

DOCKETED	
Docket Number:	19-BSTD-06
Project Title:	Local Ordinances Exceeding the 2019 Energy Code
TN #:	237427-4
Document Title:	City of San Carlos - 2019 Reach code Summary
Description:	Plain text of the overview of City of San Carlos local ordinance standards
Filer:	Danuta Drozdowicz
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	4/12/2021 3:58:50 PM
Docketed Date:	4/12/2021



LOCAL BUILDING ENERGY STANDARDS

SUMMARY OF CITY OF SAN CARLOS NEW CONSTRUCTION REQUIREMENTS

The City of San Carlos has adopted the following local building energy standards. These standards apply to all newly constructed buildings with Building Permit applications submitted on or after date TBD pending California Energy Commission.

These building standards have been established to ensure that new construction in San Carlos is healthier for occupants, has limited impact on the environment, reduces demand for energy, and results in cost savings from building operation over the life of the building.

This summary is intended to highlight the requirements, but each building type has an accompanying checklist detailing the standards. Please include the appropriate checklist with your submittal package.

Occupancy Type	Requirements	Exceptions
Residential Projects (3 stories or less)	Must be All-Electric and meet or exceed 2019 Building Energy Efficiency Standards¹	May install gas for cooking appliances and fireplaces for all residential buildings except multi-unit residential buildings ³
	Single Family EV Chargers² <ul style="list-style-type: none"> • 1 EV Ready Level 2 space per unit • 1 space with an EV Level 1 circuit installed per unit 	Not applicable if there is no on-site parking
	Multifamily EV Chargers² <ul style="list-style-type: none"> • 90% Level 1 EV Ready Spaces • 10% Level 2 EV Ready Spaces <p>Each EV charging circuit can be shared between 2 spaces.</p>	Affordable housing has reduced requirements
Residential Projects (4 stories or more)	Must be All-Electric and meet or exceed 2019 Building Energy Efficiency Standards¹ Install a solar PV system sized to 2 Watts per square foot of the building footprint	Requirements are modified if there is no or limited solar access
	Multifamily EV Chargers² <ul style="list-style-type: none"> • 90% Level 1 EV Ready Spaces • 10% Level 2 EV Ready Spaces <p>Each EV charging circuit can be shared between 2 spaces.</p>	Affordable housing has reduced requirements
Nonresidential Projects	Must be All-Electric and meet or exceed 2019 Building Energy Efficiency Standards¹ Install a solar PV system sized to 2 Watts per square foot of the building footprint	<ul style="list-style-type: none"> • Scientific labs may use gas for space heating with third party verification that all-electric design is not cost-effective and technically feasible • Restaurants and commercial employee kitchens may use gas for cooking appliances⁴

		<ul style="list-style-type: none"> Requirements are modified if there is no or limited solar access
	<p>Office Buildings EV Chargers²</p> <ul style="list-style-type: none"> 30% EV Capable Spaces 10% Level 1 EV Ready Spaces 10% spaces with Level 2 EV Charging Stations installed <p>Other Nonresidential Buildings EV Chargers²</p> <ul style="list-style-type: none"> 5% Level 1 EV Ready Spaces 6% spaces with Level 2 EV Charging Stations installed 	<p>Not applicable if less than 10 parking spaces are provided.</p>

Notes

1. An All-Electric Project has no gas appliances or gas plumbing into the building.
2. EV Charger 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: 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.
3. Multi-Unit Residential buildings are defined in the San Carlos Municipal Code 18.40.020 as a residential building with 3 or more units per parcel.
4. Commercial employee kitchen is defined to include a kitchen intended to prepare food for multiple employees and does not include typical breakrooms or other self-service kitchens.

If you have questions about these standards, please contact

City of San Carlos Building Division | (650) 802-4261 | building@cityofsancarlos.org