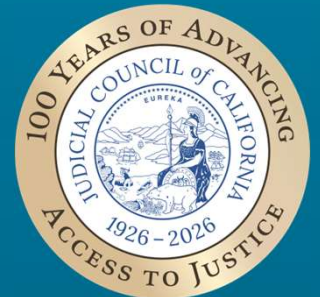


Trial Court Facility Modification Advisory Committee Meeting

January 30, 2026



Call to Order and Roll Call

- Chair Call to Order and Opening Comments
- Roll Call
 - Trial Court Facility Modification Advisory Committee Chair
 - Trial Court Facility Modification Advisory Committee Members
 - Facilities Services Staff
 - Guests

Consent Calendar

- Minutes from open meeting on December 4, 2025

Director's Report

- Budget Update
- Capital Project Update

Action Item 1

List A – Emergency Facility Modifications (Priority 1)

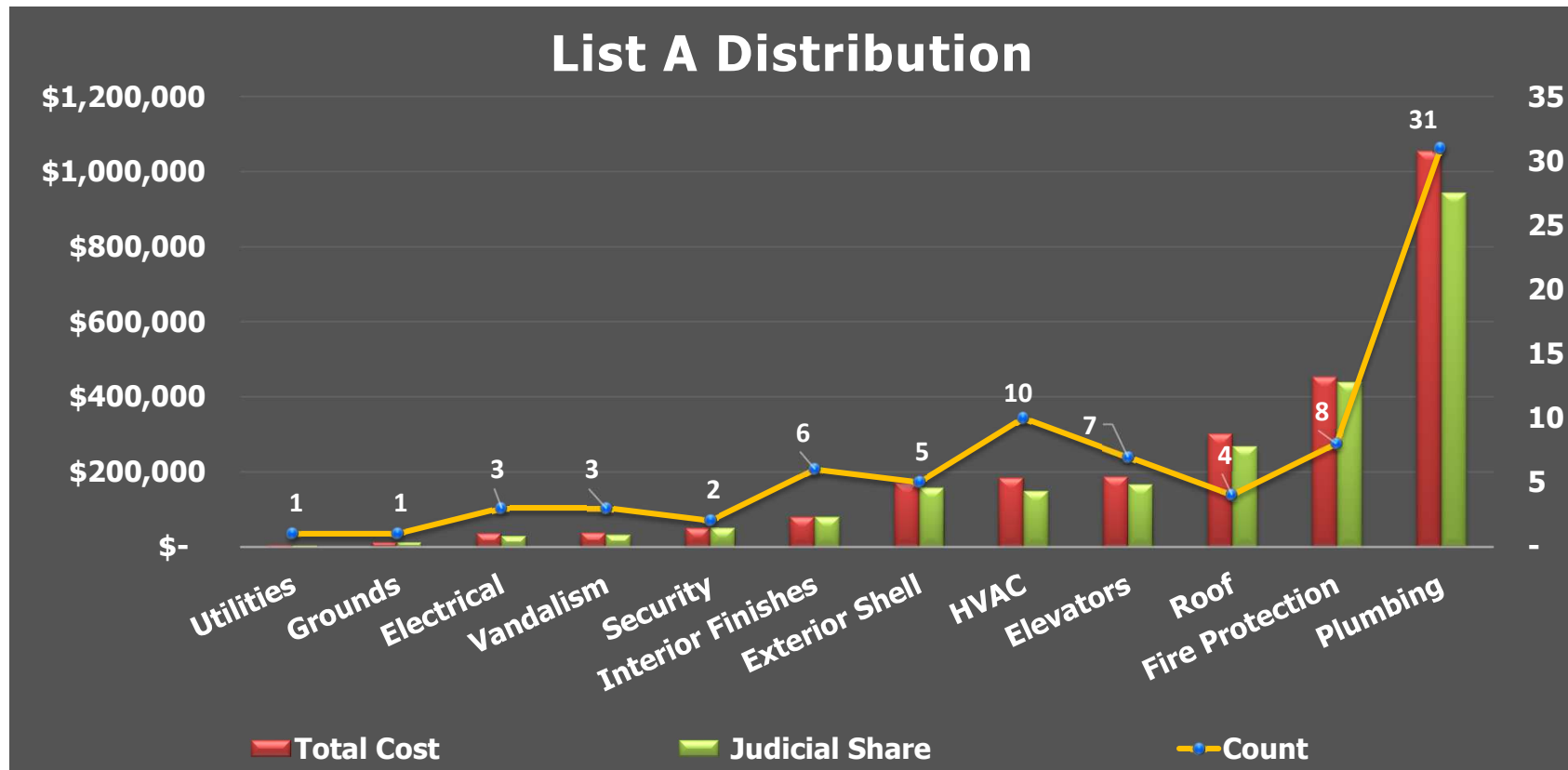
- There were 81 new P1 FMs this period
- Total estimated FM Program budget share is \$2,334,974

FY 25-26 P1 Budget Allocation	Prior Approvals for FY 25-26	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
\$30,000,000	\$14,614,487	\$2,334,974	\$779,379	\$13,829,918

* Overages/savings for approved project costs

Action Item 1

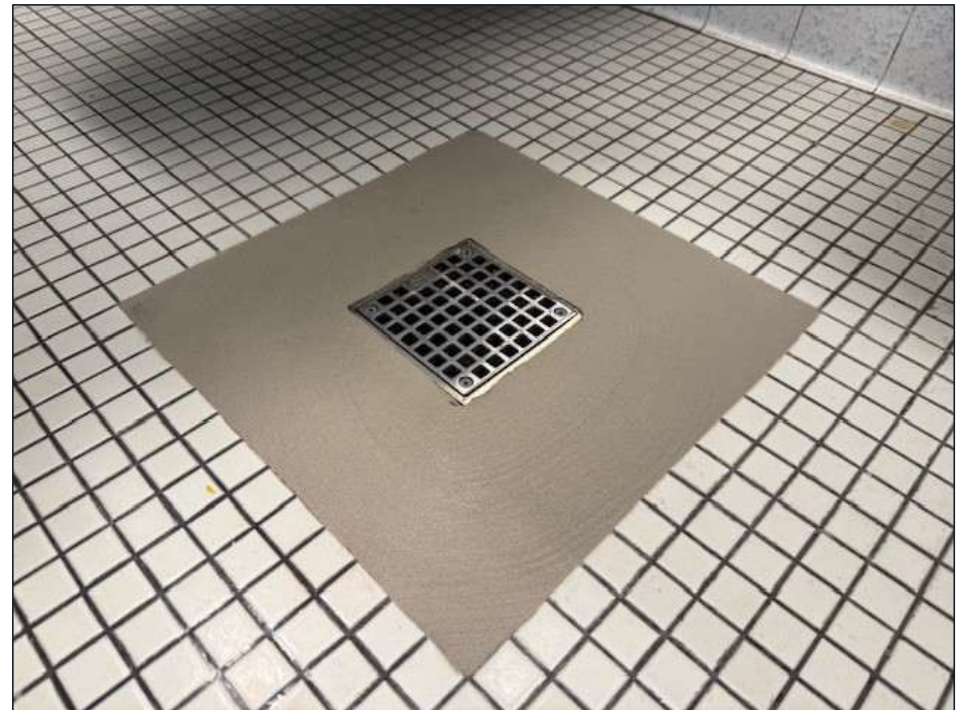
List A – Emergency Facility Modifications (Priority 1)



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

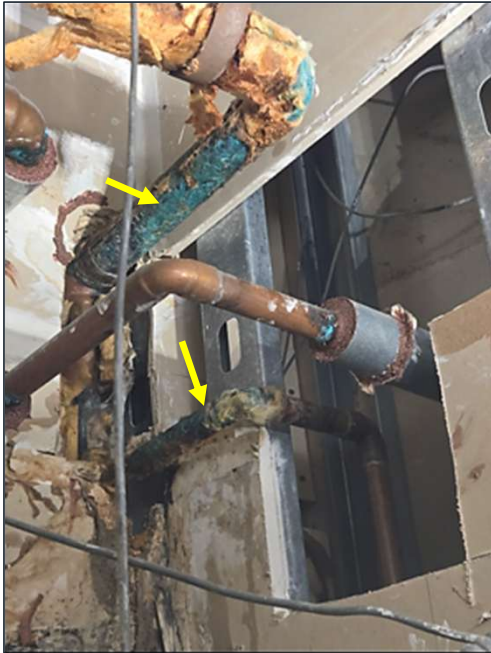
FM-25-0121-AB – North Justice Center – Plumbing



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

FM-25-0123-AB – Betty Lou Lamoreaux Justice Center – Plumbing



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

FM-25-0128-AB – Stephen K. Tamura Courthouse – Plumbing



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

FM-25-0139-AB – Whittier Courthouse – Electrical



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

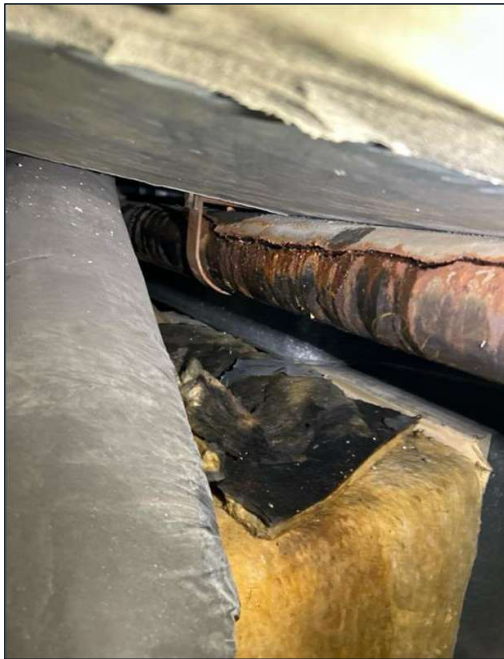
FM-25-0161-AB – Van Nuys Courthouse East – Roof



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

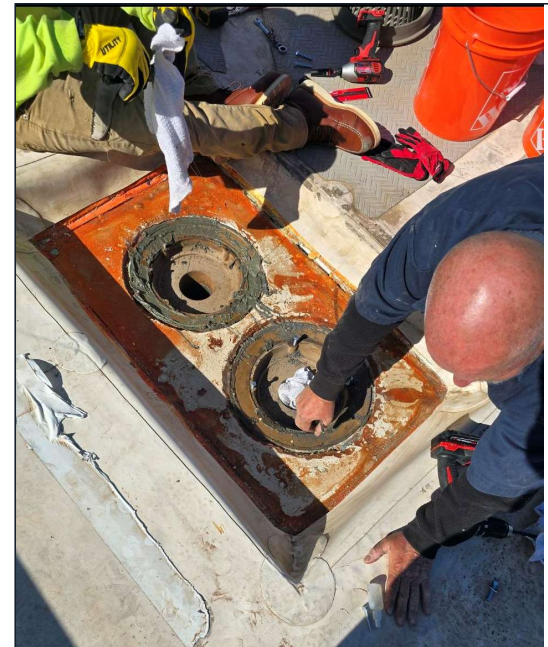
FM-25-0214-AB – Van Nuys Courthouse East – Plumbing



Action Item 1

List A – Emergency Facility Modifications (Priority 1)

FM-25-0233-AB – El Centro Criminal Courthouse – Roof



Action Item 2

List B – Facility Modifications Under \$100K (Priority 2)

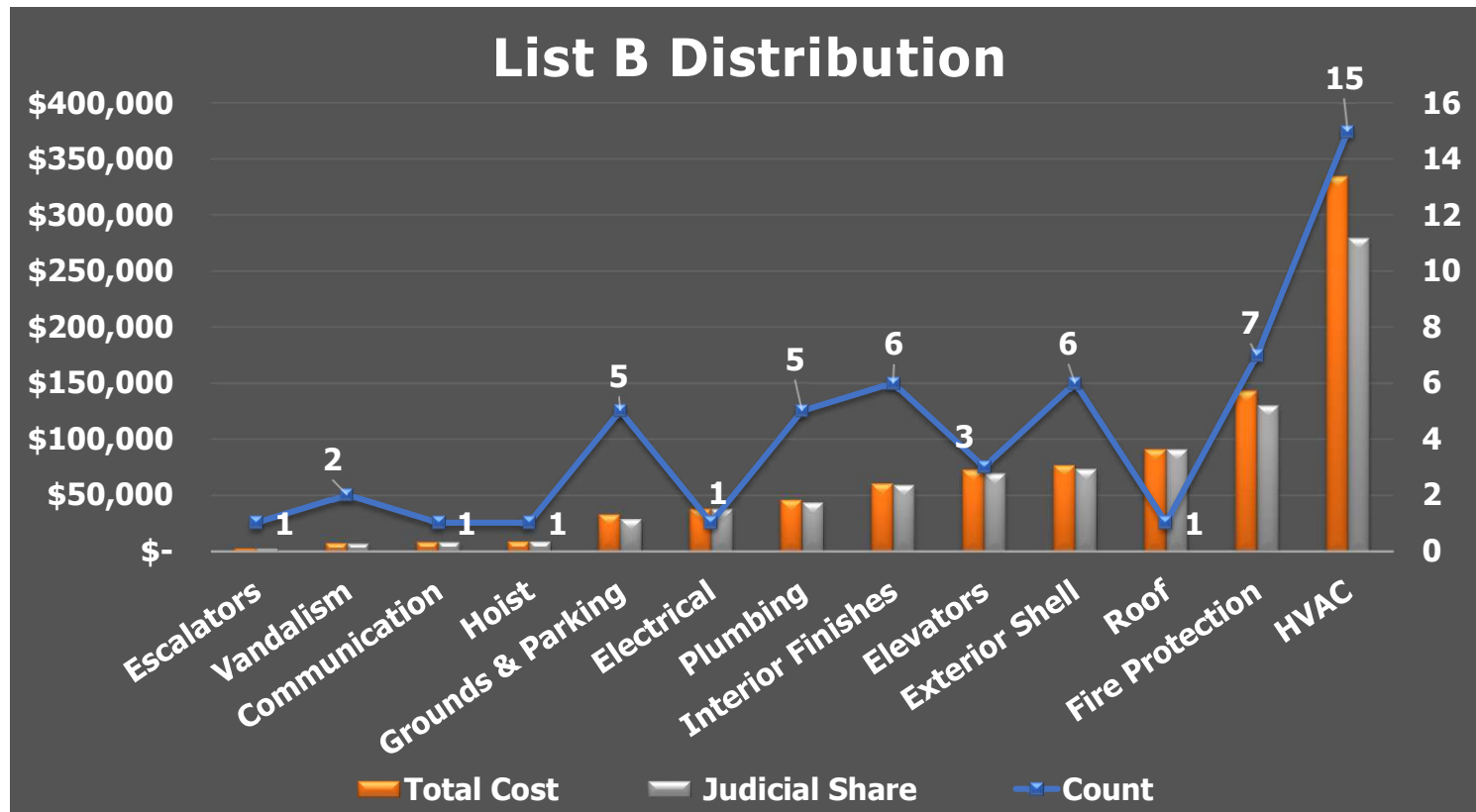
- There were 54 new P2 FMs under \$100K this period
- Total estimated FM Program budget share is \$840,621

