
17 analysis prepared by a registered design professional of the existing  
18 building's envelope, ventilation requirements, and load calculations based  
19 on ASHRAE/ACCA 183 or approved equivalent.
- 20 iii. Pressure testing of all natural gas piping.

21 (6) When a gas-fired boiler used for water heating is replaced with another gas-  
22 fired boiler, at least one (1) of the following is required:

- 23 i. Submitting an electrification retrofit feasibility report;
- 24 ii. Pressure testing of all natural gas piping.

25 (7) An electrification retrofit feasibility report looking at the feasibility of installing  
26 an electric packaged terminal heat pump (PTHP) or single-package vertical heat  
27 pump (VTHP) space system that provides both heating and cooling shall be  
28 submitted when an electrically operated packaged terminal air conditioner (PTAC)

1           or single-package vertical air conditioner (VTAC) that serves a heated space is  
2           proposed to be replaced.

3           (8) Exemptions for emergency replacement and economic hardship shall be  
4           provided. An economic hardship exemption will not be available for a system that  
5           can be replaced with an electric heat pump at near cost parity, which will be defined  
6           as the cost of a replacement of a natural gas space or water heating system to a  
7           partially electric heat pump system, including all incentives, that is within five (5)—  
8           fifteen (15) percent of a like-for-like natural gas space or water heating system  
9           replacement, including the social cost of carbon dioxide of the like-for-like gas  
10          system replacement over its lifetime. An economic hardship exemption will not be  
11          available for a system where a heat pump is unavailable and where the cost of an  
12          electric resistance system is at 'near cost parity' for that system type, which will be  
13          defined as the cost of an electric resistance system, including all incentives, that  
14          is within five (5)—fifteen (15) percent of a like-for-like gas system replacement plus  
15          the social cost of carbon of that like-for-like system over its lifetime. The building  
16          official shall consult with the executive director of the office of climate action,  
17          sustainability, and resiliency in deciding whether or not to approve an economic  
18          hardship exemption.

19          (e ¶) No later than January 1, 2027, the Denver Building and Fire Code shall be  
20          amended to implement the following electrification requirements:

21          (1) When a gas-fired boiler used for space heating is proposed to be replaced,  
22          the replacement boiler shall meet no less than fifty (50) percent of the annual space  
23          heating needs of the building containing the gas-fired boiler. At least fifty (50)  
24          percent of the annual space heating needs of the building shall be met with electric  
25          space heating equipment. When a replacement gas-fired boiler is installed to  
26          provide supplementary heat or due to an approved exemption, at least two (2) of  
27          the following are required:

- 28                  i. Submitting an electrification retrofit feasibility report ~~that includes a~~  
29                  ~~schematic design~~ for an electric space heating system that provides one  
30                  hundred (100) percent of the annual space heating needs of the building.

1           ii.       Sizing the equipment based on the current space conditioning needs  
2           of the building with Denver Building and Fire Code requirements, and an  
3           analysis prepared by a registered design professional of the existing  
4           building's envelope, ventilation requirements, and load calculations based  
5           on ASHRAE/ACCA 183 or approved equivalent.

6           iii.       Pressure testing of all natural gas piping.

7           (2)       When a gas-fired boiler used for water heating is proposed to be replaced,  
8           the replacement boiler shall meet no less than fifty (50) percent of the annual water  
9           heating needs of the building containing the gas-fired boiler. At least fifty (50)  
10          percent of the annual ~~space~~ water heating needs of the building shall be met with  
11          electric equipment. When a replacement gas-fired boiler is installed, to provide  
12          supplementary heat or due to an approved exemption, at least one (1) of the  
13          following is required:

14           i.       Submitting an electrification retrofit feasibility report ~~that includes a~~  
15           ~~schematic design~~ for an electric water heating system that provides one  
16           hundred (100) percent of the annual water heating needs of the building.

17           ii.       Pressure testing of all natural gas piping.

18          (3)       When an electrically operated PTAC or single-package VTAC that serves a  
19          heated space is proposed to be replaced, the air conditioner shall be replaced with  
20          electric equipment that provides both heating and cooling. Any other space heating  
21          equipment shall be configured to operate as supplementary heat.

22          (4)       Exemptions for emergency replacement and economic hardship shall be  
23          provided as previously included by the amendments listed in subsection (c)(8)  
24          above with the potential for variations of calculation of economic hardship. The  
25          building official shall consult with the executive director of the office of climate  
26          action, sustainability, and resiliency in deciding whether or not to approve an  
27          economic hardship exemption.

28           **Section 2.** That section 10-404, D.R.M.C. concerning energy performance targets for  
29          existing buildings larger than 25,000 square feet is amended by deleting the language stricken and

1 adding the language underlined in subsection (a) to read as follows:

2 (a) **In General.** Owners of covered buildings with a gross floor area equal to or  
3 greater than 25,000 square feet must meet energy performance targets in calendar years  
4 2024, 2027 and 2030. The targets will be set for 2030 for every covered building type in  
5 Denver such that 30% total energy savings across all covered buildings is achieved.  
6 CASR shall establish the rules by which every covered building will be assigned a building  
7 type. If a covered building's type changes over time, then CASR shall update the  
8 established target to align to the new building type. CASR will establish each covered  
9 building's required interim targets for 2024 and 2027 by drawing a straight line from that  
10 covered building's 2019 baseline EUI to the final EUI target for that building type. Solar  
11 Renewable power generation on-site or off-site, as measured in kWh delivered to the grid  
12 by the system, will be fully credited towards energy use, lowering the EUI. After 2030,  
13 CASR is empowered set new EUI final targets for 2040, 2050 and beyond through a  
14 rulemaking process with robust stakeholder input as CASR deems necessary to reach  
15 the City's climate goals.

16 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**



1 COMMITTEE APPROVAL DATE: [fill in]

2 MAYOR-COUNCIL DATE: [fill in]

3 PASSED BY THE COUNCIL: \_\_\_\_\_,

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_,

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_,

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: [fill in]

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.

15  
16 Kristin M. Bronson, Denver City Attorney

17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_,

