



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)

“REACH CODE” EXPERIENCE IN CONTRA COSTA COUNTY

BAYREN REGIONAL FORUM

MARCH 7, 2019

PRESENTER: JASON CRAPO, COUNTY BUILDING OFFICIAL

www.cccounty.us/dcd

Local Context

- Contra Costa County has a history of relatively few local amendments to State Building Code
- Increased Board interest in climate and energy-related issues resulted in 2 proposed reach codes since 2015:
 - Amendments for EV charging in 2015
 - Amendments for res. rooftop solar in 2017

Board-Approved EVCS Amendments

Adopted in December 2015

- No change to State Code requirements for SFRs
- Requires installation of charging device (not just electrical infrastructure) for new MFRs greater than 3 units, and up to 5% of parking spaces for large projects
- Requires installation of charging device for Non-Res projects with more than 10 parking spaces, and up to 6% of parking spaces for large projects

Amendments for Rooftop Solar Proposed, not Adopted in 2017

- County staff proposed a modified version of the Model Solar Ordinance sponsored by BayREN and BAAQMD requiring installation of rooftop solar on new homes
- Building Industry Association advocated that the added upfront cost would discourage housing construction and asked Board to hold off in anticipation of requirements in 2019 CBC

Lessons Learned

- Acceptance of reach codes may be less predictable in the absence of public outreach
- Not clear if additional outreach would have changed outcome
- Reach codes must compete with the current trend towards decreased regulation of residential construction to promote more housing