FY 25-26 P2 Budget Allocation	Prior Approvals for FY 25-26	Proposed Approvals	Adjustment to Prior Approvals*	Adjusted Remaining Balance
\$8,000,000	\$5,553,092	\$840,621	\$258,327	\$1,864,614

* Overages/savings for approved project costs

Action Item 2

List B – Facility Modifications Under \$100K (Priority 2)



Action Item 2

List B – Facility Modifications Under \$100K (Priority 2)

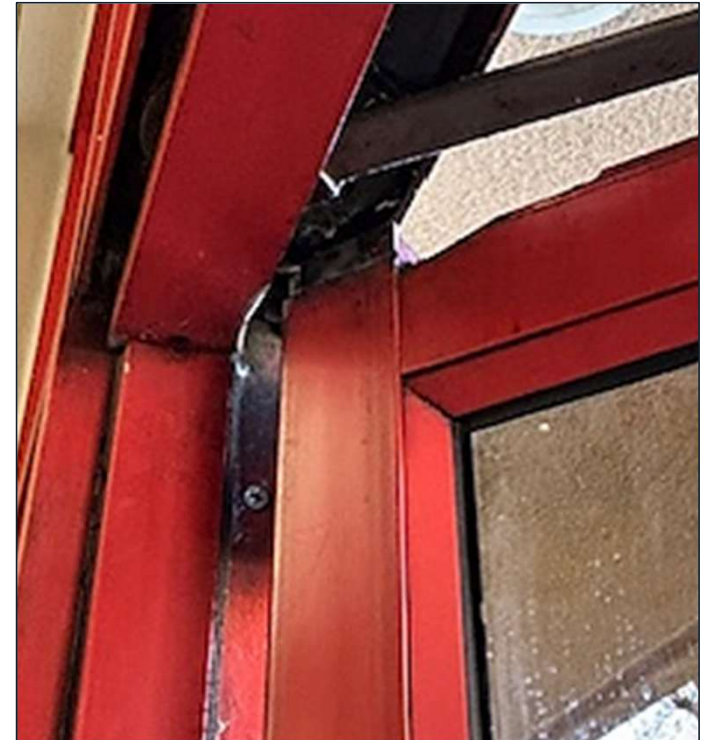
FM-25-0191-AB – Antonovich Antelope Valley Courthouse – HVAC



Action Item 2

List B – Facility Modifications Under \$100K (Priority 2)

FM-25-0162-AB – Temecula Courthouse – Exterior Shell



Action Item 2

List B – Facility Modifications Under \$100K (Priority 2)

FM-25-0222-AB – East County Courthouse – Grounds and Parking Lot



Action Item 3

List C – Cost Increases Over \$50K

- Impacts 4 FM projects
- Total FM Value - \$419,052
- Program Budget Impact - \$367,195

Action Item 3

List C – Cost Increases Over \$50K

San Diego - Juvenile Court - Exterior Shell

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Diego	Juvenile Court	37-E1	FM-2009764	\$ 104,316	\$ 178,732	\$ 74,416
Reason for Increase: Cost increase is due to rental of a boom lift, an additional 500 LF of caulking for atrium windows, labor, equipment, and materials has increased since 02/2025 bid. Access requirements necessitate specialized equipment and caulking not identified during bid.						
Notes: FM Program Budget Share is 74.62%, therefore cost increase to FM Budget is \$55,529.						

Action Item 3

List C – Cost Increases Over \$50K

Los Angeles - Torrance Courthouse - Electrical

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Torrance Courthouse	19-C1	FM-2010126	\$ 98,461	\$ 280,899	\$ 182,438
Reason for Increase: The temporary generator and ATS was funded through December 2025. An addition 12 months of rental is required while the replacement generator and ATS is designed and installed.						
Notes: FM Program Budget Share is 85.14%, therefore cost increase to FM Budget is \$155,328.						

Action Item 3

List C – Cost Increases Over \$50K

San Bernardino - Rancho Cucamonga Courthouse

County Managed - Plumbing

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
San Bernardino	Rancho Cucamonga Courthouse	36-F1	FM-0144763	\$ 190,125	\$ 290,381	\$ 100,256
Reason for Increase: Funding expired prior to county invoicing the Judicial Council the outstanding balance.						
Notes: FM Program Budget Share is 100%, therefore cost increase to FM Budget is \$100,256.						

List C – Cost Increases Over \$50K

Los Angeles - Glendale Courthouse - Electrical

County	Building	Bldg. ID	FM ID	Original Funded Cost	Current Cost Estimate	Amount of Increase
Los Angeles	Glendale Courthouse	19-H1	FM-2001166	\$ 977,164	\$ 1,039,106	\$ 61,942
Reason for Increase: AHJ required the relocation of conduit from inside the elevator shaft, resulting in surface mounted conduit accessible to the public. An enclosure is required to conceal the conduit to prevent vandalism.						
Notes: FM Program Budget Share is 90.54%, therefore cost increase to FM Budget is \$56,082.						

Action Item 4

List D – Facility Modifications over \$100K (Priority 2)

- Impacts 6 FM projects
- Total FM Value - \$1,794,850
- Program Budget Impact - \$1,743,952

Action Item 5

Trial Court Facility Modifications Report for Q2 of FY 2025–26

- Refer to meeting materials for FY 2025–26 Q2 report

Action Item 6

Proposed Solar Carports at the East County Hall of Justice

What is a Power Purchase Agreement (PPA)?

Solar Purchase

The Council buys & owns system

- Large upfront cost
- Must maintain system
- Assumes the technical risk

Solar PPA

Vendor owns system on State property

- No upfront cost
- Vendor maintains system
- Buy electricity at a fixed rate

Predictable energy costs with no capital investment or maintenance responsibility

Action Item 6

Proposed Solar Carports at the East County Hall of Justice

Solar Investment Tax Credit (ITC) rules demonstrating commencement of construction.

Physical Work Test

Complete physical work of a significant nature.

5% Test

Spend 5% of the project's value on equipment or other eligible costs.

Passing either test prior to July 4, 2026, allows a project 4 years to be placed in service.

Action Item 6

Proposed Solar Carports at the East County Hall of Justice

Leveraged Procurement Agreement (LPA)

- School Project for Utility Rate Reduction (SPURR)
 - Public agency that aggregates purchasing power
- Renewable Energy Aggregated Procurement (REAP) Program
 - Distributed Solar Development, LLC (DSD Renewables)



Action Item 6

Proposed Solar Carports at the East County Hall of Justice

Project Selection: Feasibility Study

A comprehensive feasibility analysis was conducted across approximately 10 courthouse buildings.

Evaluation Criteria	Description	East County Hall of Justice
Portfolio requirements	Non-bond funded site, remaining in portfolio	✓
Financial viability	Positive NPV and reasonable payback	✓
ITC timeline	Possible to construct within 4-year window	✓
Technical feasibility	Roof condition, suitable parking areas	✓
Energy demand	Sufficient electricity usage to justify system	✓
Site suitability	Solar exposure, shading, access	✓

Action Item 6

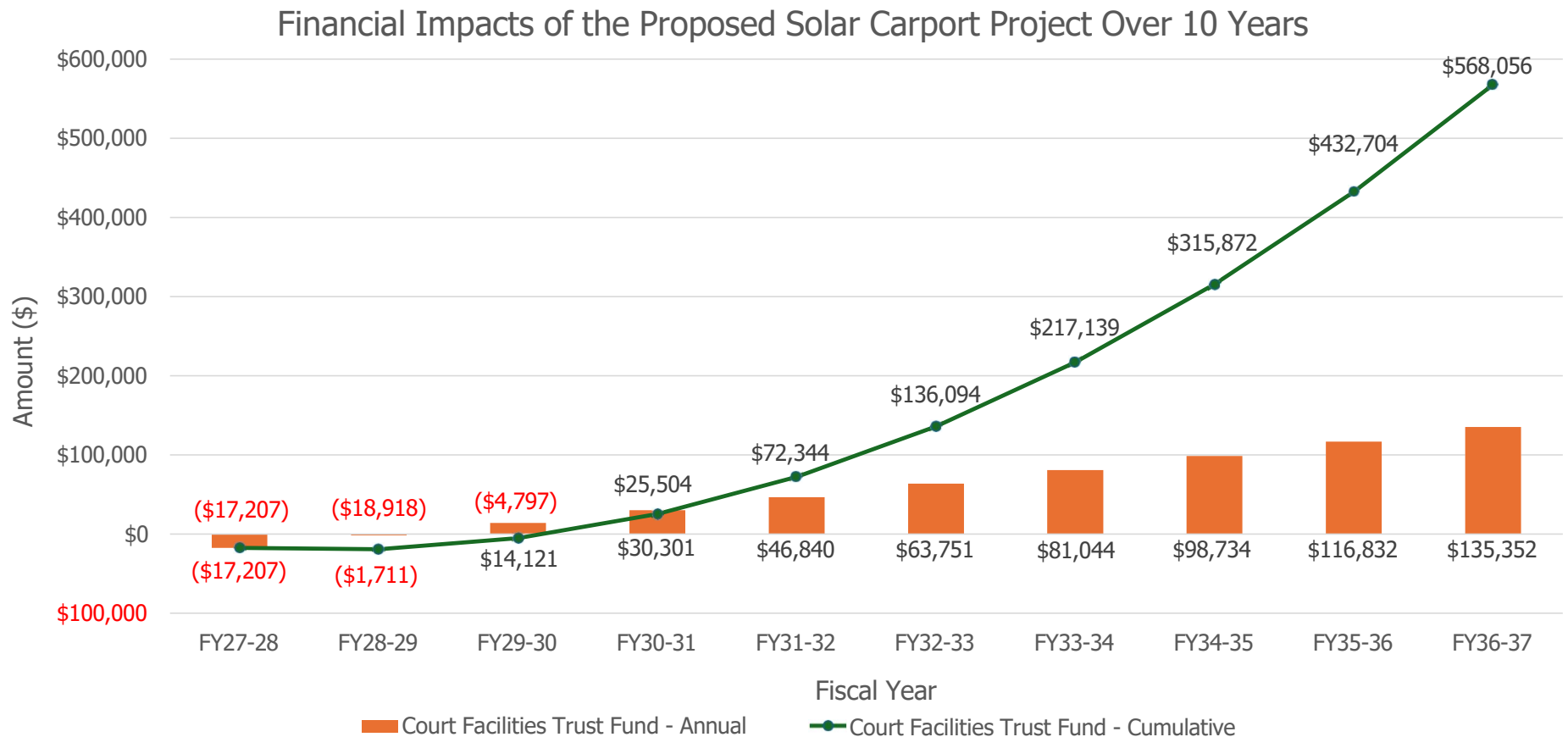
Proposed Solar Carports at the East County Hall of Justice

Key Project Metrics & Dates

System Size	1,100 kW	Energy Offset	74.52%
ITC Value	40% (potentially 50%)	ITC Claim Deadline	Before Jul 4, 2026
Contract Execution	Q3 FY25-26	Construction	24 months
Cost Period	\$ (19K), FY28-30	Breakeven	FY31-32
PPA Rate	\$ 0.2311/kWh	Utility Escalation	Historically 3% annually
25-Year NPV	\$ 2,203,476	Transaction Fee	\$ 319,500

Action Item 6

Proposed Solar Carports at the East County Hall of Justice



Action Item 6

Proposed Solar Carports at the East County Hall of Justice

State of California



County of Alameda



Proposed Layout



Action Item 6

Proposed Solar Carports at the East County Hall of Justice

Project Executive Summary

1,100 kW

Solar System Size

\$2.2M

25-Year NPV

FY31-32

Breakeven

Why Now?

- Must claim ITC by July 4, 2026, for 4-year project window
- No capital cost or cost during construction
- Fixed rate vs 3% annual utility increases
- Highest NPV from 10-building feasibility study

Action Item 6

Proposed Solar Carports at the East County Hall of Justice

Staff Request Approval to:

- Use additional CFTF 3066 funds in the first two operational years
 - FY 2027–28: Approximately \$(17,207)
 - FY 2028–29: Approximately \$(1,711)
- Engage with the LPA vendor, conditioned on meeting the ITC deadline

Discussion Item 1

List E – Court Funded Requests

Approved CFRs:

1. Del Norte – (Facilities Related) Del Norte County - \$401,826.00
2. Glenn – (Annual Budget) Historic Courthouse - \$5,000.00
3. Nevada – (Lease) Nevada City Courthouse - \$351.05
4. Sacramento – (Facilities Related) Tani Cantil-Sakauye Courthouse - \$123,000.00

There were no cancelled CFRs this reporting period.

