

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: JESSE OSWALD, CHIEF BUILDING OFFICIAL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: ORDINANCE ADOPTION – ORDINANCE OF THE COUNCIL OF
THE CITY OF SANTA ROSA MODIFYING CHAPTER 18-33 TO
ADOPT BY REFERENCE, WITH LOCAL AMENDMENTS, THE
2019 CALIFORNIA ENERGY CODE, TITLE 24, PART 6 OF THE
BUILDING STANDARDS CODE (ALL-ELECTRIC REACH CODE)

AGENDA ACTION: ORDINANCE

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council adopt an ordinance, introduced at the November 12, 2019 Regular Meeting by a vote of 6-0-1 (Mayor Schwedhelm absent), by reference the 2019 edition of the California Energy Code as adopted and amended by the State of California, and further amended based on local conditions, for use in Chapter 18-33 of the Santa Rosa City Code.

EXECUTIVE SUMMARY

Every three years the State of California updates the California Code of Regulations, Title 24 (CCR-T24) including its California Energy Code. Through the State code adoption cycle, the State of California adopts and publishes amendments to the California Energy Code, which goes into effect in every City and County in the State of California 180 days after publication. The new California Building Energy Code was published on July 1, 2019 and will take effect on January 1, 2020.

Public Resources Code (PRC) Section 25402.1(h)(2) allows more stringent local amendments to the energy conservation provisions in the CCR, Title 24, Part 6, California Energy Code. CCR, Title 24, Part 1, California Administrative Code, Chapter 10, Section 10106, requires local government to gain approval from the California Energy Commission (CEC) for a local energy conservation requirement. Local governments must apply to CEC for approval and provide supporting analysis on how it was determined that the proposed local standard will save more energy than the current provisions in Title 24, Part 6, and be cost-effective.

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Government Code section 50022.3 identifies the procedure for the adoption of codes by reference that established the requirement for first reading of the ordinance title and establishment of the public hearing date.

BACKGROUND

The Santa Rosa City Council and has directed staff to pursue adoption of an All-Electric Reach Code after recommendation from the Climate Action Subcommittee. Extensive outreach and public engagement have been executed over the past several months.

Energy Code Update

The Redwood Empire Chapter of Code Officials (REACO) has prioritized the effort to collaborate and review common goals in establishing local amendments that reflect common concerns germane to local conditions within the North Bay areas including Sonoma, Marin, Napa, and Mendocino Counties. The goals of this group were to evaluate, update, edit and create more consistency between the various local amendments within the North Bay area.

The more significant amendments to the California Energy Code include, but are not limited to, the following:

- Re-inserts amendments and administrative changes previously established in the Santa Rosa City Code, but that now have revised code section numbers;
- Amended language in the California Energy Code to require All-Electric only for new Low-Rise Residential Construction;
- Establishes requirements for electric-only connections for:
 - a. Clothes Drying
 - b. Domestic Water Heating
 - c. Space Heating and Cooling
 - d. Cooking
 - e. Swimming Pool Heating

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. In January 2019, the State of California Building Standards Commission adopted the updated California Energy Code, Title 24, Part 6 with amendments and published them as the California Energy Code.
2. The new California Energy Code, Title 24, Part 6, was published in July 2019. The code adopted by the Building Standards Commission goes into effect 180

days after publication by the State and must be enforced by each City and County.

3. Local jurisdictions may amend the State Energy Code only upon an express finding that such amendments can be supported with analysis showing that the proposed local standard will save more energy than the current provisions in Title 24, Part 6, and be cost-effective.
4. Information, analysis and data have been presented by the Bay Area Regional Energy Network (BayREN), Regional Climate Protection Authority (RCPA) and Sonoma Clean Power to show that All-Electric Low-Rise Residential new construction will save more energy than the current provisions in Title 24, Part 6.
5. The California Energy Commission (CEC) has accepted the Cost-Effectiveness Study for Low-Rise Residential New Construction, prepared by Frontier Energy, Inc., Misti Bruceri & Associates, LLC as showing the implementation of an All-Electric Reach Code is cost-effective.
6. Government Code Section 50022.3 requires that a resolution be adopted to establish a public hearing to consider adoption of the ordinance associated with the Code updates. This public hearing is planned for November 19, 2019 subject to Council adoption of the resolution.
7. AB 178 was signed by Governor Newsom on September 06, 2019. It exempts those rebuilds that were in an area proclaimed by the Governor as an emergency, prior-to January 2, 2020 from installing photovoltaic systems required at the time of repair, restoration, or replacement.
8. The Cost-Effectiveness Study accepted by the CEC requires the installation of photovoltaic (PV) systems on Low-Rise Residential new construction to be cost-effective. The exemption by AB 178 for the installation of PV systems for rebuilds exempts these projects from an All-Electric Reach Code.

FISCAL IMPACT

There is no fiscal impact from the adoption of the Ordinance.

ENVIRONMENTAL IMPACT

The proposed Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3) in that the standards set forth in the Ordinance are more protective of the environment than the State Building Standards Code and there is no possibility that the activity in question may have a significant effect on the environment. The Ordinance is also exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 in that the standards

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set forth in the Ordinances assure the maintenance, restoration, enhancement or protection of natural resources and the environment.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not Applicable.

NOTIFICATION

This was publicly noticed on October 29, 2019 and November 6, 2019.

ATTACHMENTS

- Attachment 1 - 2019 State Accepted Cost Effectiveness Study for Residential Reach Codes
- Ordinance – All-Electric Reach Code

CONTACT

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