

County of Marin

GREEN BUILDING ORDINANCE UPDATE 2025

BayREN Forum
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Photo Credit: Jeff Wong



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OVERVIEW

- Marin's history of Green Building policy
- Evaluation of current policy
- 2025 updates
- AB130 strategy
- Progress toward countywide consistency



BACKGROUND: REACH CODES IN MARIN

- 2002: Single Family Dwelling Energy Efficiency Ordinance
- 2010: CALGreen adopted with local modifications
- 2019: Electric-preferred and electric readiness
- 2022: All-electric new construction, Flex Path, EV infrastructure
- 2024: All-electric new construction enforcement paused



CURRENT CODE UPDATE: 2025

- Focus on consistency across jurisdictions
- Refine existing policy for remodels
- AB 306/130 created a sense of urgency



FLEX PATH FOR REMODELS: EVALUATION

Points-based pathway for remodels ≥ 750 sq ft.

- 2023–24 Results:
 - 129 projects subject to Flex Path
 - Exceeded targets by 533 MMBTU/year (~4,260 gallons gasoline or 96,000 miles avoided)
 - Biggest challenge: applicants submitting incorrect checklist



FLEX PATH FOR REMODELS: PROJECT DATA

Most adopted measures:

- HVAC Heat Pump (28)
- PV + Electric Ready Pre-Wire (24)
- New Ducts + Duct Sealing (20)
- Air Sealing (18)
- Heat Pump Water Heater (14)



FLEX PATH FOR REMODELS: 2025 UPDATE

Current (750 sf): 129 projects, 1,414 MMBTU/yr saved
(256,000 miles)

Proposed (500 sf): 197 projects, 2,159 MMBTU/yr saved
(391,000 miles)

Lowering trigger = +63% projects, increased energy savings.



MARIN'S AB 130 STRATEGY

- (1) The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of September 30, 2025.

- (5) The changes or modifications are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy.



AB 130 FINDINGS

The proposed Marin County Code Title 19 changes are consistent with, and **necessary to implement the programs of, the County's general plan**, known as the Marin Countywide Plan (CWP), adopted in 2007 and last revised in 2023, that are listed below:

- AIR-4.a (reduce greenhouse gas emissions resulting from energy use in buildings),
- EN-1.b (adopt energy efficiency standards for new and remodeled buildings),
- EN-1.c (implement the single-family dwelling energy efficiency ordinance),
- EN-1.d (explore energy efficiency standards for existing buildings),
- EN-1.f (explore regional collaboration, financing, and other incentives for programs that promote sustainable energy practices),
- EN-2.d (facilitate renewable energy technologies and design),
- EN-3.a (require green building practices for residential development),
- EN-3.b (require green building practices for non-residential development),
- EN-3.f (facilitate green building practices), and
- WR-3.a. (support water conservation efforts).



AB 130 FINDINGS

The Marin Countywide Plan, including these programs, as well as the proposed amendments, **permit mixed-fuel residential construction** consistent with federal law **while also incentivizing all-electric construction** as part of an adopted greenhouse gas emissions reduction strategy.

In addition, the Marin County Climate Action Plan 2030 identifies reducing building energy use as one of the most effective means of meeting the adopted goal of reducing the emissions of greenhouse gases to 40% below 1990 levels by the year 2030 for the unincorporated areas. **The proposed Marin County Code Title 19 changes are necessary to implement the Green Building Reach Code measure included in the Marin County Climate Action Plan 2030**, which states that the County shall continue to adopt a green building ordinance for remodeled residential projects that requires green building methods and energy savings above the State building and energy codes. The proposed amendments will as a result be adopted as part of the County's greenhouse gas reduction strategy.



BUILDING CONSISTENCY ACROSS MARIN

2025: 5 of 12 Marin jurisdictions enforcing Flex Path

2026: 7 of 12

2027: 9 of 12

500 square feet trigger: a happy medium

Opportunities

- Use common checklists
- Building department training
- Share data and lessons learned



REACH CODES: LOOKING FORWARD

- Recent adoption – filing with State now
- Optimistic about State approval
- Strong General Plan and CAP support for future changes
- Monitoring other jurisdictions
- Continued focus on Countywide consistency



Thank You

MARIN COUNTY'S 2025 GREEN BUILDING ORDINANCE UPDATE

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