Discussion Item 2

Facilities Maintenance Performance Report

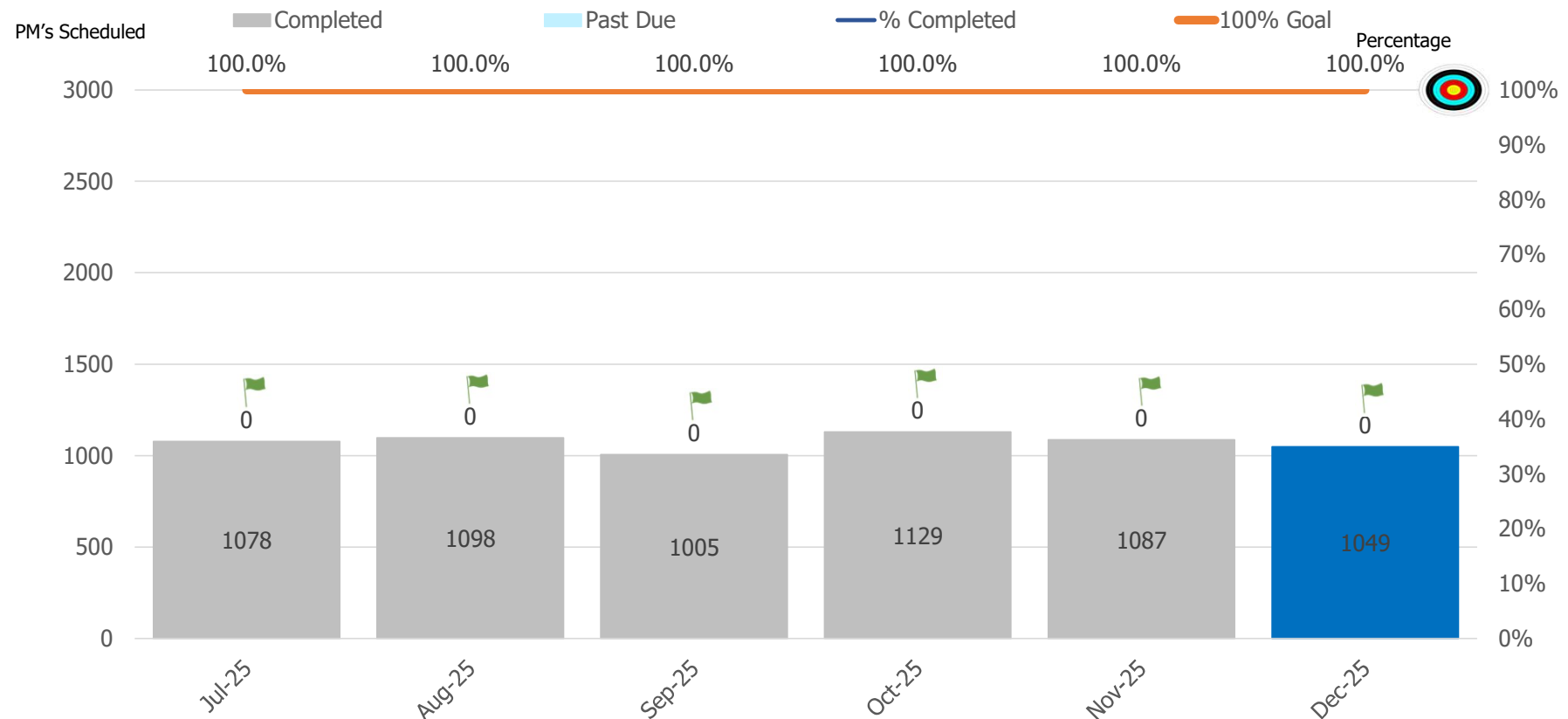
Two “Models” for Maintenance and Operations

- Service Providers
 - BANCRO - Veolia
 - NCRO - Pride
 - SRO - Pride
- Delegation Program
 - Imperial
 - Orange
 - Riverside



Service Provider Performance Report

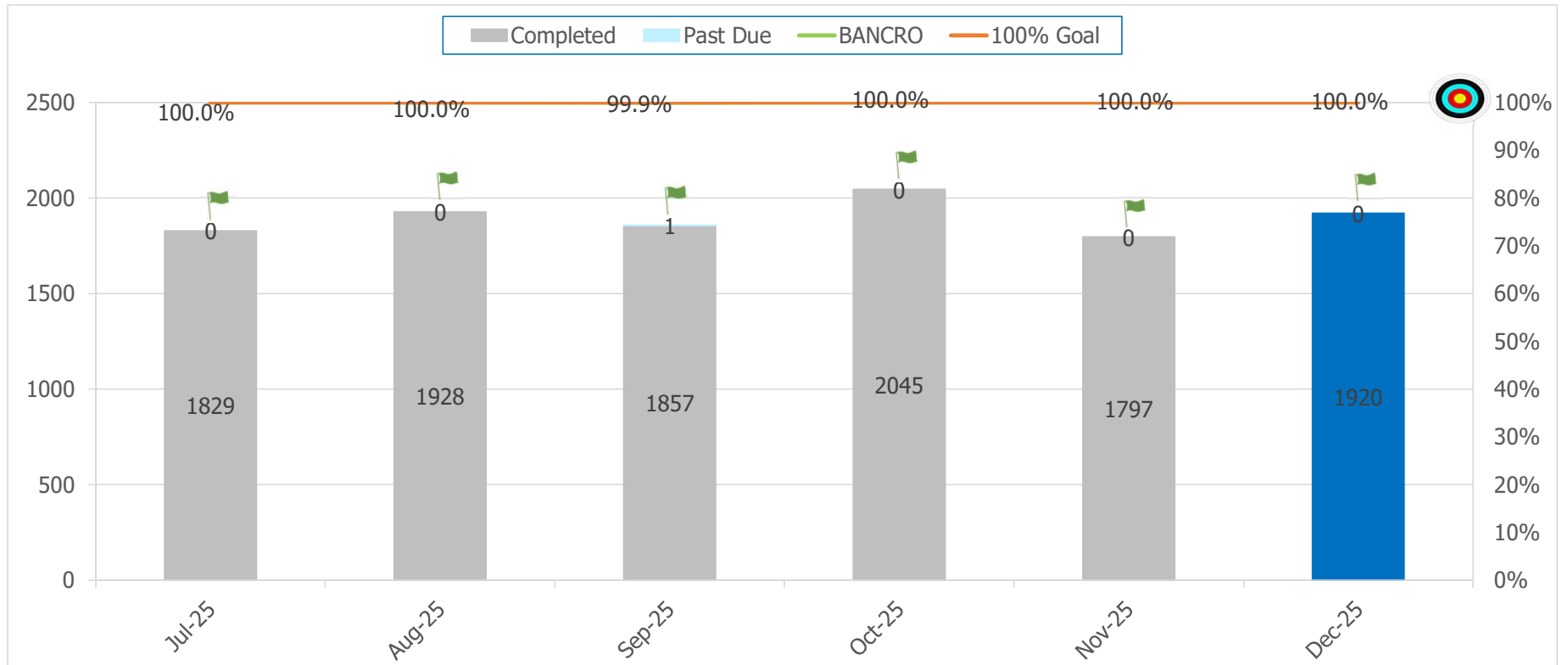
Veolia BANCRO - Preventive Maintenance



- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

Veolia BANCRO		
Friday, January 2, 2026 Snapshot		Yearly Average
Scheduled PMs	1049	1057
Past Due PMs	0	1

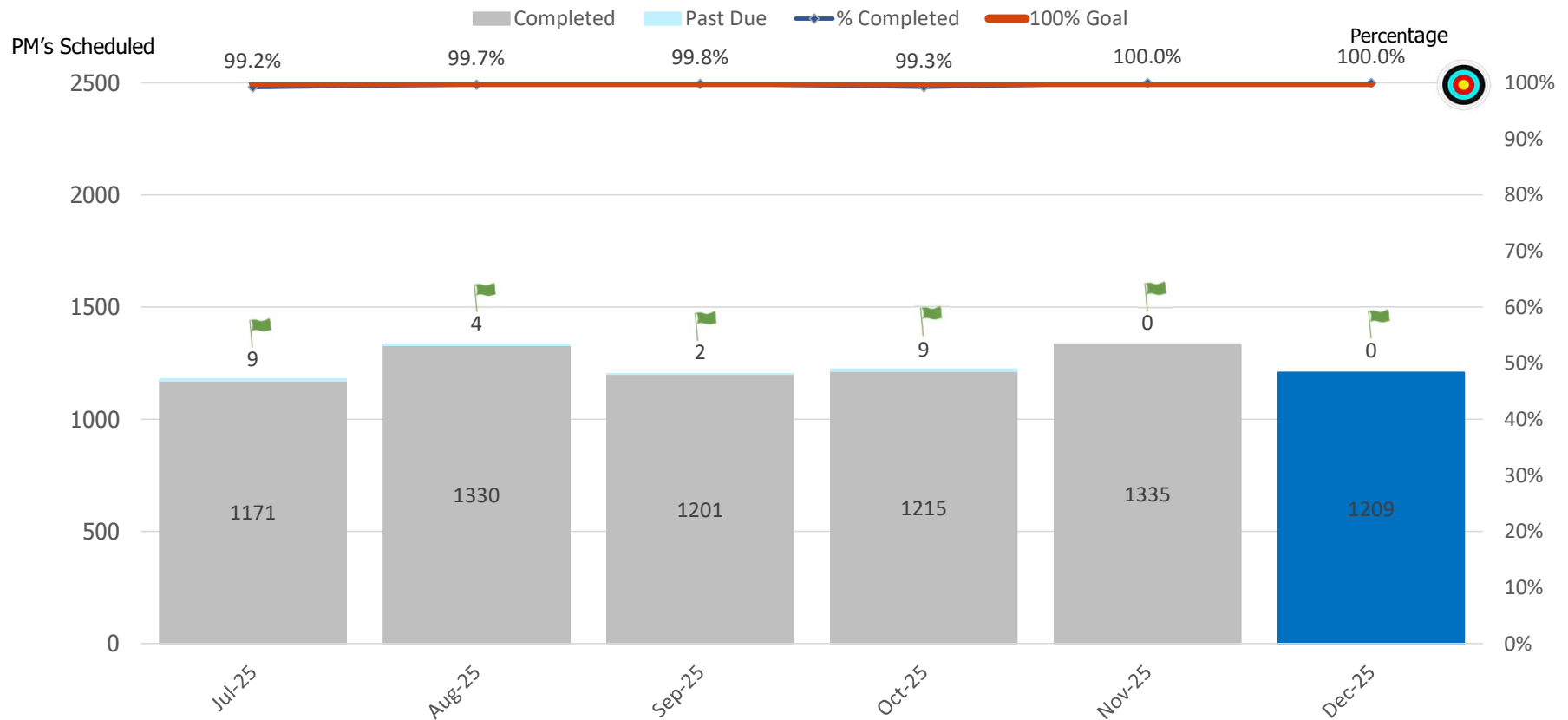
Veolia BANCRO – Past Due SWOs






- 7%> Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

Veolia BANCRO		
Friday, January 2, 2026 Snapshot		Yearly Average
Open SWOs	1920	1866
Past Due SWOs	0	1

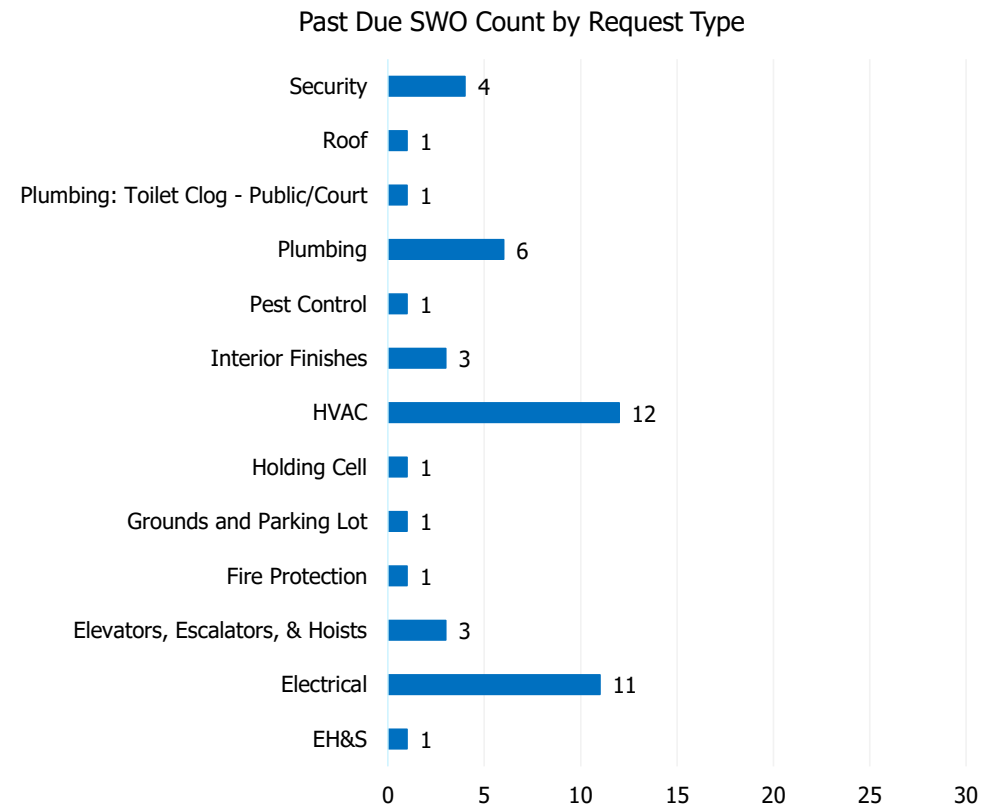
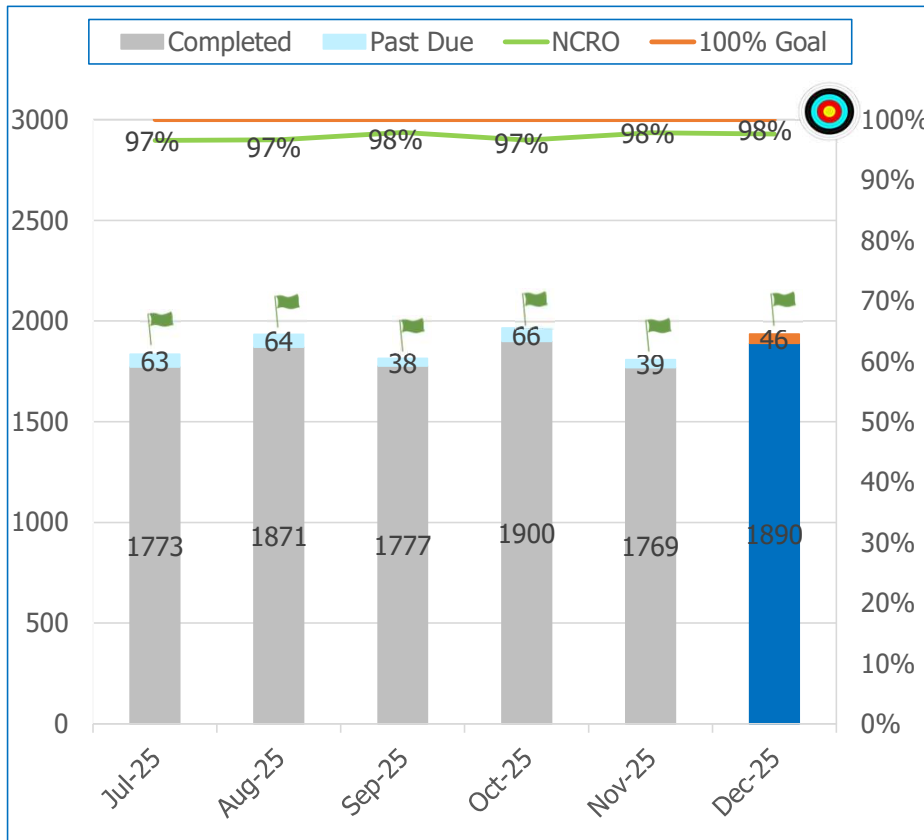
Pride NCRO - Preventive Maintenance



