

**DOCKETED**

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<b>Project Title:</b>	Local Ordinances Exceeding the 2019 Energy Code
<b>TN #:</b>	242577-4
<b>Document Title:</b>	City of Encinitas-2019 Supplemental Documents
<b>Description:</b>	Information regarding projects affected by the Ordinance
<b>Filer:</b>	Danuta Drozdowicz
<b>Organization:</b>	California Energy Commission
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<b>Docketed Date:</b>	4/5/2022



# CITY OF ENCINITAS

## DRAFT Residential Building Energy Efficiency Regulations



Encinitas Municipal Code Section 23.12.080

### What projects are affected?

City Council Ordinance 2021-13, adopted by City Council on \_\_\_\_\_, effects all **existing** residential building **additions or alterations with a permit value of \$50,000 or higher**. The ordinance is effective on \_\_\_\_\_, 2021 as part of EMC Section 23.12.080.

### What are the requirements?

The following lists the requirements for Single-family and Multi-family residential projects by age of the building:

1. Additions or Alterations to Single-family residential buildings built before 1978 shall include one of the following:
  - a. Duct Sealing; or
  - b. Cool Roof.
2. Additions or Alterations to Single-family residential buildings built between 1978-present shall include one of the following:
  - a. Lighting Package; or
  - b. Water Heating Package.
3. Additions and alterations to Multi-family residential buildings built before 1978 shall include attic insulation with a minimum of R-38 rating.
4. Additions and alterations to Multi-family residential buildings built between 1978 and 1990 shall include one of the following:
  - a. Duct Sealing; or
  - b. Cool Roof.
5. Additions and alterations to Multi-family residential buildings built after 1991 shall include one of the following:
  - a. Lighting Package; or
  - b. Water Heating Package.

### Are there any exceptions?

These requirements do not apply to residential buildings that receive a rating of seven (7) or higher on the U.S. Department of Energy's Home Energy Score rating system based upon an assessment by a Home Energy Score Certified Assessor, to the satisfaction of the Development Services Director or their designee. The insulation requirement does not apply to residential dwellings that 1) lack vented attic spaces; 2) have existing attic insulation levels greater than R-5; 3) or are currently unconditioned for space heating and cooling.

**City of Encinitas Development Services Department**  
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# Section 150.2 RESIDENTIAL ENERGY EFFICIENCY

Residential additions and alterations with permit value of \$50,000 or greater

Exception →

**Exception 1:** Does not apply to residential buildings that receive a rating of seven (7) or higher on the U.S. Department of Energy's Home Energy Score rating system based upon an assessment by a Home Energy Score Certified Assessor

MF before 1978

--Exemptions--

- 1. Buildings without vented attic space
- 2. Buildings with existing attic insulation levels greater than R-5
- 3. Buildings that are not currently conditioned for space heating and cooling

R-38 attic insulation

SF before 1978  
MF 1978-1990

Choose One

Duct Sealing

OR

Cool Roof

SF 1978 or after  
MF 1991 or after

Choose One

Lighting Package

OR

Water Heating Package

Screw in LED Lamps

Vacancy Sensors

R-6 insulation on appliances > 20 gallons

R-3 insulation on water pipes

Upgrade sink and shower fittings



## DRAFT Non-Residential Building Energy Efficiency Regulations

Encinitas Municipal Code Section 23.12.110

### What projects are affected?

City Council Ordinance 2021-13, adopted by City Council on \_\_\_\_\_, effects all **existing** non-residential, certain multi-unit residential, and hotel/motel building **additions of 1,000 sq. ft. or alterations with a permit value of at least \$200,000.** The ordinance is effective on \_\_\_\_\_, 2021 as part of EMC Section 23.12.110.

### What are the requirements?

#### Energy Efficiency:

If a project includes Outdoor Lighting, it must use as least ONE of the following measures for all applicable components of the project:

1. Outdoor lighting that is not greater than 90% of the allowed outdoor lighting power and a color temperature no higher than 3000K for hardscape lighting within Title 24, Part 6, Section 140.7;
2. Service water heating for restaurants that comply with Section 140.5 of the California Energy Code;
3. Warehouse dock seal doors required where dock doors are adjacent to conditioned spaces; or
4. Daylight design power adjustment device(s) installed per Title 24, Part 6, Section 140.3(d).

