



CITY OF SAN CARLOS

AGENDA CATEGORY:	
BUSINESS SESSION:	_____
CONSENT CALENDAR:	_____
PUBLIC HEARING:	_____
STUDY SESSION:	_____
_____:	_____

COUNCIL/RDA MEETING DATE: August 23, 2010

ITEM TITLE: Second reading of an Ordinance amendment to the City of San Carlos Municipal Code to add Ordinance No. 1422, adopting the 2010 California Green Building Standards Code (CALGreen), Part 11, with mandatory Tier 1 Energy Efficiency Standard provisions, and modifications and amendments, and adding Section 15.04.125 as "San Carlos Green Building Ordinance."

RECOMMENDATION

That the City Council, by second reading, adopt Ordinance No. 1422, the 2010 California Green Building Standards Code (CALGreen), Part 11, with mandatory Tier 1 Energy Efficiency Standard provisions, and modifications and amendments, and adding Section 15.04.125 to Chapter 15 as "San Carlos Green Building Ordinance."

FISCAL IMPLICATIONS

There is minimal cost to the General Fund resulting from the proposed adoption of the enhanced 2010 California Green Building Standards Code (CALGreen). Staff training is required to prepare for State mandated enforcement of the code as of January 1, 2011. Anticipated cost to train staff is included in the Building Division operating budget and will be on-going, but not exceeding \$3000 through FY2010-11.

BACKGROUND

During the August 9, 2010 City Council meeting, the full San Carlos Green Building Ordinance report was considered which is now before the Council for adoption.

ANALYSIS

The "San Carlos Green Building Ordinance" is based upon Council direction, stakeholder input, consistency with other communities, CALGreen, and staff input (See Attachment 1: San Carlos Green Building Ordinance):

- Adopt CALGreen with mandatory Tier 1 provision (15% above Title-24 Energy Efficiency Standards).
- Recognize Build It Green "GreenPoint", LEED, Title-24 Energy Efficiency Standards, and other approved methods as means by which compliance is measured.
- Expand CALGreen to include the following residential projects:
 - a) New single-family residences.
 - b) Residential additions over 500 square feet.
 - c) Residential reconstruction (as defined).
 - d) New multi-family dwellings.
 - e) Multi-family additions over 500 square feet.
- Expand CALGreen to include the following non-residential projects:
 - a) New commercial buildings.
 - b) Commercial building additions over 5000 square feet.

- c) Mixed-use buildings.
- Write equivalent San Carlos Title-24 Energy Prescriptive Package checklist for residential additions.
- Coordinate new San Carlos Green Building Ordinance with other City Department ordinances (Recycling, zoning, parking, landscape, site drainage, etc.).
- Consider incentives (expedited plan review or next day inspections) for applicants that choose optional Tier 2 provision (30% above Title-24 Energy Efficiency Standards).

The intent of the San Carlos Green Building Ordinance is to encourage energy efficient building practices through ingenuity, creativity, collaboration, and a flexible means by which the applicant chooses to achieve compliance. The San Carlos Green Building Ordinance will improve efficiency by which buildings operate within the City, and help the State achieve reduced green house gas emission goals.

ALTERNATIVES

1. Adopt by second reading Ordinance No. 1422, adopting the 2010 California Green Building Standards Code (CALGreen), Part 11, with mandatory Tier 1 Energy Efficiency Standard provisions, and modifications and amendments, and adding Section 15.04.125 as "San Carlos Green Building Ordinance."; or
2. Do not adopt by second reading Ordinance No. 1422, adopting the 2010 California Green Building Standards Code (CALGreen), Part 11, with mandatory Tier 1 Energy Efficiency Standard provisions, and modifications and amendments, and adding Section 15.04.125 as "San Carlos Green Building Ordinance."; or
3. Provide staff with alternative direction.

Respectfully submitted,

Christopher Valley, Building Official

Approved for submission by:

Mark Weiss, City Manager

Attachments:

- 1) San Carlos Green Building Ordinance