-  7%+ Meets expectations
-  8-10% Needs improvement
-  11%+ Does not meet expectations

PRIDE NCRO		
Friday, January 2, 2026 Snapshot		Yearly Average
Scheduled PMs	1209	1240
Past Due PMs	0	4

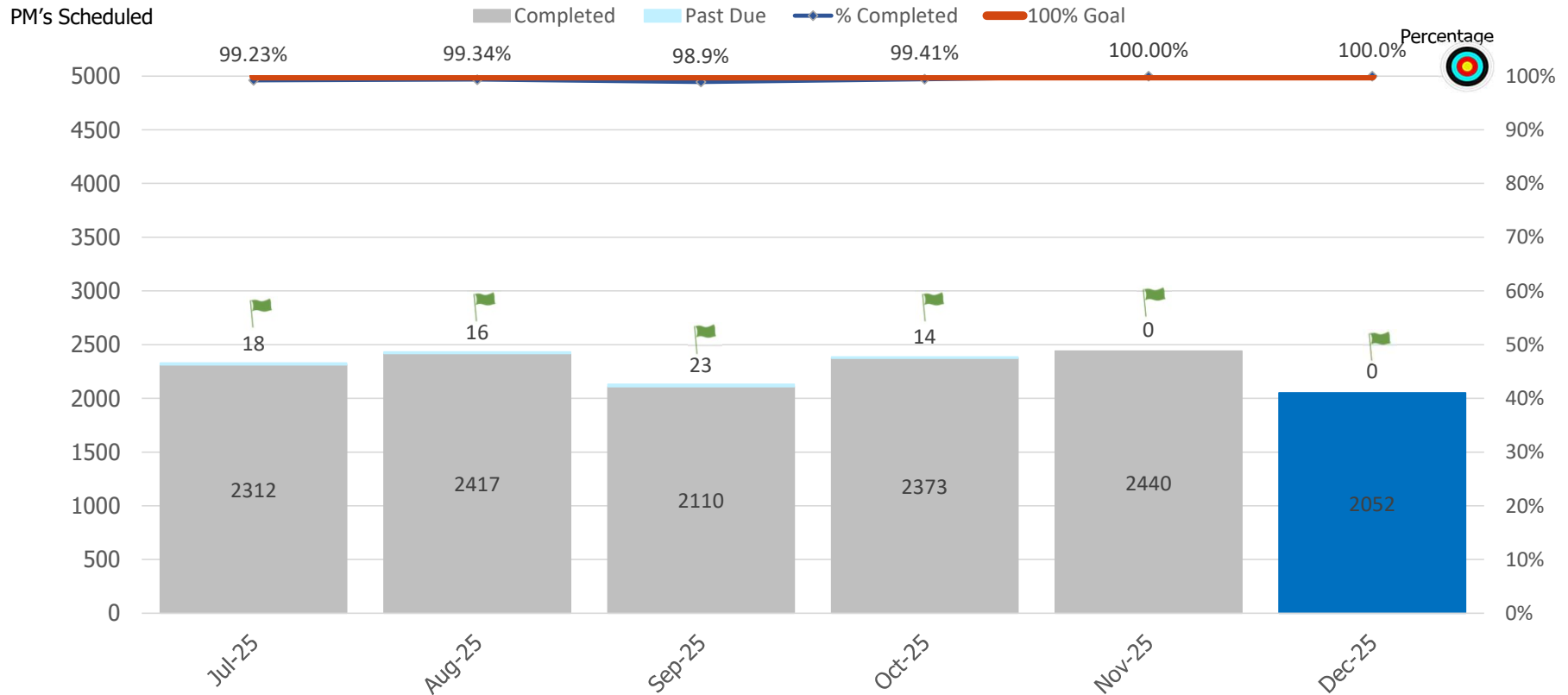
Pride NCRO – Past Due SWOs



- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE NCRO		
Friday, January 2, 2026 Snapshot		Yearly Average
Open SWOs	1936	1906
Past Due SWOs	46	46

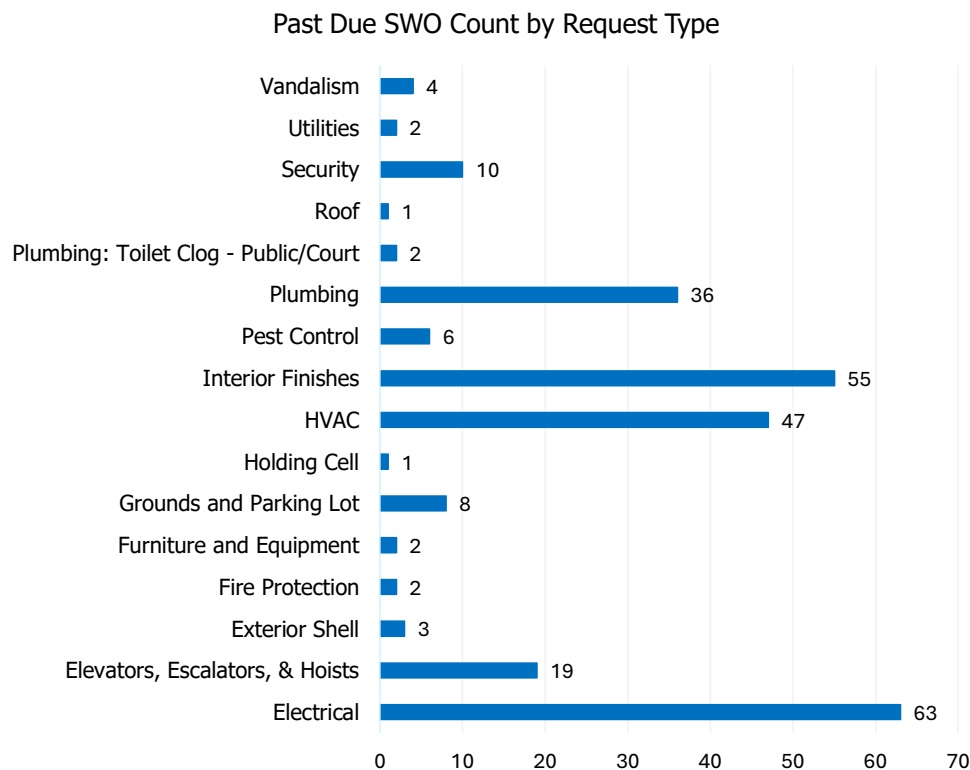
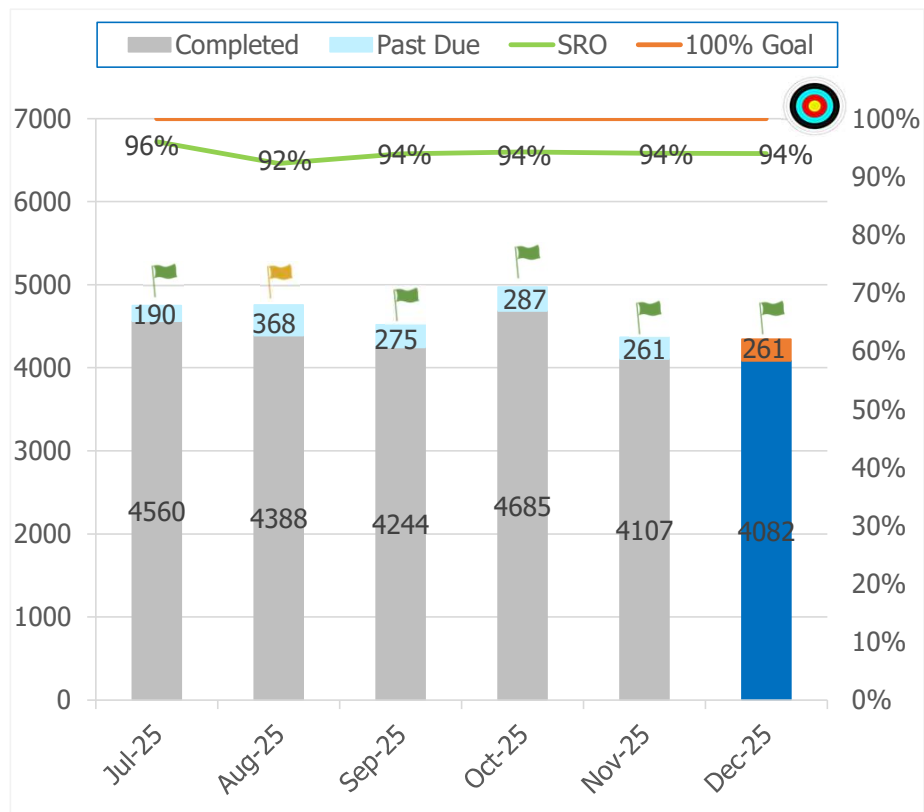
Pride SRO - Preventive Maintenance



- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE SRO		
Friday, January 2, 2026 Snapshot		Yearly Average
Scheduled PMs	2052	2285
Past Due PMs	0	9

Pride SRO – Past Due SWOs

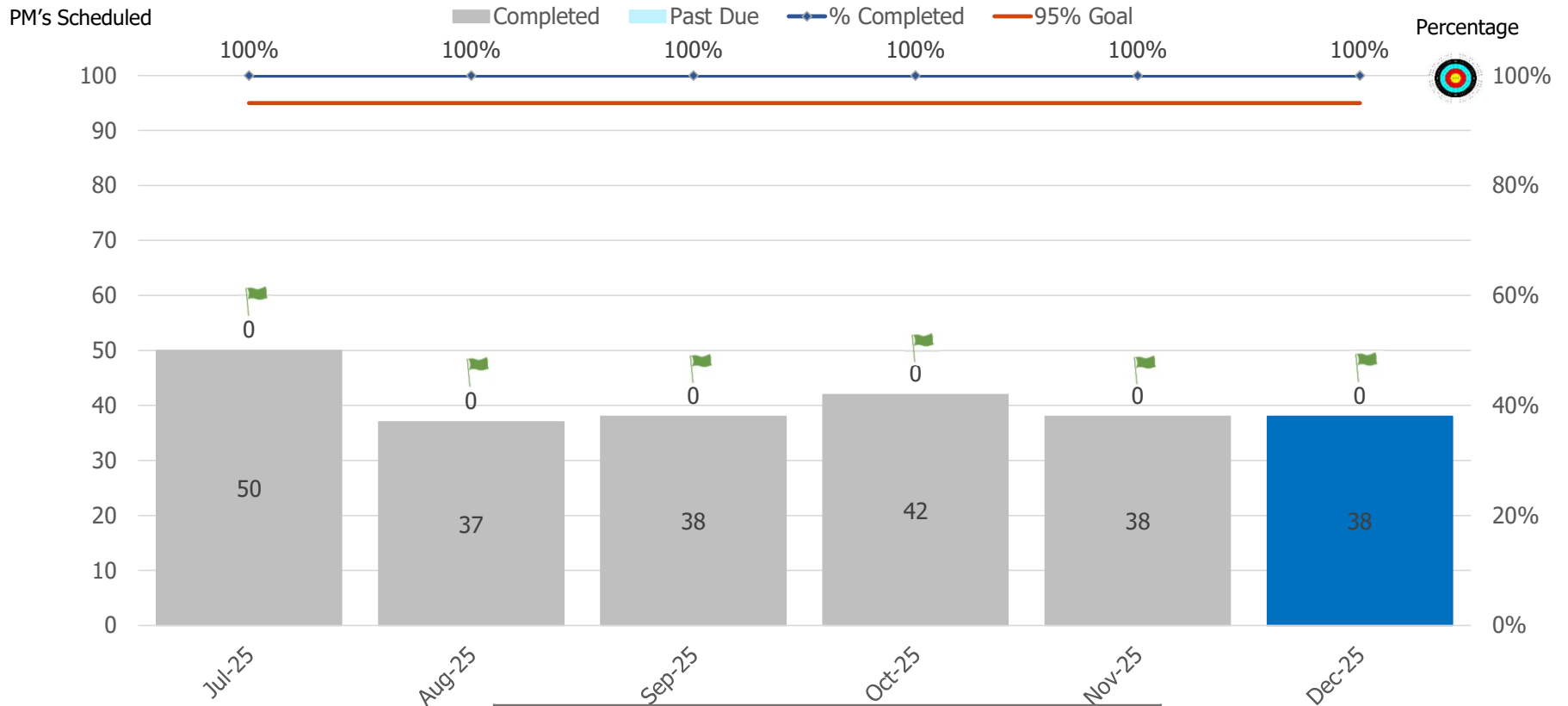


- 7%+ Meets expectations
- 8-10% Needs improvement
- 11%+ Does not meet expectations

PRIDE SRO		
Friday, January 2, 2026 Snapshot		Yearly Average
Open SWOs	4343	4643
Past Due SWOs	261	213