#### Steel Framing:

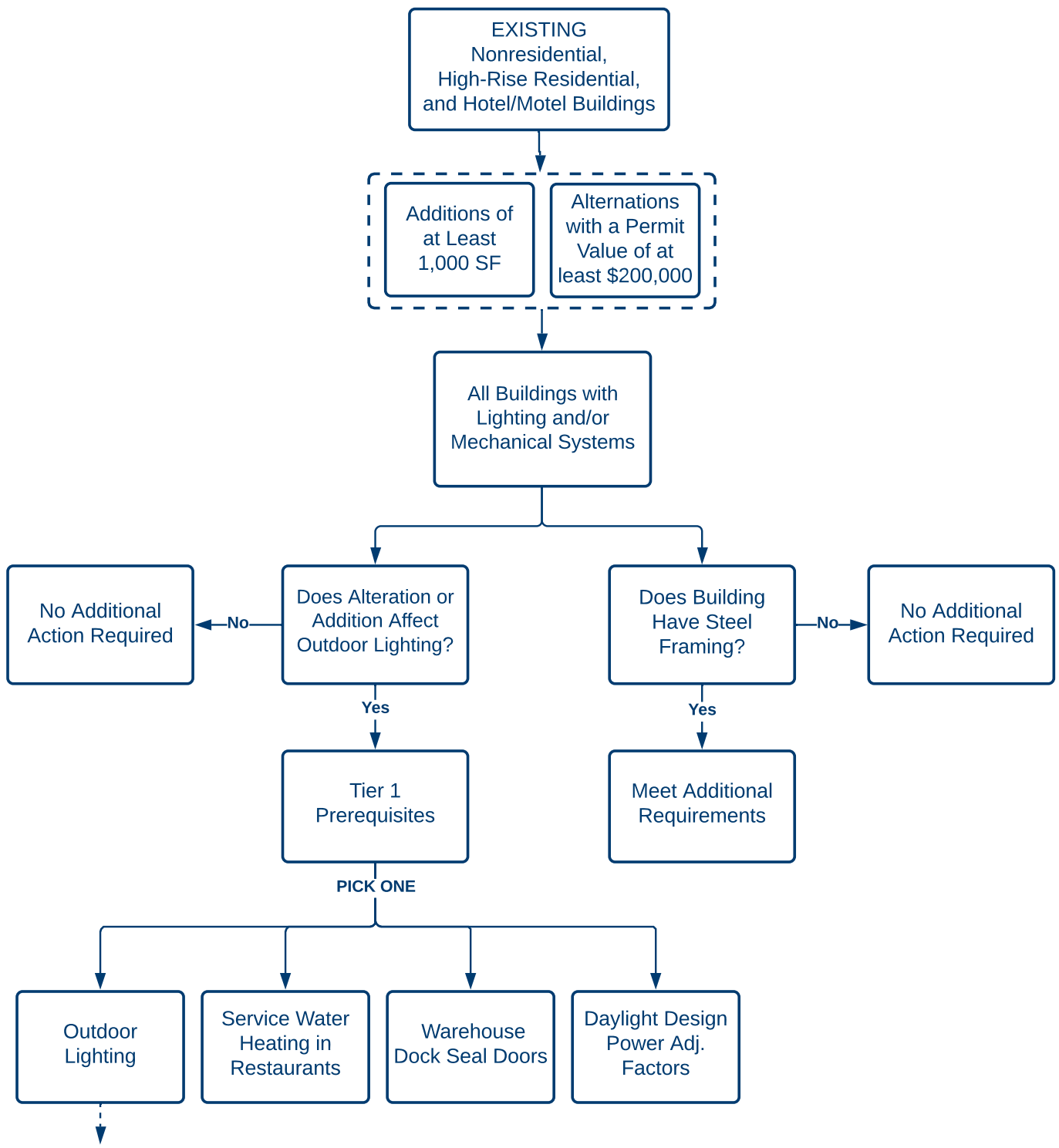
Projects with steel framing must maximize energy efficiency to avoid thermal bridging, as specified in Section A5.213.1 of the 2019 California Green Building Standards Code.

### Are there any exceptions?

The Energy Efficiency requirement only applies to applicable projects that include Outdoor Lighting within their scope of work. Where a project does not include Outdoor Lighting, this requirement does not apply.

