



REACO

**REDWOOD EMPIRE ASSOCIATION OF CODE OFFICIALS
1007B WEST COLLEGE AVE. BOX 326
SANTA ROSA, CA 95401**

DATE: October, 2013

TO: All REACO Members and Interested Stakeholders

RE: Recommendations for amendment options in adoption of California Green Building Code Standards (CALGreen)

The mission of the Redwood Empire Association of Code Officials (REACO) is to promote life safety and the protection of property through the development, interpretation and application of consistent building codes, standards and policies.

The model code adoption cycle for the 2013 codes presents a unique opportunity for our organization to provide our members and the public with recommendations for a consistent and effective regional sustainable building program. During the 2010 model code update REACO recommended all jurisdictions amend the California Green Building Standards Code (CALGreen) to include Tier 1 levels for both residential and nonresidential occupancies. For the 2013 model code update CALGreen is again composed of both mandatory measures and appendices with two tiers of voluntary measures for both residential and nonresidential new buildings. Selected portions of the appendices may be adopted by local ordinance amending CALGreen. The 2013 CALGreen code scope of projects that apply has been increased to include residential alterations and additions that increase either volume or area of a dwelling. The scope of nonresidential projects for additions and alterations has also been increased to include additions of 1,000 square feet or more and alterations of \$200,000 valuation or higher.

Tier 1 requirements for energy efficiency include a 15% increase in the minimum standards established by the California Energy Commission (CEC). Local jurisdictions are required to receive approval from the California Energy Commission for any ordinance that establishes energy efficiency standards at a higher level than the minimum standards set by the CEC. The approval requires a cost effectiveness study to be completed. At this time, due to the lag in approval by the CEC of performance computer programs, there have been no cost effectiveness studies completed. The California Building Officials (CALBO) have communicated to our membership the recommendation that jurisdictions that wish to amend CALGreen to Tier 1 to not include the enhancement amendment to energy efficiency standards. Also, according to the CEC Blueprint newsletter of June, 2012, "a newly constructed residential building built to the prescriptive requirements of the 2013 Standards

will use 25% less energy for lighting, heating, cooling, ventilation, and water heating than one built to the prescriptive requirements of the 2010 California Energy Code. For nonresidential buildings there will be a 30% reduction. Tier 1 for energy efficiency increases the standards an additional 15% thus making the cost effectiveness of such improvements more difficult to achieve.

The Redwood Association of Code Officials surveyed membership and completed extensive discussion of the alternate code adoption options. The recommendation was voted on by membership on October 8, 2013, with direction to the executive board to draft a document that all jurisdictions may use during their model code update ordinance process.

The REDWOOD EMPIRE ASSOCIATION OF CODE OFFICIALS Executive Board, as directed by the membership, recommends that local jurisdictions consider adoption of the Tier 1 voluntary measures for both residential and nonresidential projects for new buildings only and to include the following categories within the Tier 1 measures: Planning & Design, Water Efficiency & Conservation, Material Conservation & Resource Efficiency, and Environmental Quality as mandatory. The Executive Board does not recommend the adoption of Appendix Sections A4.2 and A5.2 (Energy Efficiency) as mandatory to comply with compliance with 2013 CALGreen for the reasons mentioned above.

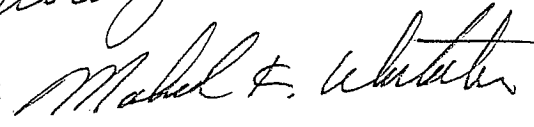
Recognizing that these regulations will require additional training, the REACO Education Committee, in conjunction with the North Coast Builder's Exchange (NCBE), the American Institute of Architects Redwood Empire Chapter (AIARE), and the Redwood Empire Chapter of the USGBC is scheduling a series of training opportunities locally. Our goal is to provide consistent training in the application of the standards to both the enforcement and building industry.

REACO Executive Board

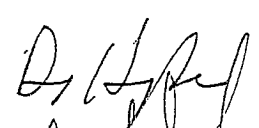
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