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September 20, 2019

Mr. Drew Bohan, Executive Director
California Energy Commission
1516 Ninth Street MS-37
Sacramento, CA 95814-5514

Subject: Application for Locally Adopted Energy Standards by the City of San José in Accordance with the 2019 California Energy Code, Title 24, Part 6, of the California Code of Regulations.

Dear Mr. Bohan,

At the City of San José's City Council meeting on September 17, 2019 the San José City Council (City Council) conducted a public hearing and approved the following:

1. An Ordinance adopting the 2019 California Green Building Standards Title 24, Part 11 and the 2019 California Energy Efficiency Standards Code Title 24, Part 6 with certain exceptions modifications and additions to increase building efficiency, mandate solar readiness, and mandate increased requirements for electric vehicle (EV) charging stations (Reach Code); and
2. Findings related to local modifications based upon local geographical, topographical, and climatic conditions and cost effectiveness; and
3. Authorization for the City Manager to submit the Reach Code to the California Energy Commission for its approval as required by law.

Prior to pursuing City Council approval, the City of San José (City) conducted an extensive outreach campaign to vet the Reach Code, including engaging over 65 stakeholders and 200 local Neighborhood Associations, conducting four stakeholder engagement workshops from May through July 2019, five additional public presentations, and many additional individual meetings as requested. On September 9, 2019 City staff presented the proposed Reach Code at a public hearing of the San José City Council Transportation and Environment Committee for comment. On September 17, 2019, the Reach Code was unanimously approved by the City Council. Additionally, the Council found that, under the California Environmental Quality Act (CEQA) pursuant to Section 15308 of the CEQA Guidelines and Title 21 of the San José Municipal Code, the ordinance is categorically exempt from the requirements of CEQA.

The reach code will apply only to new residential (single-family and low-rise residential) and non-residential construction in San José. It incentivizes all-electric construction and requires increased energy efficiency and electrification for those choosing to construct mixed-fuel buildings. It requires that non-residential construction include solar readiness. It also requires additional EV charging readiness and/or electric vehicle service equipment installation for all development types.

The City would like to express to you our firm commitment to enforce the Reach Code Ordinance. Our Chief Building Official will work with staff to provide training on enforcement of the energy standards and the new requirements for developers to comply with the 2019 California Energy Code, CALGreen, and San José Reach Code. This includes working closely with regional organizations such as the Bay Area Regional Energy Network (BayREN) to complete focused trainings on updated energy standards and local codes.

The City of San José's Reach Code will ensure that residential and non-residential buildings in the County will consume no more energy than permitted by Title 24, Part 6.

In accordance with Public Resources Code Section 25402.1(h)2 and Section 10-106 of the Building Energy Efficiency Standards, this package of materials includes the City of San José's proposed local ordinance requiring more stringent energy requirements than those set by California's 2019 Building Energy Efficiency Standards Title 24, Part 6.

Please find the following materials enclosed:

1. Attachment 1: Staff report to the San José City Council, outlining the goals of the Reach Code.
2. Attachment 2: Signed Reach Code Ordinance which updates the San José Municipal Code, including requirements for energy reach standards beyond Title 24, Part 6 baseline for new single family and multifamily residential, and for new nonresidential construction. This provides clear requirements that buildings be designed to consume no more energy than permitted by Part 6.
3. Attachment 3: Cost effectiveness studies demonstrating the expected energy savings and the cost effectiveness of the ordinance in the City of San José (Climate Zone 4).
4. Attachment 4: Evidence of California Environmental Quality Act (CEQA) compliance through the attached Notice of Exemption.

Sincerely,



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Director
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