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# Nonresidential Building Energy Efficiency 23.12.110 (D)



**Exception:** The color temperature requirement is not applicable to the applications identified in the exceptions to Section 140.7(a) nor to the applications identified as "specific applications" in Section 140.7(b)(2) and Table 140.7.



# CITY OF ENCINITAS

## DRAFT Building Solar Photovoltaic Regulations

Encinitas Municipal Code Section 23.12.080



### What projects are affected?

City Council Ordinance 2021-13, adopted by City Council on \_\_\_\_\_, effects all **new** nonresidential, certain multi-unit residential, and hotel/motel buildings as well as all **existing** non-residential, certain multi-unit residential, and hotel/motel buildings **additions that increase total roof area by at least 1,000 sq. ft. or alterations with a permit value of at least \$1,000,000 that affect at least 75% of gross floor area.** The ordinance is effective on \_\_\_\_\_, 2021 as part of EMC Section 23.12.080.

### What are the requirements?

Required solar photovoltaic (PV) equipment shall be sized according to ONE of the following methods:

1) Based on Gross Floor Area of Building:

**Gross floor area  $\geq$  10,000 sq. ft.:** at least 15 kilowatts direct current (kWdc) per 10,000 sq. ft. of gross floor area.

Note: PV system size = 15 kWdc X (Gross Area / 10,000 sq. ft.) where resulting product shall be rounded to nearest whole number. For example, an applicant with a 126,800 sq. ft. building shall install a minimum 191 kWdc PV system; or

**Gross floor area  $<$  10,000 sq. ft.:** a minimum size of 5 kWdc.

Note: Applicants are encouraged to right-size PV systems based on buildings' electrical demand to improve system's cost effectiveness. Applicants should also ensure that the PV system meets electrical corporation net energy metering (NEM) requirements, if applicable.

2) Based on Time Dependent Valuation (TDV):

The installed PV system must offset 80% of the building's TDV energy on an annual basis. Total building TDV energy use shall include both conditioned and unconditioned space and be calculated using modeling software or other methods approved by the Development Services Director or their designee.

### Are there any exceptions?

1) The requirement may be waived or reduced:

a. On a case-by-case basis, where it is determined that there are sufficient practical challenges that make compliance infeasible, including: Building site location; Limited rooftop availability; Shading from nearby structures, topography, or vegetation; or Structural load limitations.

b. By the maximum extent necessary, if it is determined that this requirement through the use of alternative on-site renewable generation, such as wind energy systems.

2) Applicants may comply:

a. By voluntarily installing ground mounted PV; or

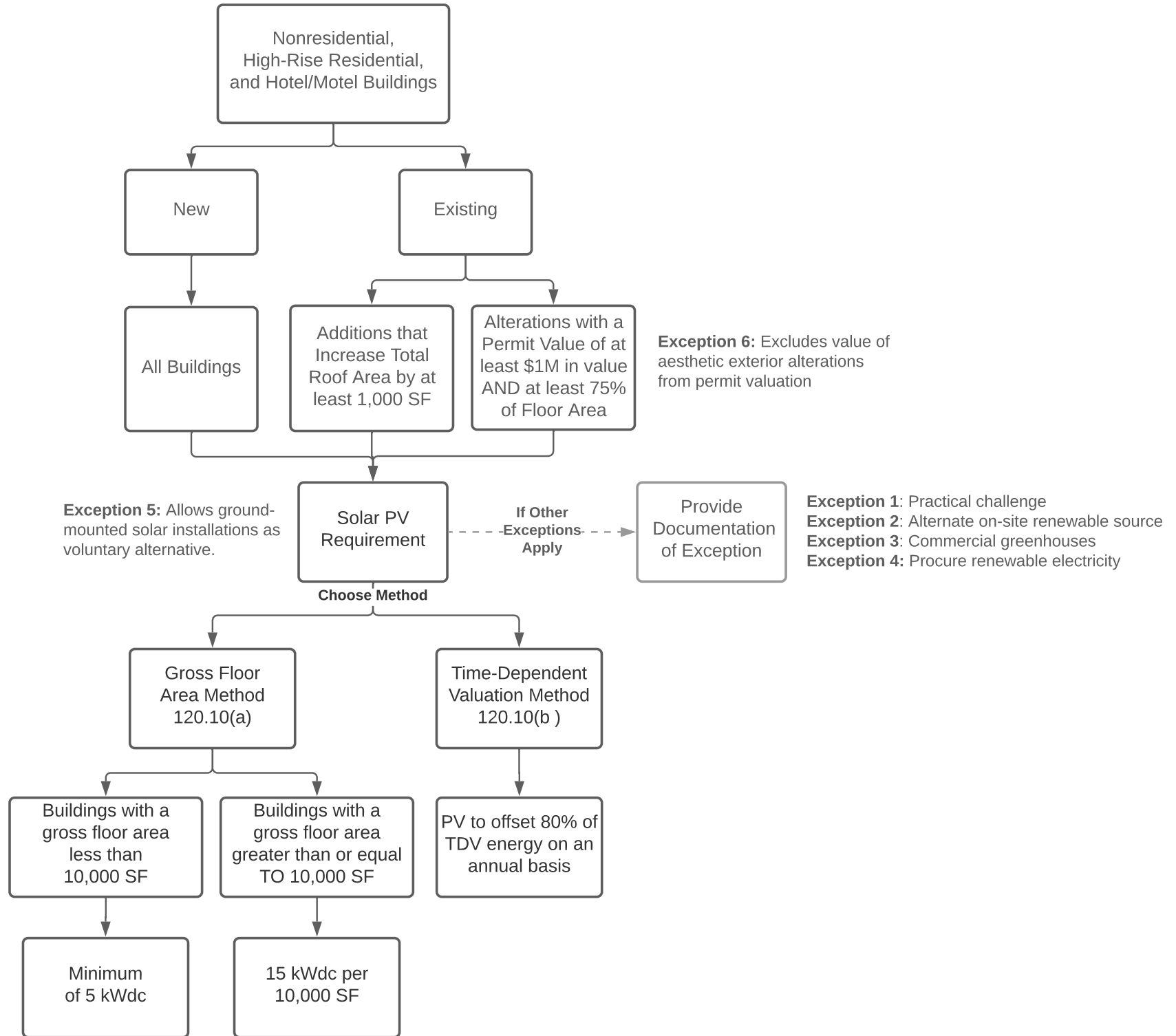
b. By enrolling in a local utility provider's renewable energy portfolio program that provides the greatest available percentage of electrical power from renewable energy sources.

3) Greenhouse structures used for commercial cultivation, educational purposes, or the conservancy of plants or animals are exempted from this requirement.

4) Aesthetic exterior only façade alterations are excluded from the permit valuation calculation.

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**Section 120.10  
NONRESIDENTIAL  
SOLAR PHOTOVOLTAIC**





**CITY OF ENCINITAS**  
**DRAFT New Building Electrification Regulations**

Encinitas Municipal Code Section 23.12.080



### What projects are affected?

City Council Ordinance 2021-13, adopted by City Council on \_\_\_\_\_, effects all **new** residential **and** nonresidential buildings. The ordinance is effective on \_\_\_\_\_, 2021 as part of EMC Section 23.12.080.

### What are the requirements?

All new residential and nonresidential buildings are required to be all-electric unless an exception applies. All-electric is defined as:

A building that has no natural gas or propane plumbing installed within the building and there is no gas meter connection, and that uses electricity as the source of energy for its space heating, water heating, cooking appliances, and clothes drying appliances. All Electric Buildings may include solar thermal pool heating.