Delegated Court Performance Report

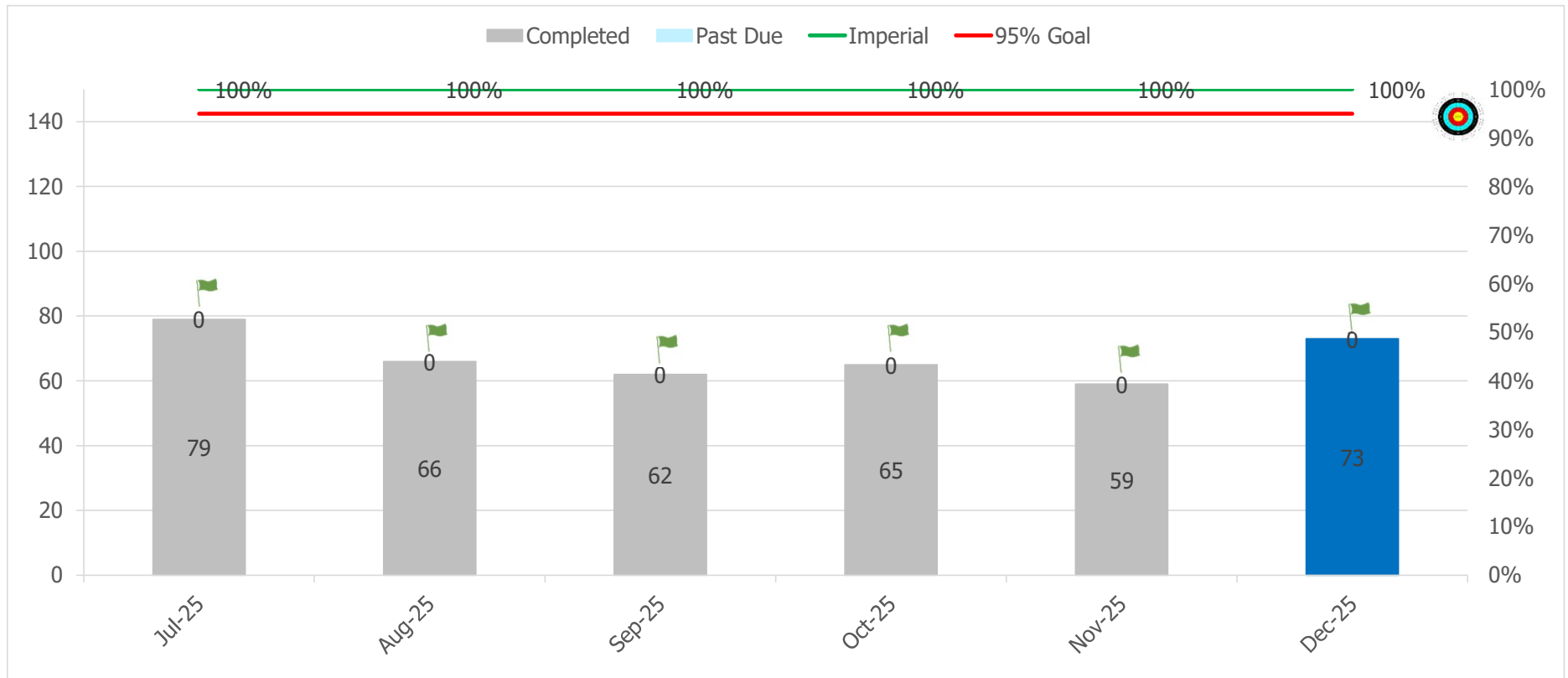
Imperial Court - Preventive Maintenance



- 5% or less Meets expectations
- 6% + Does not meet expectations

Imperial County		
Friday, January 2, 2026 Snapshot		Yearly Average
Scheduled PMs	38	39
Past Due PMs	0	0

Imperial Court – Past Due SWOs



5% or less Meets expectations
 6% + Does not meet expectations

Imperial County		
Friday, January 2, 2026 Snapshot		Yearly Average
Open SWOs	73	69
Past Due SWOs	0	0

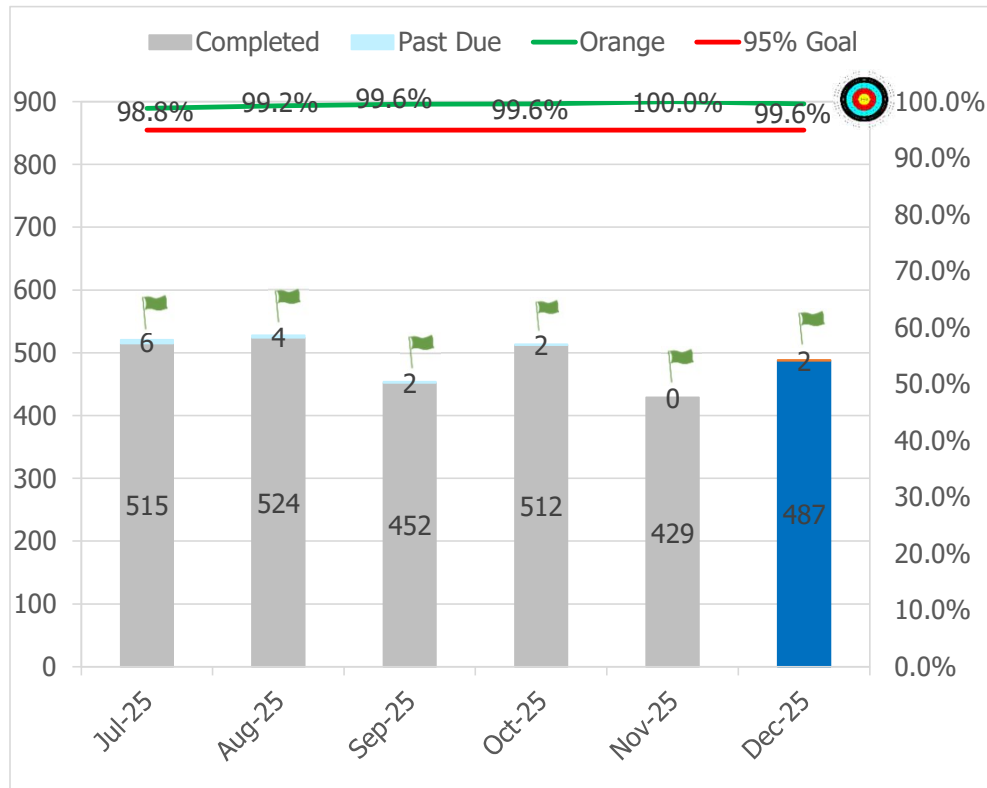
Orange Court - Preventive Maintenance



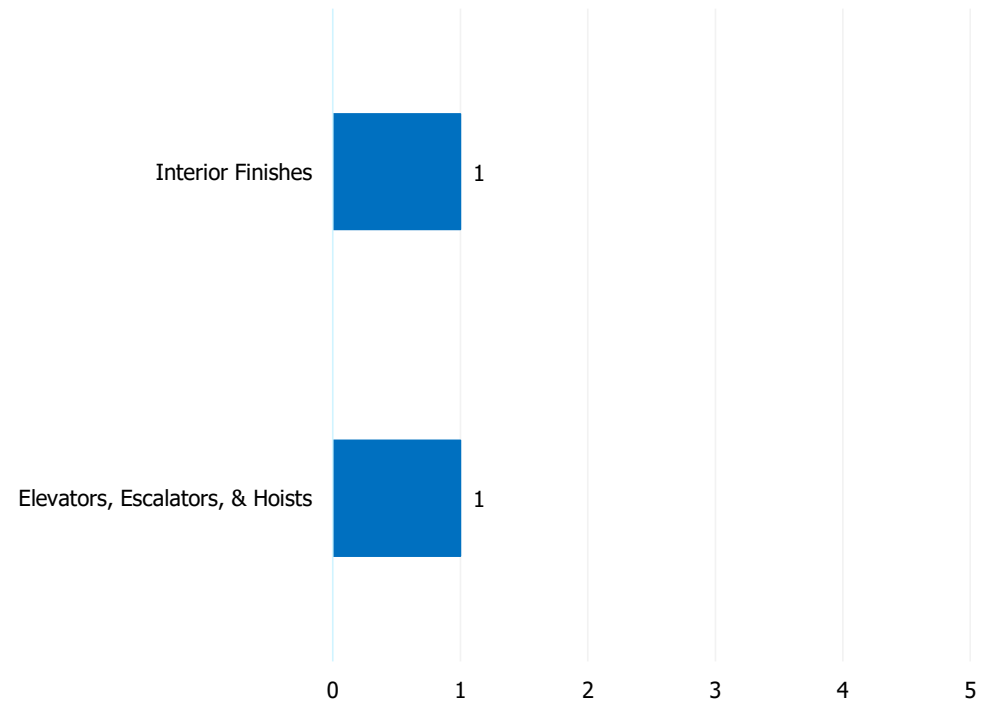
5% or less Meets expectations
6% + Does not meet expectations

Orange County		
Friday, January 2, 2026 Snapshot		Yearly Average
Scheduled PMs	240	248
Past Due PMs	0	0

Orange Court – Past Due SWOs



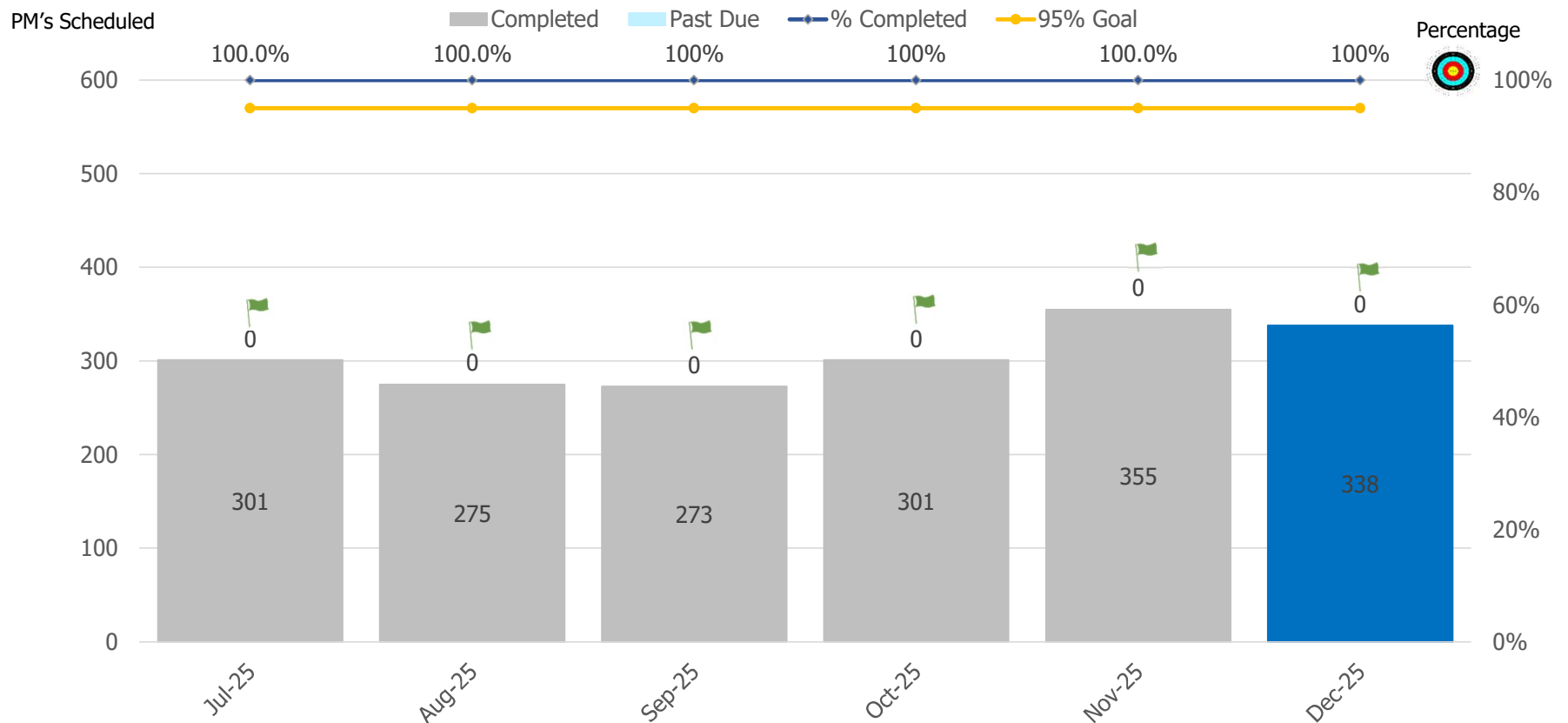
Past Due SWO Count by Request Type



- 5% or less Meets expectations
- 6% + Does not meet expectations

Orange County		
Friday, January 2, 2026 Snapshot		Yearly Average
Open SWOs	489	485
Past Due SWOs	2	3

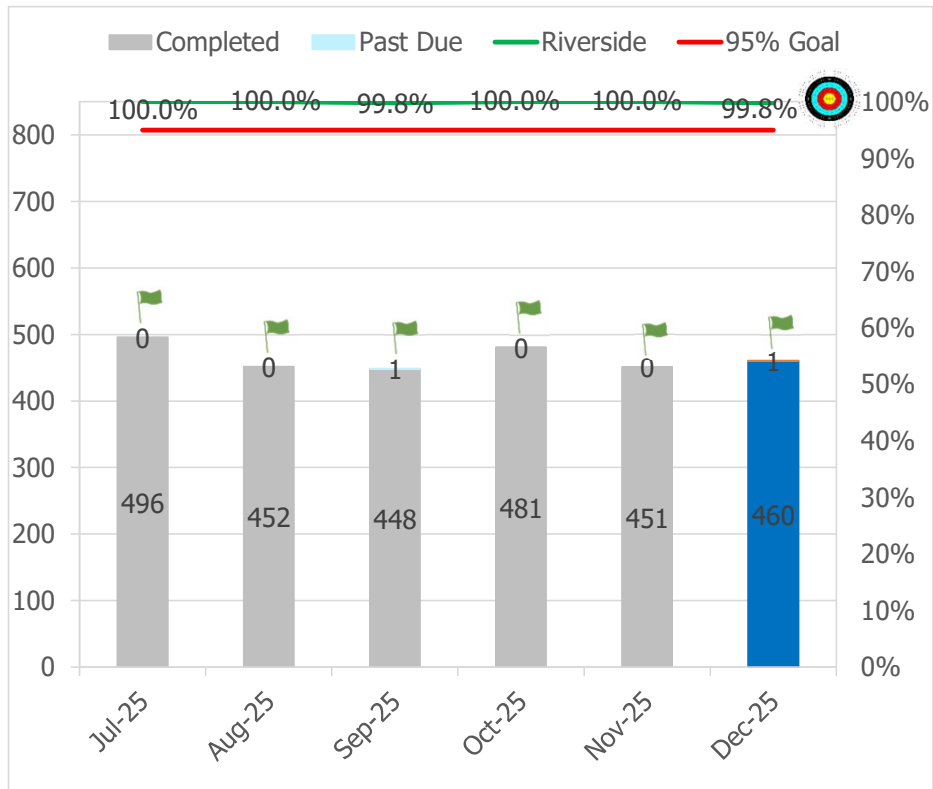
Riverside Court - Preventive Maintenance



