

City of Piedmont
COUNCIL AGENDA REPORT

DATE: July 20, 2020

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Introduction and First Reading of Ordinance 750 N.S., Amending Chapter 8 of the City Code Regarding Requirements for Energy Efficiency Measures, Photovoltaic Systems, and All-Electric Construction in New or Existing Low-Rise Residential Buildings; Introduction and First reading of Ordinance 751 N.S. Amending Division 8.08 of the City Code to Include Requirements for the Preparation of a Home Energy Audit or Home Energy Score for Low-Rise Residential Buildings; and Consideration of a Resolution Adopting a Home Energy Assessment Policy.

RECOMMENDATION

1. Conduct a first reading of Ordinance 750 N.S. (Attachment 1, pages 17-24) amending Chapter 8 of the City Code regarding requirements for energy efficiency measures, photovoltaic systems, and all-electric construction in new or existing low-rise residential buildings; making required findings related to the climatic, geological and topographical conditions warranting more stringent local requirements; making required findings related the cost-effectiveness of the amendments; and determining that the actions are categorically exempt from CEQA.
2. Conduct a first reading of Ordinance 751 N.S. (Attachment 2, pages 25-27) amending Division 8.08 of the City Code to include requirements for the preparation of a Home Energy Audit or Home Energy Score for low-rise residential buildings, and determining that the action is categorically exempt from CEQA.
3. Adopt an Energy Assessment Policy (Attachment 3, page 29) for the submission of either a Home Energy Score or Home Energy Audit with an application for a design review permit, with the exception of expedited design review permits.

EXECUTIVE SUMMARY

Staff is recommending adoption of several local amendments to the California Code of Regulations, Title 24, Part 6 – the statewide Building Energy Efficiency Standards – listed below. If adopted, these amendments (known as “Reach Codes”) will help residents insulate their homes for greater energy efficiency and switch from natural gas to electric building appliances powered with renewable energy. Building insulation and electrification, in turn, will

CITY OF PIEDMONT
Policy & Procedure

Policy # _____
Section: Planning & Building

SUBJECT: Energy Assessments

Policy

It is the policy of the City of Piedmont to require an energy assessment to be conducted for projects which require design review permits and which may have an energy impact, and to require such assessment to be submitted with an application for a design review permit. This policy is intended to enable the property owner to make knowledgeable decisions on how best to incorporate measures into their construction project that reduce energy consumption, increase comfort in the home, improve indoor air quality, and reduce the building's greenhouse gas emissions.

Procedure

The Director shall require that design review permit applications include an energy assessment, in the form of either a Home Energy Score or a Home Energy Audit. The energy assessment must be prepared not more than five years prior to the date the design review permit application is initially submitted. The Director shall require the submission of the energy assessment pursuant to authority under City Code section 17.66.050 and shall cause all applicable lists related to development application requirements (including those maintained in accordance with Government Code section 65940) to be updated to include the requirements of this Policy.

For purposes of this Policy:

Home Energy Audit means a detailed report resulting from a whole-house evaluation, including diagnostic testing using specialized equipment, prepared by a Building Performance Institute, Inc. (BPI) certified Building Analyst to identify and prioritize proposed treatments for improving a home's energy use.

Home Energy Score, means a score and associated report, using the metrics developed by the U.S. Department of Energy and its national laboratories, prepared by a certified Home Energy Score Assessor that provides homeowners, buyers, and renters directly comparable and credible information about a home's energy use.

Exceptions

An energy assessment shall not be required under the following circumstances:

1. The residential building was constructed within the past ten years;
2. The application is for minor modification; or
3. When determined to be unnecessary by the Director of Planning and Building because the proposed alteration(s) are unrelated to the building's energy use.

INITIATED: Planning & Building Department

APPROVED: