



Overview of ZNE City Policies

Summary of Existing ZNE Policies in California

November 16, 2016

Range of City ZNE Policies



Building codes
and ordinances
(6)



ZNE Energy or
Community Plans
(4)



Mandatory solar
policies
(13)



Lease language
(3)



Incentive programs
(3)



RFP language for
ZNE
(2)

Policy Focus – Mandatory Residential ZNE

City of Santa Monica

- All new single-family homes, duplexes and low-rise multi-family dwellings
- 15% above Title 24 2017
- Achieve Energy Design Rating (EDR) of zero
 - “zero out” TDV energy use

Policy Focus - Mandatory Solar Ordinances

Culver City



1KW of solar per 10K sf for applicable projects

- New construction, additions, or major renovations over 10K sf
- Does not apply to 1-2 family structures, garages, or parking structures

Lancaster



0.5 kW to 1.5 kW depending on building type

San Francisco



New construction < 10 floors must install solar panels or solar water heaters on top of new buildings, both residential and commercial.

San Mateo



- Minimum size system for all new (1 kW to 5 kW depending on building type) or alternative solar hot water system
- Mandatory cool roofs for low-sloped commercial and multifamily of >0.70

Policy Focus - Mandatory Solar Ordinances

Sebastopol

Install 2 watts per square foot of conditioned building area including existing, remodeled and new conditioned space

OR

Use modeling software to demonstrate that the system installed will meet 75% of the building's annual electricity load

Incentives (financial or alternative)

PACE financing



- Solar/distributed renewables
- Energy efficiency measures

Solar rebates and incentives



- City-funded (SF, Marin)
- Utility-funded (LA, Pasadena, Plumas-Sierra)

ZNE-specific



- NYC: \$2-8K per unit under three performance tiers, the highest being for ZNE homes
- City of Watsonville: New Climate Impact Fee enacted, fully refunded for ZNE

PV Buydown Programs



- Anaheim, Truckee, Ukiah, etc.
- Bay Area Sunshares

Non-financial incentives

City of Irvine:
No-fee solar permits

San Diego:
Expedited permits

Culver City:
Plan check and permit fees (not to exceed \$5K) waived for energy efficiency improvements in specific areas



Example RFP Language

Utility RFP

Prepare a list of proposed design measures for the building to achieve a very low energy footprint in the range of at least 16-22 kBtu/sf, or less, along with supporting documentation and analysis.

Community College District RFP

“This project shall be built in a manner that maximizes all possible sustainable attributes including, but not limited to, state-of-the-art building design, mechanical design, and material selection, and building integrated renewable energy generation systems to achieve zero-energy consumption and a carbon-neutral profile upon completion.”

Looking Ahead