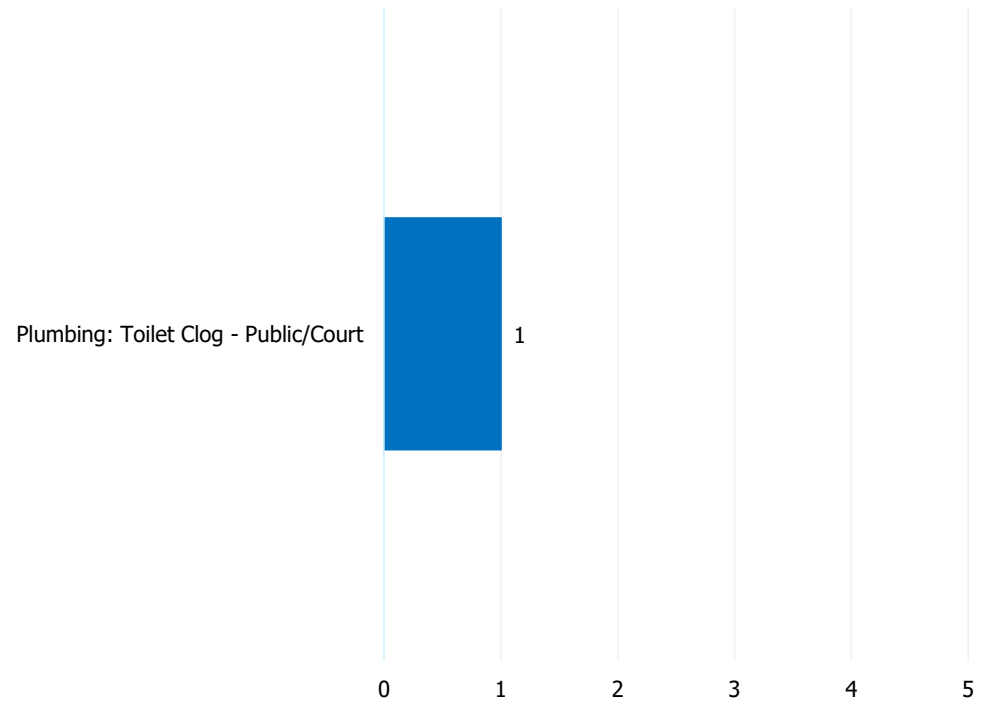
- 5% or less Meets expectations
- 6% + Does not meet expectations

Riverside County		
Friday, January 2, 2026 Snapshot		Yearly Average
Scheduled PMs	338	293
Past Due PMs	0	0

Riverside Court – Past Due SWOs



Past Due SWO Count by Request Type



- 5% or less Meets expectations
- 6% + Does not meet expectations

Riverside County		
Friday, January 2, 2026 Snapshot		Yearly Average
Open SWOs	461	436
Past Due SWOs	1	1

Discussion Item 3

Water Treatment Hydronic Systems

Water Quality Treatments



CHEMICAL WATER
TREATMENT



WATER SOFTENERS



WATER FILTRATION
SYSTEMS

Difference Between Water Treatment Systems

Chemical Water Treatment:

- Designed to purify water by removing or neutralizing contaminants for purification and safety

Water Softener:

- Focus on reducing water hardness by removing minerals that cause scaling build-up
- Recommended for areas with hard ground water that contain heavy minerals

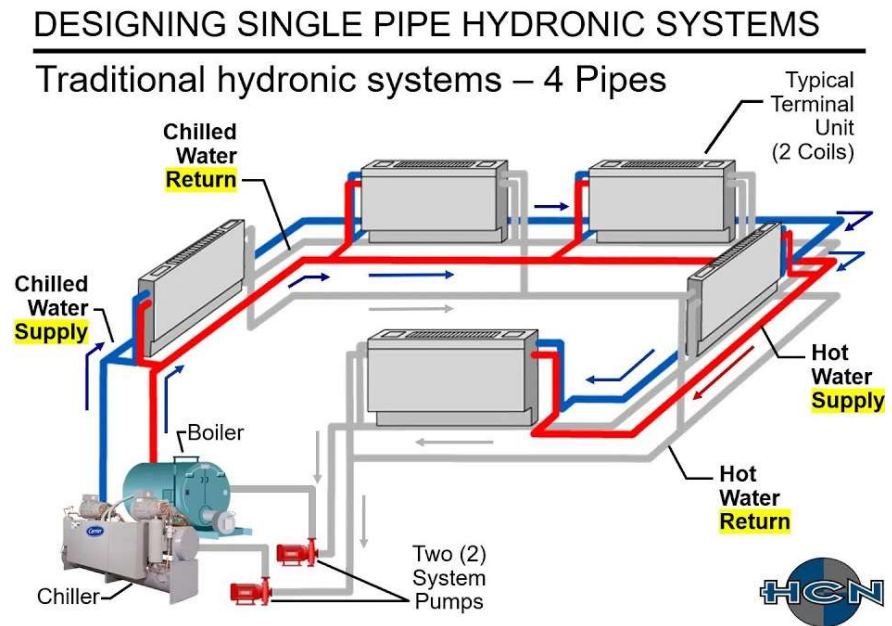
Water Filtration:

- Used to improve domestic water quality and safety for drinking
- Can protect equipment by delivery of cleaner water

What is a Hydronic System

- Hydronic systems utilize water as a heat transfer medium into various type of equipment

- Boilers
- Fan Coil Units
- Chilled Water Systems
- Radiant Flooring



Hvac Hydronic System Design at Alan Rayl blog

Critical Role Of Water Treatment

- Protects building assets and prevents catastrophic failure
- Increases the longevity of equipment
- Improves equipment efficiency and water flow rate
- Controls biological growth and prevents corrosion
- Reduces hardness and scaling by removing minerals and solids

Chemical Water Treatment Program

- Monthly water treatment to maintain system specifications
- Buildings with bad city water quality are spot checked during rounds and readings
- Verify chemical levels and bacteria testing
- Log water quality and treatment dates



Common Problems Caused By Untreated Water

- Scale Formation
- Corrosion
- Fouling (Organic Growth)
- Microbiological Growth

Scale Formation

- **Hard mineral deposits that coat pipes and surfaces**

- Reduces heat transfer
- Increases energy consumption
- Leads to equipment overheating and failure

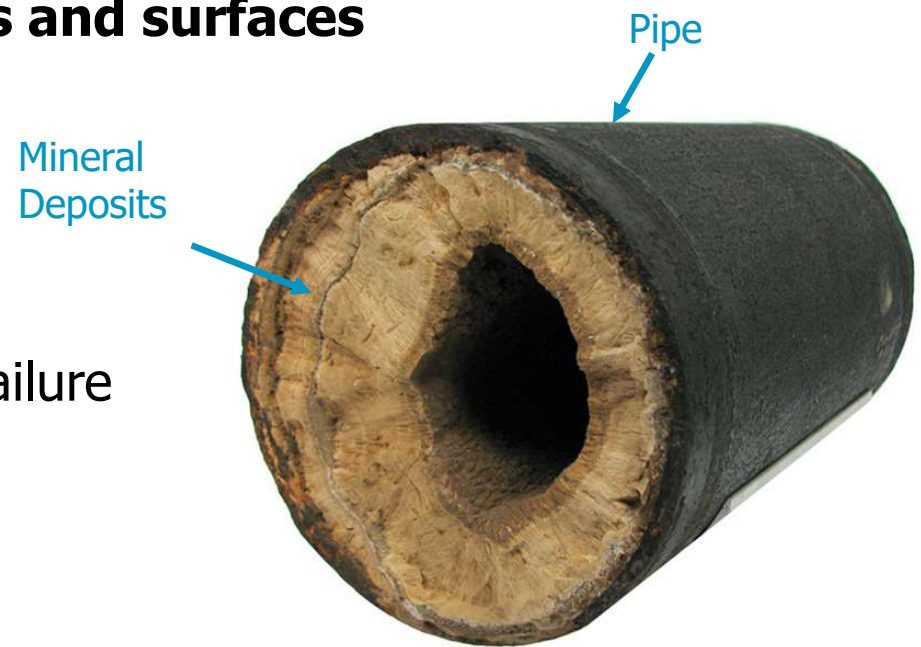


Image: aquatekpro.com

Corrosion

- **The gradual deterioration of metal surfaces**
 - Weakens equipment
 - Causes leaks
 - Leads to costly repairs or premature replacement

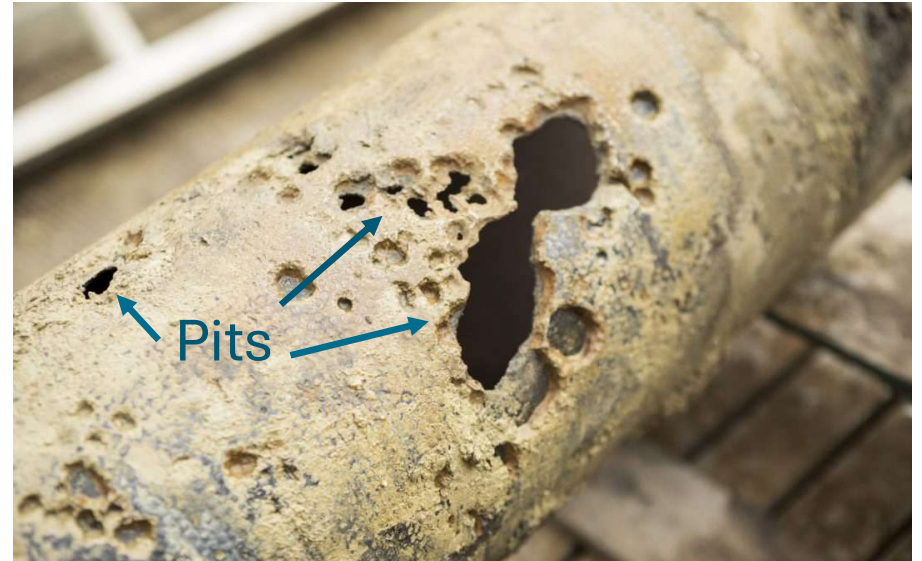


Image: nufLOWmidwest.com

Fouling & Microbiological Growth

- **The accumulation of solids, silt, debris, and growth of bacteria, algae, and fungi**
 - Reduces flow
 - Creates slime layers
 - Blocks pipes
 - Harbor dangerous pathogens like Legionella



Image: Meras water treatment presentation to JCC

Are Water Softeners Suitable for Hydronic Systems?

✓ **YES**

- Beneficial for areas that have bad water quality
- Prevents mineral and limescale buildup
- Reduces the risk of plumbing leaks due to corrosion
- Increases the lifespan of building equipment
- Softens hardwater that clogs heating elements and reduces efficiency.

What is the Critical Role of Water Softeners?

- Removes hardness minerals such as calcium and magnesium
- Prevents hard water issues like limescale and sludge in pipes reducing heat transfer
- Can prevent leaks due to corrosion and mineral build-up
- Beneficial for maintaining efficiency and longevity

Domestic Water Filtration System

- Good for domestic water to improve water quality and pipe corrosion
- Good for Hydronic Systems, but need a specific system that removes sediments, rust, and sludge
 - Magnetic or Y-Strainer System
- Chemical treatment still needed to remove a broader range of contaminants
- Water softener may still be needed to reduce scaling/hardness

New Meniffee Courthouse

- Premature hose bib failure due to calcium and mineral build-up



San Diego Central Courthouse

- **Domestic plumbing pipe failure due to highly corrosive city water**
 - TCFMAC approved **\$159,218** on 10/25/2024 to install a domestic water filtration system (FM-2008059)



Clara Shortridge Foltz Criminal Justice Center

- Domestic water pipe leak due to corrosion and mineral build-up on galvanized steel pipe and valve.



Betty Lou Lamoreaux Justice Center

- Copper pipe leak due to corrosion



Next Steps - Feasibility Study

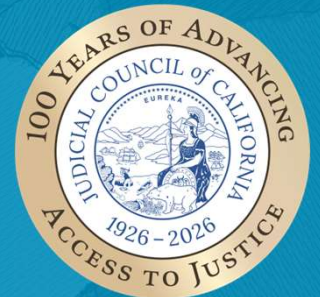
- Complete a feasibility study to determine the benefits of installing Domestic Water Filtration and/or Water Softeners for Hydronic Systems.
- Picked 10 buildings that have corrosive, hard water quality to perform feasibility study

Court	Building
Contra Costa	Richard E. Arnason Justice Center
Imperial	New El Centro Courthouse
Los Angeles	Compton Courthouse
Monterey	Salinas Courthouse
Riverside	New Meniffee Courthouse
San Benito	Hollister Courthouse
San Bernardino	San Bernardino Justice Center
San Diego	East County Regional Center
Santa Clara	Downtown Superior Courthouse
Santa Clara	Hall of Justice (East)

Discussion Item 4

Court Facilities Trust Fund (CFTF) Fund Status

as of January 2026



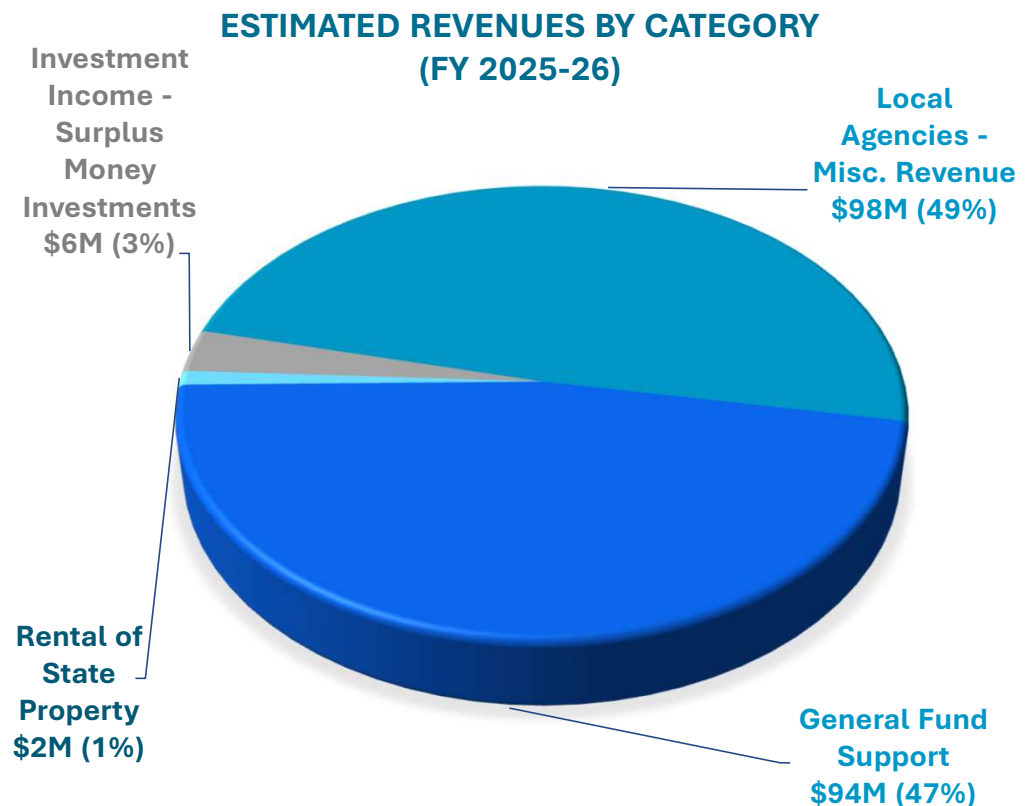
Discussion Item 4

Court Facilities Trust Fund (CFTF) Fund Status

Funding Sources

CFTF Funding Sources include:

