DOCKETED

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Document Title:	Ron Takiguchi Comments: Santa Monica Local Ordinance
Description:	An Ordinance of the City Council of the City of Santa Monica Updating Chapter 8.106 of the Santa Monica Municipal Code Related to Solar Energy Systems and Flashing Installation Requirements
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Organization:	Ron Takiguchi
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Comment Received From: Ron Takiguchi
Submitted On: 1/20/2016
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Santa Monica Local Ordinance

Additional submitted attachment is included below.

ORDINANCE NUMBER ____ (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA UPDATING CHAPTER 8.106 OF THE SANTA MONICA MUNICIPAL CODE RELATED TO SOLAR ENERGY SYSTEMS AND FLASHING INSTALLATION REQUIREMENTS

WHEREAS, the California Building Standards Commission approved the 2013 California Building Standards Code and such code became effective on January 1, 2014; and

WHEREAS, Health and Safety Code Sections 17958.7 and 18941.5 provide that the City may make changes or modifications to the building standards contained in the California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS Section 101.7.1 of the California Green Building Standards Code further provides that for the purposes of local amendments to the California Green Building Standards Code, local climatic, geological or topographical conditions may include local environmental conditions as established by the City; and

WHEREAS, on September 24, 2015, the Building and Fire-Life Safety Commission met to consider recommendations to the City Council regarding proposed

local amendments to the 2013 California Green Building Standards Code, and local climatic, geological and topographical conditions; and

WHEREAS, at that meeting, the Building and Fire-Life Safety Commission unanimously recommended that the City Council adopt a resolution making necessary local findings and adopt local amendments to the 2013 California Green Building Standards Code; and

WHEREAS, the production of electricity and heating of water by solar energy systems provides an environmentally-friendly source of renewable energy thereby reducing the City's dependency on fossil-fuels and greenhouse gas emissions; and

WHEREAS, based upon the findings contained in the Resolution of The City Council of The City of Santa Monica Making Findings Regarding Local Climatic, Geological And Topographic Conditions pursuant to Health and Safety Code Sections 17958.5, 17958.7 and 18941.5, the City Council will be adopting an ordinance containing certain modifications and additions to the building standards contained in the California Green Building Standard Code, which are reasonably necessary based upon local climatic, geological and topographical conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 8.106.050 of the Santa Monica Municipal Code is hereby modified to read as follows:

8.106.050 Additional definitions.

Amend Section 202 of the California Green Building Standards Code to include the following:

Sustainability. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

Unshaded ~~Roof~~ Area. ~~Roof a~~Area(s) where light emittance from the sun is unobstructed by fixed objects during the majority of daylight hours between March 21st and September 21st.

Section 2. Section 8.106.055 of the Santa Monica Municipal Code is hereby modified to read as follows:

8.106.055 ~~Low-Rise~~ Residential ~~energy efficiency~~ Solar Requirements.

Amend Section 4.201 of the 2013~~0~~ California Green Building Standards Code to read as follows:

~~4.201.1 Energy Efficiency. All new buildings shall be designed to use fifteen percent (15%) less energy than the allowed energy budget established by the California Energy Code.~~

4.201.3 Solar Pool Heating – Low-Rise Residential.

(a) For new pool construction, if the pool is to be heated, renewable energy shall be used for such heating provided that:

(i) The surface area of the solar collectors used to generate such renewable energy is equal to or greater than seventy-percent (70%) of the surface area of the pool; or

(ii) Renewable energy provides at least sixty-percent (60%) of the total energy necessary for heating purpose.

(b) Electrical resistance heaters that are not powered directly by renewable energy sources shall not be used to heat pool water.

(c) The requirements of this Section shall be waived or reduced, by the minimum extent necessary, in situations where installation of solar water heating is technically infeasible due to lack of unshaded area to install solar collectors, lack of adequate roof space, water pumping energy use exceeding half of the energy derivable from the renewable energy system, or other similar conditions.

~~4.201.4 Pipe Insulation. When a water heater is installed in any new or existing building, all exposed and accessible domestic hot water distribution and recirculation system piping connected to such water heater shall be thermally insulated from the water heater to the end-use fixtures. Insulation thickness shall meet the requirements of the California Energy Code.~~

~~4.201.5 Solar Ready Requirements. All new buildings shall provide solar-ready roof area to facilitate the installation of future solar energy equipment.~~

~~(a) Such solar-ready roof area shall be:~~

~~(i) Either flat, or south-facing with a thirty-three percent (33%) roof slope (four units vertical in twelve units horizontal) or less;~~

~~(ii) Unshaded;~~

~~(iii) Free from obstructions;~~

~~(iv) In contiguous areas of no less than 100 square feet; and~~

~~(v) Not otherwise required to be left open and unobstructed in order to ensure adequate fire or life-safety protection, including, but not limited to, required clearances for firefighting access.~~

~~(b) Minimum solar-ready roof space required:~~

~~(i) Single-family dwellings: 250 square feet;~~

~~(ii) All other buildings: thirty percent (30%) of the total roof area.~~

~~(c) Exceptions. The requirements of this Section shall be waived if:~~

~~(i) The building is designed and constructed with a solar energy system that is tied to the electrical grid and is capable of generating electricity;~~

~~(ii) The roof of the building is designed and approved to be used for vehicular traffic or parking; or~~

~~(iii) Compliance is technically infeasible due to lack of sufficient unshaded area based on surrounding conditions, lack of sufficient roof space or other similar conditions.~~

4.201.4. One-and-Two Family Dwelling Solar Photovoltaic Installations

(a) All new one-and-two family dwellings are required to install a solar electric photovoltaic (PV) system. The required installation of the PV system shall be implemented using one of the following methods:

i. Install a solar PV system with a minimum total wattage 1.5 times the square footage of the dwelling (1.5 watts per square foot); or

ii. Install a solar PV system or other renewable energy system that will offset 75%-100% of the Time Dependent Valuation (TDV) energy budget.

iii. Demonstrate that the Time Dependent Valuation (TDV) energy budget is reduced by the same wattage required by (a)(i).

(b) The requirements of this Section shall be waived or reduced, by the minimum extent necessary, where production of electric energy from solar panels is technically infeasible due to lack of available and feasible unshaded areas.

(c) The requirements of this Section shall take priority if there is a conflict between compliance with Section 4.201.3 and this section.

4.201.5 Low-Rise Residential Solar Photovoltaic Installations.

(a) All new Low-Rise Residential dwellings are required to install a solar electric photovoltaic (PV) system. The required installation of the PV system shall be implemented by installing a solar PV system with a minimum total wattage 2.0 times the square footage of the building footprint (2.0 watts per square foot).

(b) The requirements of this Section shall be waived or reduced, by the minimum extent necessary where production of electric energy from solar panels is technically infeasible due to lack of available and feasible unshaded areas.

(c) The requirements of this Section shall take priority if there is a conflict between compliance with Section 4.201.3 and this section.

Section 3. Section 8.106.070 of the Santa Monica Municipal Code is hereby modified to read as follows:

Amend Section 4.407 of the 2013~~0~~ California Green Building Standards Code to read as follows:

4.407.1 Flashing Details. Provide flashing details on the building plans which comply with accepted industry standards or manufacturer's instructions. Details are shown on the house plans at all of the following locations:

1. Around windows and doors.
2. Roof valleys.
3. Deck connections to the structure.
4. Roof-to-wall intersections.
5. Chimneys to roof intersections.
6. Drip caps above windows and doors with architectural projections.
7. Other locations as identified by the Building Officer.

Section 4. Section 8.106.080 of the Santa Monica Municipal Code is hereby modified to read as follows:

8.106.080 Non-Residential, High-rise Residential, Hotels and Motels ~~and high-rise residential energy efficiency~~ Solar Requirement.

Amend Section 5.201 of ~~to~~ the 2013~~0~~ California Green Building Standards Code to read as follows:

~~5.201.1 Energy Efficiency. All new buildings shall be designed to use fifteen (15%) less energy than the allowed energy budget established by the California Energy Code.~~

5.201.3 Solar Pool Heating - Non-Residential, High-Rise Residential, Hotels and Motels Solar Photovoltaic Installation..

(a) For new pool construction, if the pool is to be heated, renewable energy shall be used for such heating provided that:

(i) The surface area of the solar collectors used to generate such renewable energy is equal to or greater than seventy-percent (70%) of the surface area of the pool; or

(ii) Renewable energy provides at least sixty-percent (60%) of the total energy necessary for heating purpose.

(b) Electrical resistance heaters that are not powered directly by renewable energy sources shall not be used to heat pool water.

(c) The requirements of this Section shall be waived or reduced, by the minimum extent necessary, in situations where installation of solar water heating is technically infeasible due to lack of unshaded area to install solar collectors, lack of adequate roof space, water pumping energy use exceeding half of the energy derivable from the renewable energy system, or other similar conditions.

~~5.201.4 Pipe Insulation. When a water heater is installed in any new or existing building, all exposed and accessible domestic hot water distribution and recirculation system piping connected to such water heater shall be thermally insulated from the water heater to the end-use fixtures. Insulation thickness shall meet the requirements of the California Energy Code.~~

~~5.201.5 Solar Ready Requirements. All new buildings shall provide roof area to facilitate the installation of future solar energy equipment.~~

~~(a) Such roof area shall be:~~

~~(i) Either flat, or south-facing with a thirty-three percent (33%) roof slope (four units vertical in 12 units horizontal) or less;~~

~~(ii) Unshaded;~~

~~(iii) Free from obstructions;~~

~~(iv) In contiguous areas of no less than 100 square feet; and~~

~~(v) Not otherwise required to be left open and unobstructed in order to ensure adequate fire or life-safety protection, including, but not limited to, required clearances for firefighting access.~~

~~(b) Minimum solar-ready roof space required:~~

~~(i) All buildings: thirty percent (30%) of the total roof area.~~

~~(c) Exceptions. The requirements of this Section shall be waived if:~~

~~(i) The building is designed and constructed with a solar energy system that is tied to the electrical grid and is capable of generating electricity; or~~

~~(ii) The roof of the building is designed and approved to be used for vehicular traffic or parking; or~~

~~(iii) Compliance is technically infeasible due to lack of sufficient unshaded area based on surrounding conditions, lack of sufficient roof space or other similar conditions.~~

5.201.4 Non-Residential, High-Rise Residential, Hotels and Motels Solar Photovoltaic Installation.

(a) All new non-residential, high-rise residential, hotel, motel buildings are required to install a solar electric photovoltaic (PV) system. The required installation of the PV system shall be implemented by installing a solar PV system with a minimum total wattage 2.0 times the square footage of the building footprint (2.0 watts per square foot).

(b) The requirements of this Section shall be waived or reduced, by the minimum extent necessary, where production of electric energy from solar panels is technically infeasible due to lack of available and feasible unshaded areas.

(c) The requirements of this Section shall take priority if there is a conflict between compliance with Section 5.201.3 and this section.

Section 5. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

Section 6. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Section 7. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. This Ordinance shall become effective 30 days from its adoption.

APPROVED AS TO FORM:

MARSHA JONES MOUTRIE
City Attorney