

DOCKETED

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Project Title:	Local Ordinances Exceeding the 2019 Energy Code
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Document Title:	City of San Carlos - 2019 Staff Report
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**CITY COUNCIL
STAFF REPORT**

MEETING DATE: February 22, 2021

ITEM TITLE: Adopt Ordinance 1570 Amending San Carlos Municipal Code Section 15.04.080 – Title 24, Part 6, California Energy Code with Appendices, and Section 15.04.125 - Title 24, Part 11, California Green Building Standards Code (CALGreen), to Meet Greenhouse Gas Emission Reduction Goals.

RECOMMENDATION:

It is recommended that the City Council adopt an Ordinance amending San Carlos Municipal Code Section 15.04.080 – Title 24, Part 6, California Energy Code with Appendices and Section 15.04.125 – Title 24, Part 11, California Green Building Standards Code (“CALGreen”) to meet greenhouse gas emission reduction goals.

FISCAL IMPLICATIONS:

There are no fiscal implications with adopting this Ordinance.

BACKGROUND:

The City Council introduced an all-electric reach code Ordinance at the January 25, 2021 Council meeting. During the Ordinance introduction, Council directed staff to make a number of revisions prior to formal adoption of the Ordinance, which are listed below.

1. Require prewiring for electric vehicle (“EV”) charging in mechanical parking systems.
2. Do not apply the gas cooking and fireplace exception to new Multi-Unit Residential buildings.
3. Clarify that attached accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”) are not subject to the Ordinance requirements.
4. Clarify the definition of employee kitchens.
5. Include a technical exemption for unique circumstances and an appeals process for permit applicants to challenge discretionary decisions.

ANALYSIS:

Each of the revisions is summarized below and is included in the proposed Ordinance in Attachment 1. Attachment 2 shows these revisions with track changes.

Require prewiring for EV charging in mechanical parking systems.

The Ordinance includes a requirement that new mechanical parking systems in residential buildings include electrical panel capacity and prewiring for future EV charging capabilities.

Do not apply the cooking and fireplace exception to new Multi-Unit Residential buildings.

The exception that allows for gas in residential buildings for cooking appliances and fireplaces has been rewritten to exclude newly built Multi-Unit Residential buildings. Therefore, new Multi-Unit Residential buildings will be required to be all-electric. Multi-Unit Residential buildings are defined by the San Carlos Municipal Code 18.40.020 as a residential building with three or more units per parcel.

Clarify that attached ADUs and JADUs are not subject to the Ordinance requirements.

Newly constructed attached ADUs and JADUs are equivalent to a home addition and are not subjected to the Ordinance requirements unless the addition requires removing 50% of the existing framing or 50% of the existing foundation. This has been clarified in the Ordinance.

Clarify the definition of employee kitchens.

The Ordinance exempts employee kitchens to allow gas for cooking appliances. The definition of employee kitchens has been clarified to include only commercial kitchens for preparing and serving food to employees or visitors, and does not include typical breakrooms or other self-service style kitchens.

Include a technical exemption for unique circumstances and an appeals process for permit applicants to challenge discretionary decisions.

The proposed Ordinance includes a new exception for unusual situations when an all-electric design may not be possible due to exceptional or extraordinary circumstances. The application of this exception is subject to the discretion of the Building Official. Included in the exception is a process that allows applicants to appeal the decision of the Building Official to the City Council.

ALTERNATIVES:

The alternatives available to the City Council include:

1. Adopt Ordinance 1570 amending San Carlos Municipal Code Section 15.04.080 – Title 24, Part 6, California Energy Code with Appendices, and Section 15.04.125 – Title 24, Part 11, California Green Building Standards Code (CALGreen), to meet Greenhouse Gas Emission Reduction Goals adopting reach codes; or
2. Do not adopt Ordinance 1570; or
3. Provide staff with alternative direction.

Respectfully submitted by:



Tara Peterson,
Assistant City Manager



Adam Lokar, Management Analyst



Chris Valley, Building Official

Approved for submission by:



Jeff Maltbie, City Manager

ATTACHMENT(S):

1. Ordinance 1570 - Reach Code
2. Revisions to Ordinance (Track Changes)