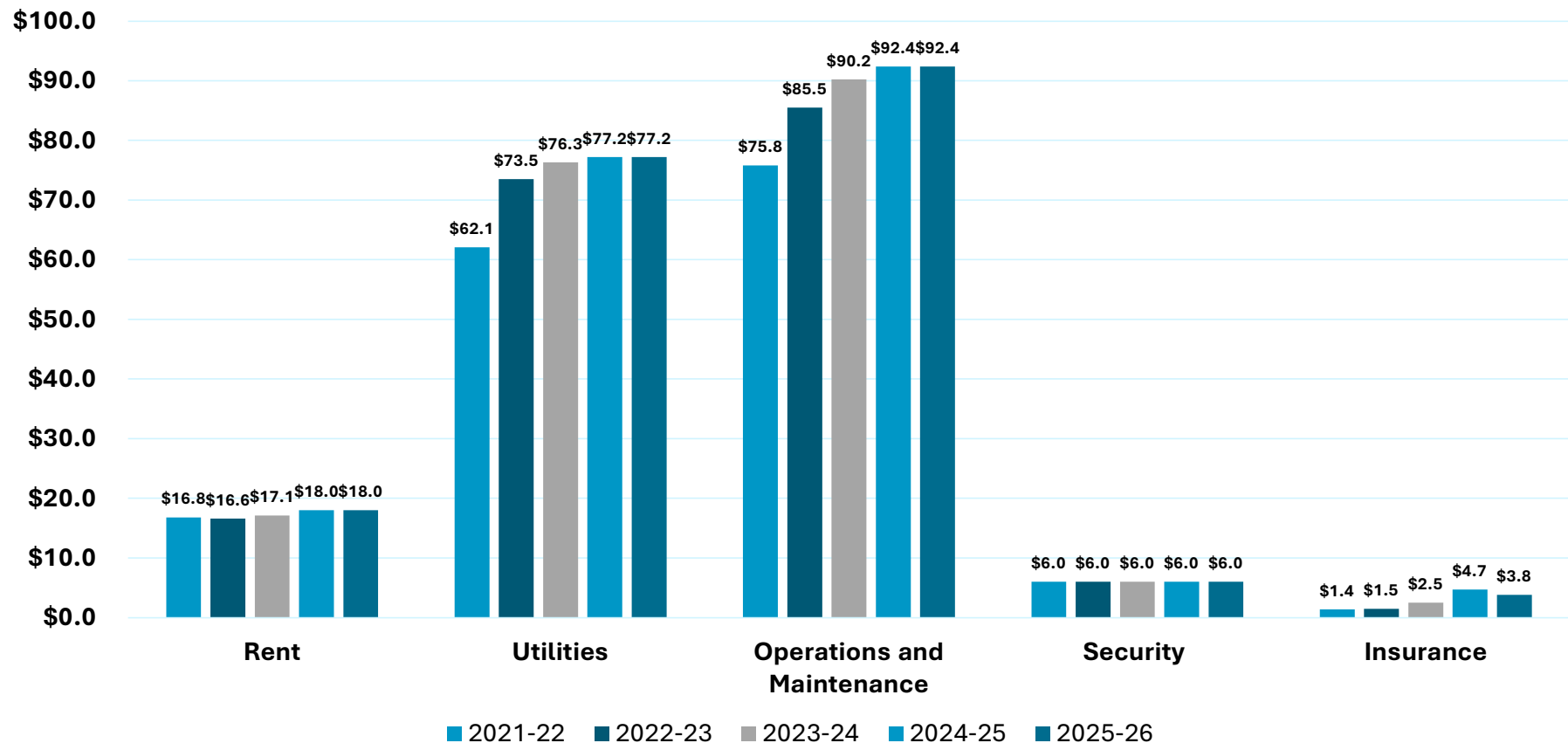
- Local Agencies – Misc. Revenue
 - County Facility Payments (CFP's)
 - Night Court Fees
- Investment Income – Surplus Money
- Rental of State Property
 - Leases
 - Parking
- General Fund Support



Discussion Item 4

Court Facilities Trust Fund (CFTF) Fund Status

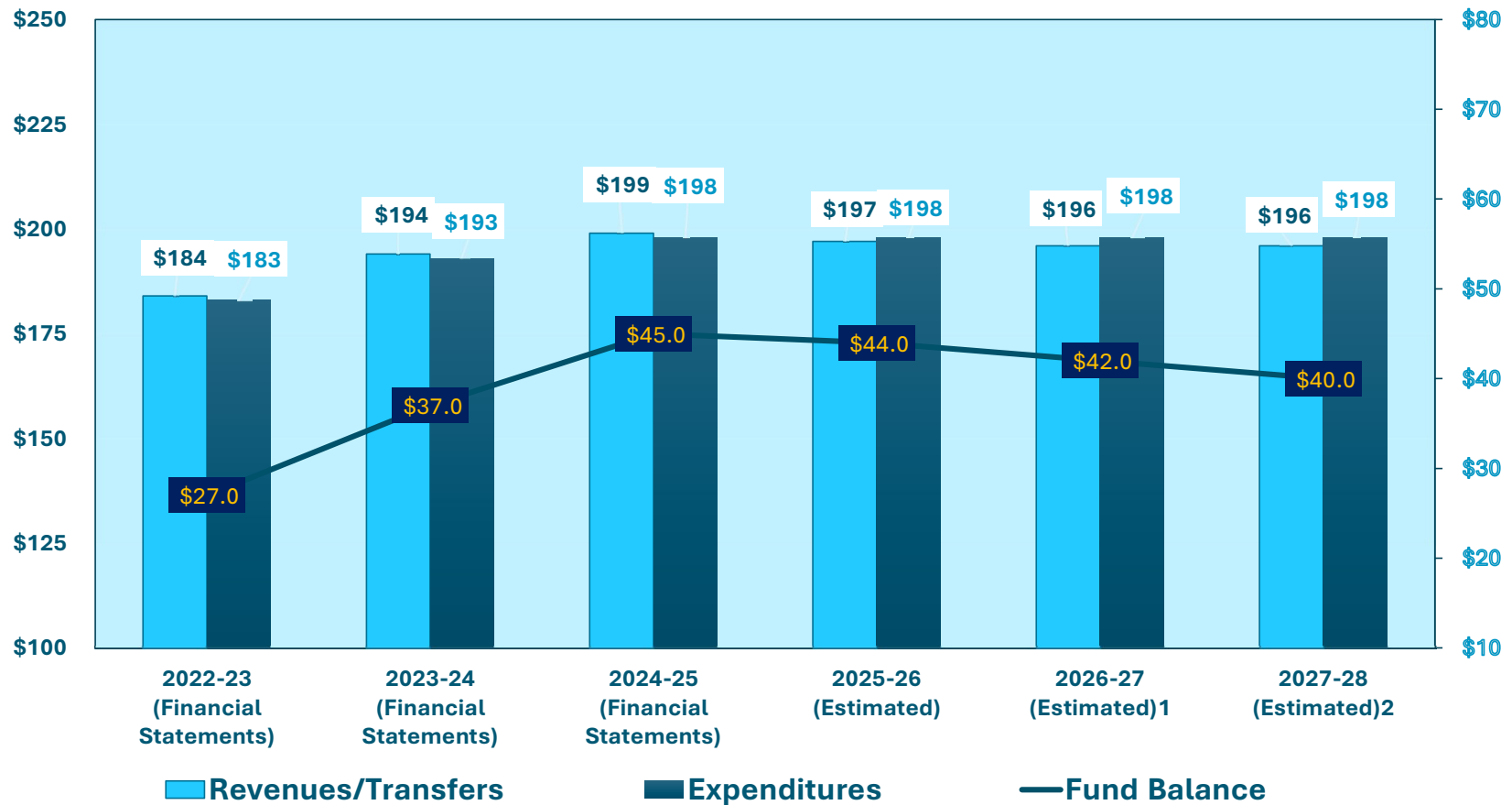
Expenditures



Discussion Item 4

Court Facilities Trust Fund (CFTF) Fund Status

Fund Status (in millions)



Discussion Item 4

Court Facilities Trust Fund (CFTF) Fund Status

Fund Condition Statement FY 2024–25 to FY 2027–28

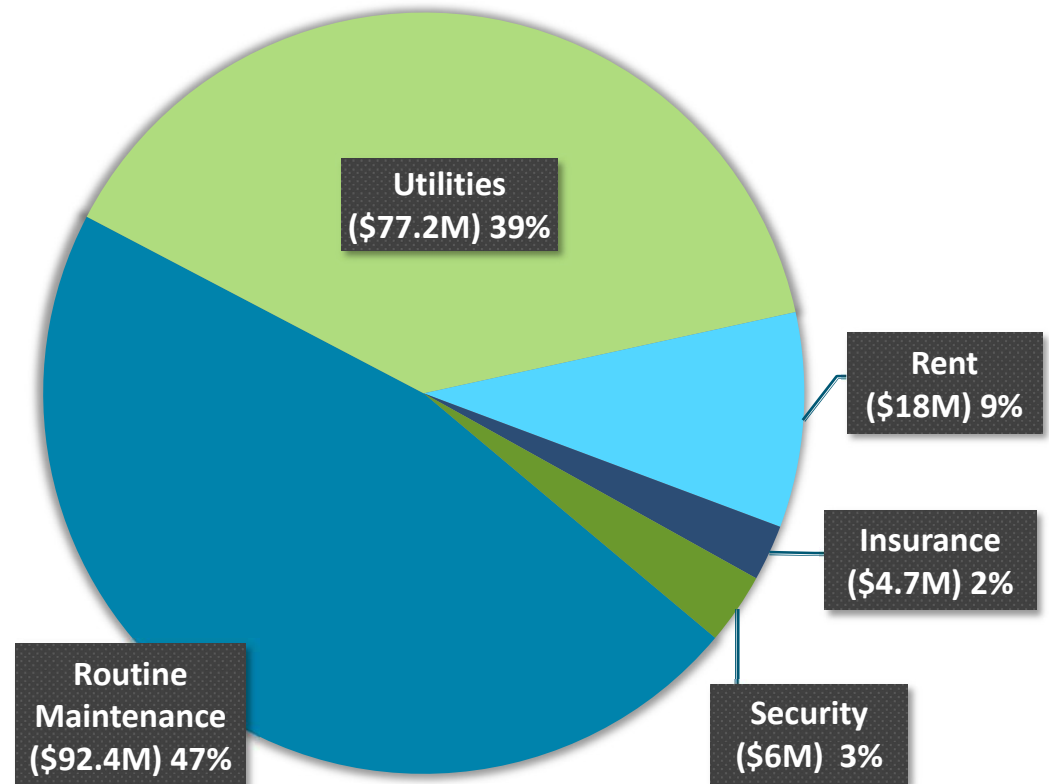
	2024-25 Financial Statements	2025-26 Current Projection	2026-27 Current Projection	2027-28 Current Projection
	A	B	C	D
Beginning Balance	36,508,000	45,479,000	43,661,000	41,629,000
Prior Year Adjustments	<u>8,689,000</u>			
Adjusted Beginning Balance	\$45,197,000	\$45,479,000	\$43,661,000	\$41,629,000
Revenues, Transfers and Adjustments	104,312,000	102,212,000	101,998,000	101,998,000
General Fund Offset	<u>94,296,000</u>	<u>94,296,000</u>	<u>94,296,000</u>	<u>94,296,000</u>
Total Rev, Transfers, Adj, GF Offset	\$198,608,000	\$196,508,000	\$196,294,000	\$196,294,000
Total Resources	<u>\$243,805,000</u>	<u>\$241,987,000</u>	<u>\$239,955,000</u>	<u>\$237,923,000</u>
Total Expenditures	198,326,000	198,326,000	198,326,000	198,326,000
Fund Balance	\$45,479,000	\$43,661,000	\$41,629,000	\$39,597,000

Information Only - Item 1

Fiscal Year 2024–25 Annual Report to the Legislature of Court Facilities Trust Fund (CFTF) Expenditures

- Refer to meeting materials for *Report to the Legislature: 2024–25 Court Facilities Trust Fund Expenditures*

Total Expenditures: \$198,326,000



Information-Only Item 2

DMF-3 Projects Update

Project Status	Number of Projects	Original Estimate	Current Amount
Fire Alarm System Projects			
Cancelled	1	\$ 1,620,180	\$ -
Completed	9	\$ 9,579,891	\$ 4,282,882
In Construction	1	\$ 4,618,237	\$ 10,717,118
Subtotal	11	\$ 15,818,308	\$ 15,000,000
Grand Total	11	\$ 15,818,308	\$ 15,000,000

Information-Only Item 3 DMF-4 Projects Update

Project Status	Number of Projects	Original Estimate	Current Amount
Roof Projects			
Completed	10	\$ 5,977,744	\$ 14,499,838
Cancelled	2	\$ 2,175,371	\$ 124,028
Deferred for the next DMF due to funding restraints	17	\$ 11,548,218	\$ 1,651,185
Subtotal	29	\$ 19,701,333	\$ 16,275,051
Elevator Projects			
Construction	6	\$ 31,600,027	\$ 27,976,599
Close-Out	2	\$ 7,938,520	\$ 3,844,973
Completed	2	\$ 11,023,376	\$ 3,727,538
Deferred for the next DMF due to funding restraints	7	\$ 20,204,515	\$ 1,559,691
Subtotal	17	\$ 70,766,439	\$ 37,108,800
Fire Protection Projects			
Completed	2	\$ 346,304	\$ 2,004,198
Cancelled	1	\$ 12,712	\$ -
Deferred for the next DMF due to funding restraints	1	\$ 12,740	\$ 14,331
Subtotal	4	\$ 371,757	\$ 2,018,529
Electrical Projects			
Cancelled	2	\$ 267,711	\$ 12,131
Deferred for the next DMF due to funding restraints	19	\$ 5,109,039	\$ 1,737,639
Subtotal	21	\$ 5,376,750	\$ 1,749,770
BMS Projects			
Construction	2	\$ 7,631,829	\$ 3,326,098
Close-Out	2	\$ 3,206,507	\$ 7,258,893
Completed	24	\$ 29,965,127	\$ 60,563,347
Cancelled	1	\$ 3,637,692	\$ -
Deferred for the next DMF due to funding restraints	10	\$ 22,245,764	\$ 708,197
Subtotal	39	\$ 66,686,919	\$ 71,856,536
HVAC Projects			
Completed	2	\$ 304,025	\$ 840,533
Cancelled	1	\$ 2,765,405	\$ 2,877
Deferred for the next DMF due to funding restraints	14	\$ 14,027,373	\$ 1,673,595
Subtotal	17	\$ 17,096,803	\$ 2,517,004
Grand Total	127	\$ 180,000,000	\$ 131,525,690

