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 Nonresidential New Construction Checklist
Description:	Plain text of the San Carlos nonresidential new construction checklist
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LOCAL BUILDING ENERGY STANDARDS

NONRESIDENTIAL NEW CONSTRUCTION REQUIREMENTS

These building standards have been established to ensure that new construction and substantial rebuilds in San Carlos are healthier for occupants, have limited impact on the environment, reduces demand for energy, and results in cost savings from building operation over the life of the building. This guide is intended to help applicants understand the process and specific local requirements that apply to their project.

PROJECT PROCESS

1 PROJECT DESIGN

It is important for project owners, architects, engineers, and designers to understand the applicable state and local building requirements prior to project design. Early consideration of these standards allows for design of buildings and systems that are compliant, energy efficient, and cost effective, and minimizes back and forth when applying for the project permit.

2 PLANNING APPLICATION (*IF REQUIRED*)

If your project is subject to planning review, be prepared to identify in your planning application what compliance methods you have selected and how you plan to meet the requirements. If you anticipate difficulties meeting the requirements outlined in the Local Building Energy Standards Checklist, these concerns and any requests for exemptions should be identified in your planning application.

3 INITIAL BUILDING PERMIT SUBMITTAL

Include the following on your plans as part of your initial application for a building permit:

- Completed Local Building Energy Standards Checklist (*page 2 of this document*)
- Completed CALGreen Checklist, with plan sheet references where applicable
- Title 24, Part 6 energy calculations demonstrating compliance with one of the energy efficiency compliance methods

4 FINAL INSPECTION

When the project is completed, resubmit Local Building Energy Standards Checklists to reflect “as-is” conditions.

DEFINITION OF NEW CONSTRUCTION AND SUBSTANTIAL REBUILDS

Removal or substantial modification of more than 50 percent of existing framing or 50 percent of the existing foundation shall be considered demolition of the building triggering the local energy standard requirements.

For more information, please visit www.cityofsancarlos.org

LOCAL BUILDING ENERGY STANDARDS

NONRESIDENTIAL NEW CONSTRUCTION REQUIREMENTS

PROJECT ADDRESS: _____

APN: _____ APPLICANT NAME: _____

OCCUPANCY TYPE:
OFFICE ___ RETAIL ___ HOTEL/MOTEL ___ OTHER (SPECIFY) _____

1. ENERGY EFFICIENCY AND ELECTRIFICATION

Note: all projects must comply with mandatory elements of the 2019 Building Energy Efficiency Standards as well as the local requirements specified at San Carlos Municipal Code Section 15.04.080 and 15.04.125

☐ **All-Electric**

- ☐ No natural gas or propane appliances
- ☐ No gas meters or propane infrastructure
- ☐ Compliance with energy efficiency standards required by the State (no additional local energy efficiency requirements)
- ☐ Exception: Specify natural gas end use and reason for exception: _____
  - Cooking appliances in restaurant or commercial employee kitchen
  - Space conditioning in scientific laboratory (requires third party verification)

2. GREEN BUILDING

☐ The permit application includes a completed CALGreen checklist

3. ELECTRIC VEHICLE (EV) CHARGING AND READINESS

☐ Complies with California Green Building Standards Code 4.106.4 or 5.106.5.3, as applicable; **AND**

☐ Complies with local EV charging requirements as specified below. (All % requirements are to be rounded up to the nearest whole number. All percentages should reflect percentage of total parking spaces on site.)

OFFICE BUILDING EV CHARGING

_____ Total number of parking spaces *
- _____ (30)% EV Capable Spaces
- _____ (10)% Level 1 EV Ready Spaces
- _____ (10)% spaces with Level 2 EV Charging Stations installed

NON-OFFICE BUILDNG EV CHARGING

_____ Total number of parking spaces *
- _____ (5)% Level 1 EV Ready Spaces
- _____ (6)% spaces with Level 2 EV Charging Stations installed

☐ Meets required minimum electrical capacity

- ☐ Installed electrical capacity sufficient to simultaneously operate chargers at all required spaces at maximum rated capacity

OR

- ☐ An Automated Load Management System (ALMS) and installed electrical capacity designed to provide simultaneous charging across all spaces of no less than 1.4kW of power draw per space.

* Definitions
  - EV Level 1: a minimum 110V, 20A circuit
  - EV Level 2: a minimum 208V, 40A circuit
  - EV Capable: a parking space equipped with raceway and electrical panel capacity to support a future EV charging station
  - EV Ready: a parking space equipped with raceway, wiring, receptacle, and electrical capacity to support a future EV charging station
  - EV Charging Station: a parking space with an EV charger installed
  - Automatic Load Management System (ALMS): A control system that allows multiple EV chargers or EV-Ready electric vehicle outlets to share an electrical circuit and automatically reduce power at each charger. ALMS systems must be designed to deliver at least 1.4kW to each EV Capable, EV Ready, or EVCS space served by the ALMS. The connected amperage on-site shall not be lower than the required connected amperage per Part 11, 2019 California Green Building Code for the relevant building types.

4. SOLAR PHOTOVOLTAIC

☐ Installed photovoltaic system sized to 2 watts per square foot of building footprint.

Total installed solar PV: _____ kW name plate capacity; _____ building footprint square feet

☐ Exempt (specify reason)

_____

5. VERIFICATION

This form has been completed by _____(name) of _____(company), for the above listed project who verifies that it accurately represents the project plans.

_____ _____

Signature Date