

DOCKETED

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ATTACHMENT TO NOTICE OF EXEMPTION
FOR COOL ROOF ORDINANCE
Council File No. 20-1139

The Project is an ordinance amending or adding Sections, Subsections and Tables 99.04.106.5, 99.04.106.5.1, 99.04.106.5.2, 99.04.106.5.3, Table 99.04.106.5.1 [LR], Table 99.04.106.5.2 [HR], 99.05.106.13, 99.05.106.13.1, 99.05.106.13.2, 99.05.106.13.3, Table 99.05.106.13, 99.11.101, A4.106.7, 99.12.101, and A5.106.11.1, to Article 9, Chapter IX of the Los Angeles Municipal Code (LAMC) to make local environmental and administrative changes to create more stringent and environmentally-friendly Cool Roof and Cool Surface requirements.

The Planning and Land Use Management (PLUM) Committee of the City Council recommended initiation of this project, based on a report from the Los Angeles Department of Building and Safety (Building and Safety), and requested that the City Attorney prepare a draft ordinance to amend and add Sections, Subsections and Tables 99.04.106.5, 99.04.106.5.1, 99.04.106.5.2, 99.04.106.5.3, Table 99.04.106.5.1, Table 99.04.106.5.2, 99.05.106.13, 99.05.106.13.1, Table 99.05.106.13, 99.11.101, A4.106.7, 99.12.101, 99.12.101, and A5.106.11.1, to Article 9, Chapter IX of the Los Angeles Municipal Code to make local environmental and administrative changes to create Cool Roof and Cool Surface requirements. The City Council adopted the PLUM Committee Report on October 28, 2020.

Article 9, Chapter IX of the City of Los Angeles' existing Green Building Code (Green Building Code) adopts by reference the California Green Building Standards Code codified at Part 11, Title 24, of the California Code of Regulations (CCR). The purpose of the Green Building Code is to improve public welfare and safety by enhancing the design and construction of buildings through building concepts that have a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Consistent with the intent of the City's Green Building Code, the Project creates more stringent mandatory measures for residential and non-residential construction by establishing stricter solar reflectance values, thermal emittance standards and Solar Reflectance Index for roofing materials, as detailed below.

Detailed Project Description

The Project seeks to update the existing Cool Roof Ordinance, that was last amended on July 7, 2014, by establishing stricter solar reflectance values, thermal emittance standards and Solar Reflectance Index for roofing materials. The Green Building Code requires that roofing material used in residential buildings meet certain values for the "aged solar reflectance" and "thermal emittance", or for "Solar Reflectance Index" (SRI). The Department of Building and Safety is responsible for permitting and inspection.

A cool roof is a roofing product that reflects sunlight and absorbs less heat than traditional roofs. Cool roofs lower roof temperatures on hot sunny days and therefore keep homes cooler inside, saving energy by reducing the need for running air conditioning systems.

The Project creates more stringent mandatory measures, beyond what is already in place under the current Green Building Code, for residential and non-residential construction. This ordinance amends the Los Angeles Green Building Code by updating the existing (i) cool roof requirements to cover all new roofs and renovations above an appropriate threshold and increasing roof reflectivity requirements by June 1, 2020 and (ii) hardscape requirements for private property (such as walkways and parking) to increase the cool surface requirement to 50% of total surfaces on the property. Further, amendments to the Cool Roof Ordinance include, the following:

- Amends LAMC Subsection 99.04.106.5 to add an exception for cool roof requirements for residential construction. It further amends LAMC Subsections 99.04.106.5.1, 99.04.106.5.2, and 99.04.106.5.3 and adds Tables 99.04.106.5.1 [LOW-RISE] and 99.04.106.5.2 [HIGH-RISE] to establish stricter solar reflectance values, thermal emittance standards and SRI for roofing materials.
- Adds LAMC Subsections 99.05.106.13, 99.05.106.13.1, 99.05.106.13.2, and 99.05.106.13.3 and Table 99.05.106.13 to establish stricter solar reflectance values, thermal emittance standards and SRI for roofing materials for non-residential construction.
- Amends LAMC Subsection A4.106.7 in the LAMC's Residential Voluntary Measures to increase the area of nonroof heat islands that should be reduced by the methods listed therein, and modifies current recommendations pertaining to tree planting and solar panel arrays.
- Amends LAMC Subsection A5.106.11.1 in the LAMC's Nonresidential Voluntary Measures to amend current hardscape alternatives and offer additional alternatives including shade and solar panel arrays.

Class 8 Categorical Exemption for Actions by Regulatory Agencies for Protection of the Environment

The Project meets the requirements of the Class 8 Categorical Exemption, pursuant to CEQA Guidelines, Section 15308. Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

The Project seeks to amend and update the City's Cool Roof Ordinance that was enacted in 2014. The ordinance's intent is to further protect existing environmental considerations by requiring more stringent cool roof standards for residential and non-residential construction. Such building standards will result in increased operational

efficiency of all structures that are subject to the Cool Roof Ordinance. The Project does not propose or approve of any development project or any construction or any ground disturbing activities. Based on the above, the Project will not have direct impacts on the physical environment. The Project contributes to the restoration and maintenance of the environment and is, therefore, categorically exempt under Class 8.

CEQA Guidelines Section 15300.2 Exceptions to the Exemptions Analysis

The Project does not meet any of the exceptions set forth in CEQA Guidelines Section 15300.2. These exceptions generally include: (a) Location, (b) Cumulative Impact, (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources. The proposed Project does not fall within any of these circumstances. Moreover, the Project and proposed ordinance will impose more stringent construction standards and therefore, by definition, will not result in any significant effects on the physical environment.

- (a) Location: This exception does not apply to projects seeking a Class 8 Categorical Exemption pursuant to CEQA Guidelines Section 15300.2(a), and therefore is not assessed in any detail here.
- (b) Cumulative Impact: As noted above, implementation of the Project will impose more stringent requirements related to roofing materials under the City's Cool Roof Ordinance. Therefore, there is no evidence that a change to the roofing materials, as contemplated by the Project, will result in any significant cumulative impacts.
- (c) Unusual Circumstances. There are no unusual circumstances that would cause the project to have a significant effect on the environment. As noted above, the proposed ordinance will not result in a reasonable possibility that more stringent building requirements under the Green Building Code will have a significant effect on the environment due to unusual circumstances.
- (d) The Scenic Highways, Hazardous Waste Sites, and Historical Resources exceptions are site-specific. There is no evidence that the imposition of the more stringent cool roof roofing materials would have a significant effect on the environment related to these exceptions.