



Local Governments Empowering Our Communities

Local Government Perspectives on the Reach Code Process

March 11, 2019

Panelists

- City of Brisbane– **Karen Kinser**, Deputy Public Works Director
- Contra Costa County– **Jason Crapo**, Chief Building Official
- Marin County– **Billy Kelley**, Chief Building Official and **Alice Zanmiller**, Planner
- San Francisco– **Barry Hooper**, Green Built Environment Team for San Francisco Environment (Moderator)



TITLE 24 REACH CODES

County of Marin Perspective

Bill Kelley, CBO

County of Marin Community
Development Agency

March 7th, 2019

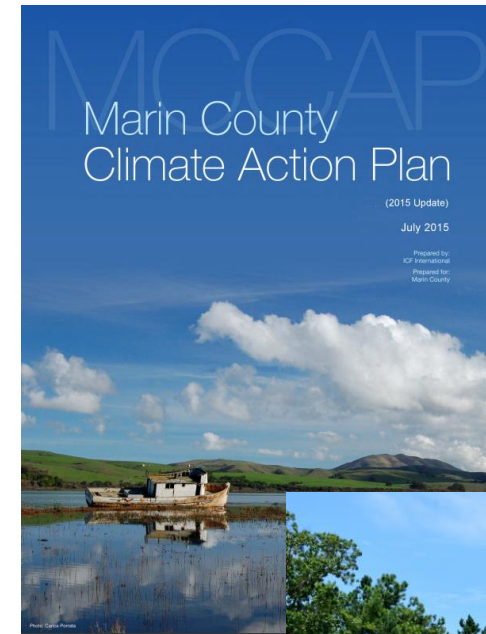
LOCAL CONTEXT FOR REACH CODES IN MARIN COUNTY

POLITICAL

- Environmentally motivated Board of Supervisors & community
- County has had energy efficiency requirements since 2002.

PHYSICAL

- Community is largely built-out
- Very few new homes built in unincorporated Marin County each year.
- Majority of the work being done is residential renovations, small and large.



CURRENT MARIN COUNTY REACH CODE

CLARITY

- Project specific handouts
 - Clearer language
- Fewer tiers, only square footage
 - Updated website

FLEXIBILITY

- Performance Standard
- Multiple compliance options for both EE and green building
- Agnostic towards rating system

SUSTAINABILITY

- Emphasis on all electric buildings
- Near ZNE standards for new large homes >4,000 square feet

CONSISTENCY

- Standards were developed to easily be adopted in any Marin Jurisdiction



MARIN COUNTY GREEN BUILDING CHECKLIST

SINGLE FAMILY RESIDENTIAL: NEW CONSTRUCTION¹

STEP 1: FOR ALL PROJECTS, SELECT ONE GREEN BUILDING REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
<input type="checkbox"/> CALGREEN TIER 1	Develop the proposed home to CALGreen Tier 1	CALGreen Inspector
<input type="checkbox"/> GREEN POINT RATED	Achieve Silver Certification Level	Green Point Rater
<input type="checkbox"/> LEED FOR HOMES	Achieve LEED for Homes Silver	LEED AP

STEP 2A (FOR HOMES <4,000 SQUARE FEET): SELECT ONE ENERGY EFFICIENCY METHOD²

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
<input type="checkbox"/> PROJECT WITHOUT SOLAR	If a photovoltaic system is <u>not</u> installed, demonstrate ³ that the energy use of the proposed home is 15% more efficient than the 2016 State Energy Code.	HERS Rater, where verification is required ⁴
<input type="checkbox"/> PROJECT WITH SOLAR	If a photovoltaic system is installed, demonstrate ³ that the energy use of the proposed home is 20% more efficient than the 2016 State Energy Code.	
<input type="checkbox"/> ALL-ELECTRIC	Demonstrate that the proposed home will be all electric ⁵	

STEP 2B (FOR HOMES ≥4,000 SQUARE FEET): SELECT ONE ENERGY EFFICIENCY METHOD²

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
<input type="checkbox"/> ZERO NET ELECTRICITY	Demonstrate ³ that the proposed mixed-fuel ⁶ home: <ul style="list-style-type: none"> • is 35% more efficient than the 2016 State Energy Code • will generate as much electricity on-site as it is expected to use in a year, equivalent to an energy design rating (EDR) of 20 or less. 	HERS Rater, where verification is required ⁴
<input type="checkbox"/> ALL-ELECTRIC ALTERNATIVE	Demonstrate ³ that the proposed all-electric ⁵ home: <ul style="list-style-type: none"> • is 20% more efficient than the 2016 State Energy Code • includes at least 2.5 kW of solar. 	
<input type="checkbox"/> PASSIVE HOUSE	Develop the proposed home to Passive House Institute US (PHIUS) Standards.	PHIUS Rater

STEP 3: FOR ALL PROJECTS, ACHIEVE ELECTRIC VEHICLE (EV) READINESS REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
<input type="checkbox"/> DEDICATED 208/240-VOLT BRANCH CIRCUIT	Comply with CALGreen Measure A4.106.8.1	Verifier from Step 1

CHALLENGES WITH ADOPTION & IMPLEMENTATION

- Limits of reach code in a built-out community
- Low compliance
- Increasing participation in permitting system through increasing services and clarity – business mindset



NEXT STEPS & LESSONS LEARNED

- Stakeholder engagement is essential
- Waiting for detailed cost-effectiveness to move forward for 2019
- Continuation of core principles of current code:
 - Flexibility
 - Clarity
 - Sustainability
 - Consistency
- Thinking about the horizon:
 - How much more efficiency can we do?
 - Looking toward other ways to reduce environmental impact on built environment

BREAK TIME

2021 International Energy Conservation Code (IECC)

- IECC participation helps California lead the nation toward a low carbon future
- Reduces costs by expanding the market for efficient equipment
- Building, housing, sustainability, or other government staff can vote in ICC
- To be eligible, you must **pay or renew membership by March 29th** at <https://www.iccsafe.org/membership/join-icc/>
- 20,000 voters are eligible, and only 535 were cast for the last round of the IECC

