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)
City of Brisbane
Energy Conservation and Generation Ordinance
Adopted Jan. 2017 & CEC approved

Karen Kinser, Deputy Director of Public Works
March 7, 2019
City of Brisbane’s process

• Background
• Highlights of ordinance
• Adoption & Implementation
• Follow-up Height Exception Ordinance
• Lessons learned
• Looking forward
Background

• **Goal – Energy Conservation and Use of Renewable Energy vs. Fossil Fuels**
  
  – Prior work by Green Building Ordinance subcommittee created momentum (2007 Build It Green for Residential and LEED Silver for commercial)
  
  – Consistent with Council adopted 2015 Climate Action Plan
  
  – Sustainability citizen advisory committee, Planning Commission and City Council identified the goal as a key area of interest over numerous meetings in recent years (commercial in particular for PC)

• **Opportunity – 2016 CBC adoption cycle**
Ordinance Highlights

Energy Conservation & Generation Ordinance provisions:

- Cool Roofs on New Construction with Low-sloped Roofs, where not covered by solar, for residential and non-residential

- Solar for New Construction:
  - Residential:
    - Single Family & Duplexes 1 kilowatt (KW) Minimum
    - Multifamily 3 to 16 Units 2 KW Minimum
    - Multifamily 17 units or more 3 KW Minimum
  - Non-residential
    - Buildings < 10,000 sq. ft. gross floor area 3 KW Minimum
    - Buildings ≥ 10,000 sq. ft. gross floor area 5 KW Minimum
  - Exceptions
    - Alternative of solar thermal with minimum collector of 40 square feet
    - Infeasibility exemption
    - For more info see: [http://brisbaneca.org/brisbane-municipal-code](http://brisbaneca.org/brisbane-municipal-code)
Ordinance Highlights (cont.)

• Modeled our ordinance on City of San Mateo’s
• Referenced San Mateo’s Cost Effectiveness Study

• Key Criteria for Selection of the San Mateo Model
  – Same Climate Zone
  – Similar residential development floor area trends
  – Ease of implementation – prescriptive
  – Modest requirements – on ramp to right-size solar
Staff Efforts to Adopt

• Review what’s out there
• Determine if model meets goals of agency
• Is a cost/benefit study done?
• Reformat to meet city’s own ordinance format
• Informational presentations/Public Meetings with Open Space and Ecology Committee (OSEC) and Planning Commission
• City Council meeting/Public Hearings (could present to subcommittee first)
Staff Efforts to Implement

- Outreach - Article in the “Brisbane Star” (city newsletter) to publicize
- Updated City’s Building and Solar webpages and Building/Planning handouts
- Staff information/training
Follow up - Amendment to Height Exception Ordinance

• **Background:**
  – New solar provisions effectively lower the allowable height for new buildings
  – Building Permits for Solar on (e) structures subject to delays – need to demonstrate combined height of building and solar
  – Currently, any solar system above the zoning district height limit is subject to Zoning Administrator application.

• **Highlights of ordinance:**
  – For *existing* development, Ordinance allows for streamlining solar installations, with 2 foot exception for solar panels above the roof deck, regardless of (e) building height
  – For *new* development, Ordinance would add a 2 foot exception for the height of solar over the district height limits
  – **Exceptions** - for solar panels that would exceed 2 feet above the roof deck, exceptions will be permitted by the Zoning Administrator.

• **Height exception streamlined and simplified process**
Lessons Learned

• Get staff, principals & influencers educated

• Find nexus with champions – what’s in it for them; what is their priority?

• Win over the right people first

• Smaller agency – advantage to knowing the landscape and working closely together
Looking Forward
The City of Brisbane is...

- working on a Building Energy and Transparency Ordinance for existing commercial buildings via a Bay Area Air Quality Management District (BAAQMD) grant for energy innovation

- exploring adoption of electrification reach codes in the future