Information-Only Item 4

ARF Projects Update

- Refer to materials for report

Information-Only Item 5
Insurance Claims and Restitution Reimbursement Data

**Ten Year Summary of
Insurance Claims and
Restitution Reimbursement
2015 - 2025**

Information-Only Item 5

Insurance Claims and Restitution Reimbursement Data

Data Overview

- Reimbursement to Facilities Services for facility repairs from damage events
- Insurance Claims:
 - County Government Claim
 - Automobile
 - Business Personal Property
 - County Property
 - Property
 - Third Party
 - Cal OES
 - General Liability
- Restitution:
 - Result of a restitution order

Information-Only Item 5

Insurance Claims and Restitution Reimbursement Data

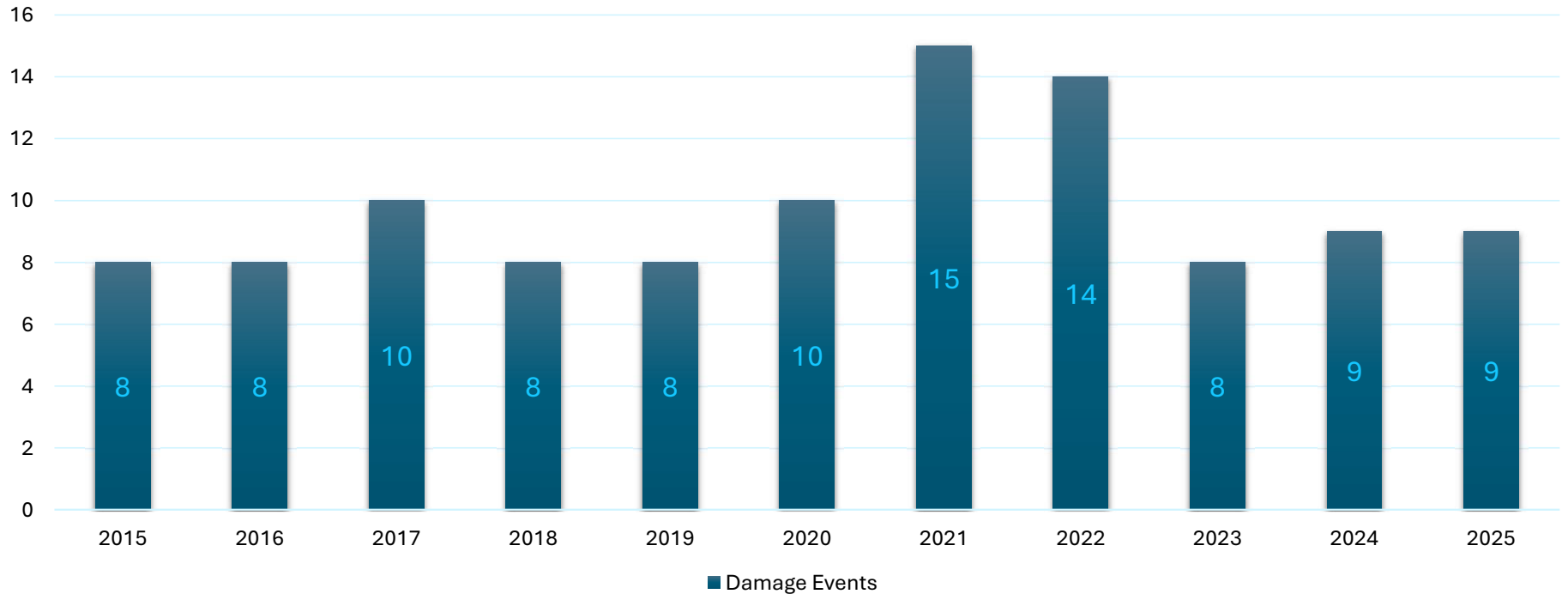
Ten Year Summary of Reimbursement



Information-Only Item 5

Insurance Claims and Restitution Reimbursement Data

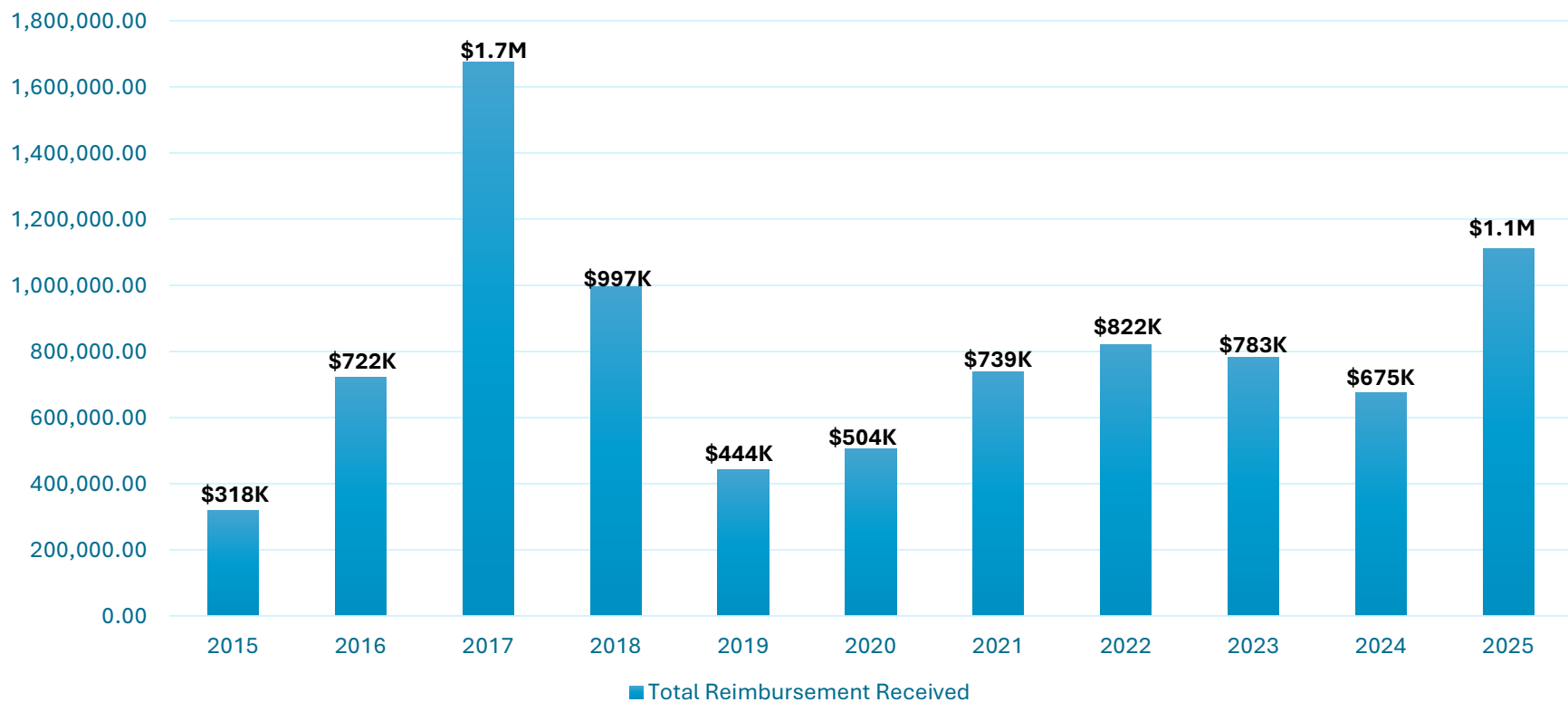
Number of Damage Events Annually



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Insurance Claims and Restitution Reimbursement Data

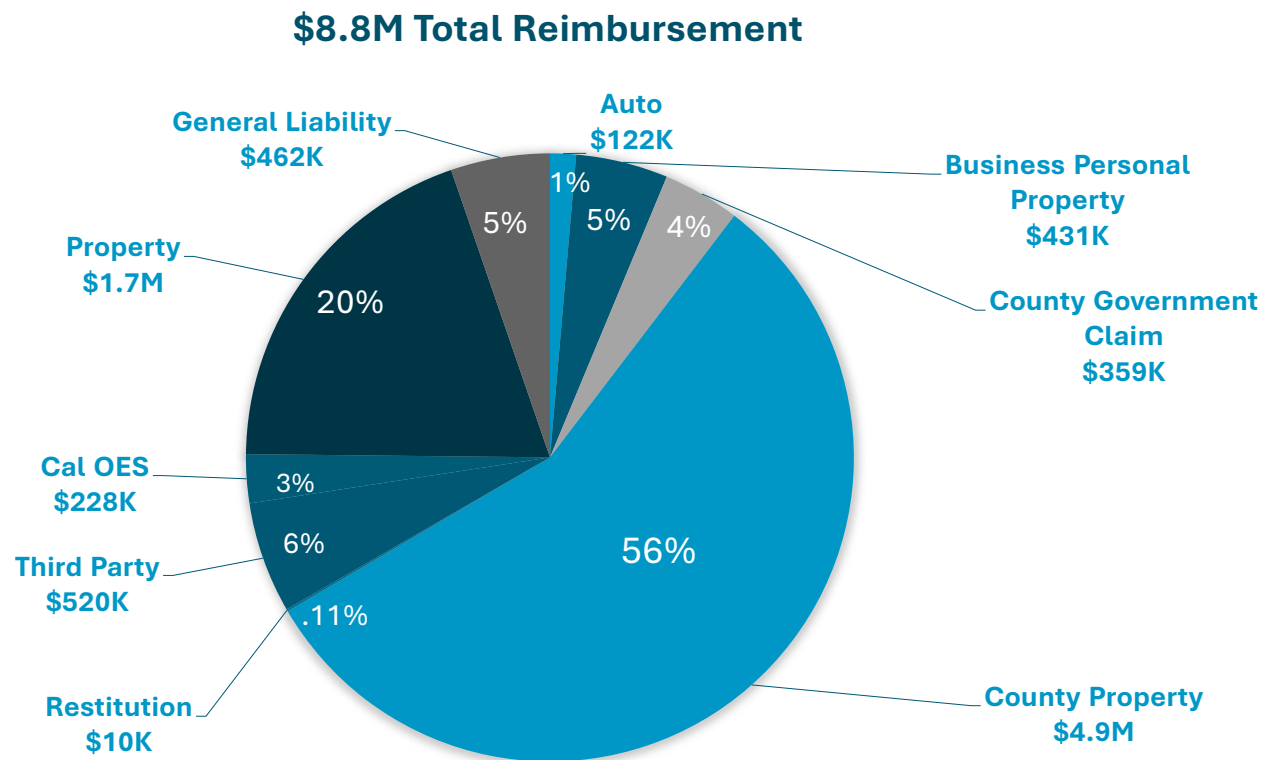
Total Reimbursement Received Annually



Information-Only Item 5

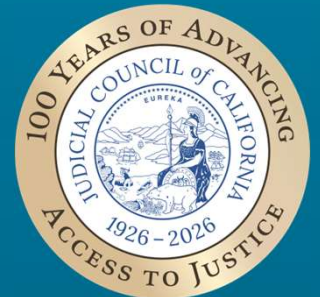
Insurance Claims and Restitution Reimbursement Data

Ten Year Reimbursement Summary by Claim Type



Information-Only Item 6

Boiler and Water Heater Regulation Changes Zero Emission Standards



Information-Only Item 6

Boiler and Water Heater Regulation Change

Background



Space & water heaters cause 10% of all GHGs and 8% of NOx in CA



2022 State Implementation Plan & CARB



BAAQMD & SCAQMD have adopted zero-emissions rules for boilers and water heaters



Restricts new equipment that emits Nitrogen Oxides (NOx) and Carbon Monoxide (CO)

Information-Only Item 6

Boiler and Water Heater Regulation Change

Bay Area Air Quality Management District (BAAQMD)

- Regulation 9, Rule 6
- Affected Counties:
 - Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, & southern Sonoma
- Zero-NOx standards for boilers and water heaters
- Only newly installed appliances

Information-Only Item 6

Boiler and Water Heater Regulation Change

BAAQMD Compliance Dates

- January 1, 2027 – water heaters and boilers <75,000 BTU/hr
- January 1, 2031 – water heaters and boilers 75,000 to 2 million BTU/hr

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Boiler and Water Heater Regulation Change

BAAQMD Affected Assets

Compliance Date	# of Boilers	# of Water Heaters
2027	0	9
2031	29	17
Total	29	26

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Boiler and Water Heater Regulation Change

South Coast Air Quality Management District (SCAQMD)

- Rule 1146.2
- Affected Counties:
 - Los Angeles, Orange, Riverside, San Bernardino
- Phase out of NO_x and CO for boilers and water heaters
- All appliances must comply (phased by unit size, type, age, and building type)



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Boiler and Water Heater Regulation Change

SCAQMD Compliance Dates

- Earliest (January 1, 2026) – small boilers and water heaters in new buildings
- Latest (January 1, 2033) – high-temperature boilers in existing buildings
- Assets in existing buildings depend on unit's age
- Retrofitting to zero emissions permissible

Information-Only Item 6

Boiler and Water Heater Regulation Change

SCAQMD Affected Assets (Existing)

Replace or Retrofit by Date:	# of Boilers	# of Water Heaters
2029	0	1
2031	12	0
2032	1	0
2033	19	0
2034	5	0
2035	4	0
2036	3	0
2037	9	0
2038	14	3
2039	16	0
2040	3	2
2041	6	0
2042	4	2
2043	2	1
2044	2	0
2045	1	0
2046	1	1
2047	5	0
2048	5	1
Total	112	11

Meeting Calendar



Meeting Date	Type of Meeting	Time
Friday, January 30, 2026	In-Person Location: Sacramento	10:00 – 3:00
Monday, March 2, 2026	Virtual	12:00 – 1:30
Monday, April 6, 2026	Virtual	10:00 – 3:00
Monday, May 18, 2026	Virtual	12:00 – 1:30
Friday, July 10, 2026	In-Person Location: Sacramento	10:00 – 3:00
Monday, August 24, 2026	Virtual	12:00 – 1:30
Friday, October 30, 2026	In-Person Courthouse tours 10/29/26 In-person meeting 10/30/26 Location: TBD	10:00 – 3:00
Friday, December 4, 2026	Virtual	12:00 – 1:30

Adjourn

- Closing Discussions
- Chair Closing Comments