

DOCKETED

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Description:	Cover letter regarding application for approval of Ordinance No. 1196
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CITY OF HEALDSBURG

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December 19, 2019

Attn: Mr. Gabriel Taylor and Mr. Peter Strait
California Energy Commission
1516 Ninth Street, MS-37
Sacramento, CA 95814-5512

RE: Filing of local amendment of the California Energy Code City of Healdsburg Ordinance No. 1196

Dear Mr. Taylor and Mr. Strait,

The City of Healdsburg is pleased to apply for approval from the California Energy Commission (CEC) with Healdsburg's adopted amendments to the 2019 Edition of the California Energy Code, Title 24, Part 6, of the California Code of Regulations through Ordinance No.1196 (Attachment A). The ordinance was approved by the City Council on December 16, 2019 and if approved by the CEC, will become effective March 1, 2020.

We would also like to take this opportunity to thank you for your responsiveness as we navigated through Healdsburg's reach code efforts that would require electrification for new buildings. We could not have developed a groundbreaking building code without your expertise, knowledge, and willingness to challenge traditional ways of building to reduce greenhouse gas emissions. It has set a new tone for the North Bay Area.

We are in a unique time locally and globally. Locally, we are addressing climate change with the very few levers that local government has to make an impact. The major motivating factor in developing a reach code that would ensure new buildings do not become a further contributor to climate impacts. Healdsburg's residents and businesses are customers of Healdsburg Electric that provides 59% greenhouse gas free electricity at a rate less than PG&E. This provides an opportunity for new buildings to take advantage of the low carbon energy available by using electricity instead of natural gas.

The ordinance seeks to require electrification of new buildings by mandating the following:

1. New Residential Buildings will require an electric fuel source for space heating, water heating and clothes dryers. Natural gas can still be used for cooktops, fireplaces, and pool/spa equipment. Prewiring for future electric appliances is required where natural gas appliances are used. There is an exemption for accessory dwelling units that are attached to the primary dwelling.
2. Nonresidential buildings will require an electric fuel source for space heating, water heating and clothes dryers. Natural gas can still be used for cooktops, fireplaces, and pool/spa equipment. Prewiring for future electric appliances is required where natural gas appliances are used. There is

an exception for certain building types such as public agency owned and operated emergency operations centers, and a creates an approval process for business-related exemptions. If an exception is granted, natural gas appliance locations must be electrically prewired for future electric appliance installation.

The City will continue to enforce Title 24, Part 6, as well as the proposed ordinance. The proposed ordinance will protect the environment and will require buildings to consume no more energy than the State standards. Thus, there are no reasonably foreseeable adverse impacts, and no possibility that the activity in question may have a significant effect on the environment. As the lead agency, the City has also determined that this activity is exempt from CEQA under section 15061 (b)(3) and section 15308.

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 evidence that the proposed local ordinance has been approved in a public meeting process, is cost effective, and is more stringent than the energy requirements set by California's 2019 Building Energy Efficiency Standards Title 24, Part 6. Please find the following supporting attachments enclosed:

Attachment A. Signed Ordinance No. 1196

Attachment B. December 16 staff report to the City of Healdsburg City Council providing further analysis on cost effectiveness

Attachment C. Statewide Cost Effectiveness Study - Residential

Attachment D. Statewide Cost Effectiveness Study - Nonresidential

Attachment E. Statewide Cost Effectiveness Study – Healdsburg Addendum

Attachment F. Supplemental Memorandum from TRC regarding cost effectiveness studies

Attachment G. Evidence of CEQA compliance through the attached Notice of Exemption

Attachment H. A letter from the Chief Building Official to the Executive Director of the CEC about the changes to local green building and energy efficiency standards

If you have any questions, please contact Felicia Smith, Utility Conservation Analyst, at 707-431-3122 or fsmith@ci.healdsburg.ca.us. Thank you again for your guidance, and for considering Healdsburg's Ordinance No.1196 for approval. We look forward to working with you again in the future.

Sincerely,



David Mickaelian
City Manager