### Are there any exceptions?

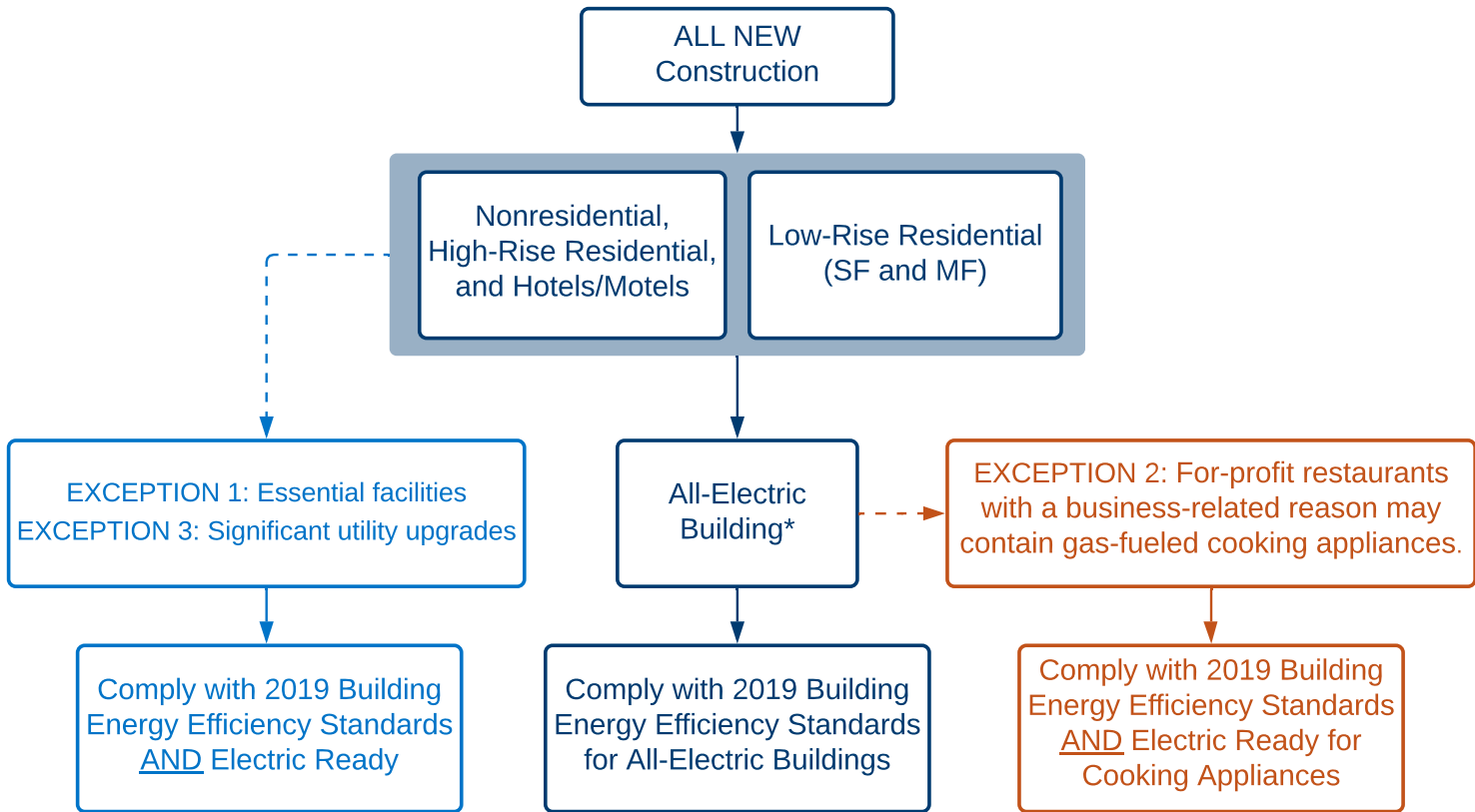
The following exceptions allow natural gas and propose plumbing to be installed along with a gas meter connection as specified:

1. Essential Facilities: Facilities defined by California Health & Safety Code § 16007 and Title 24, Part 1, Chapter 4, including facilities defined by CBC Part 2 Section 202.
2. Non-residential Buildings containing a For-profit Restaurant: the applicant must demonstrate:
  - a. Business-related reason to cook with a flame;
  - b. This need cannot be reasonably achieved with an electric fuel source; and
  - c. The applicant has employed methods to mitigate the greenhouse gas impacts of the gas fueled appliance onsite by reducing energy use equal to or greater than the expected annual GHG emissions from the Therms consumed onsite.
3. Documented Significant Utility Cost to Applicant that is 20% or more for new all-electric service compared to new service for electricity and natural gas to serve the same peak load. This applies only where utility service currently exists.

If an exception applies, the building must be as Electric-Ready as feasible for future electric appliance installation based on the City's Design Guideline for Electric-Ready Buildings and Electric Readiness Equivalencies.

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\*No natural gas or propane plumbing, no gas meter connection, and electricity for space and water heating, cooking, and clothes drying.