



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)



# City of Brisbane

## Energy Conservation and Generation Ordinance

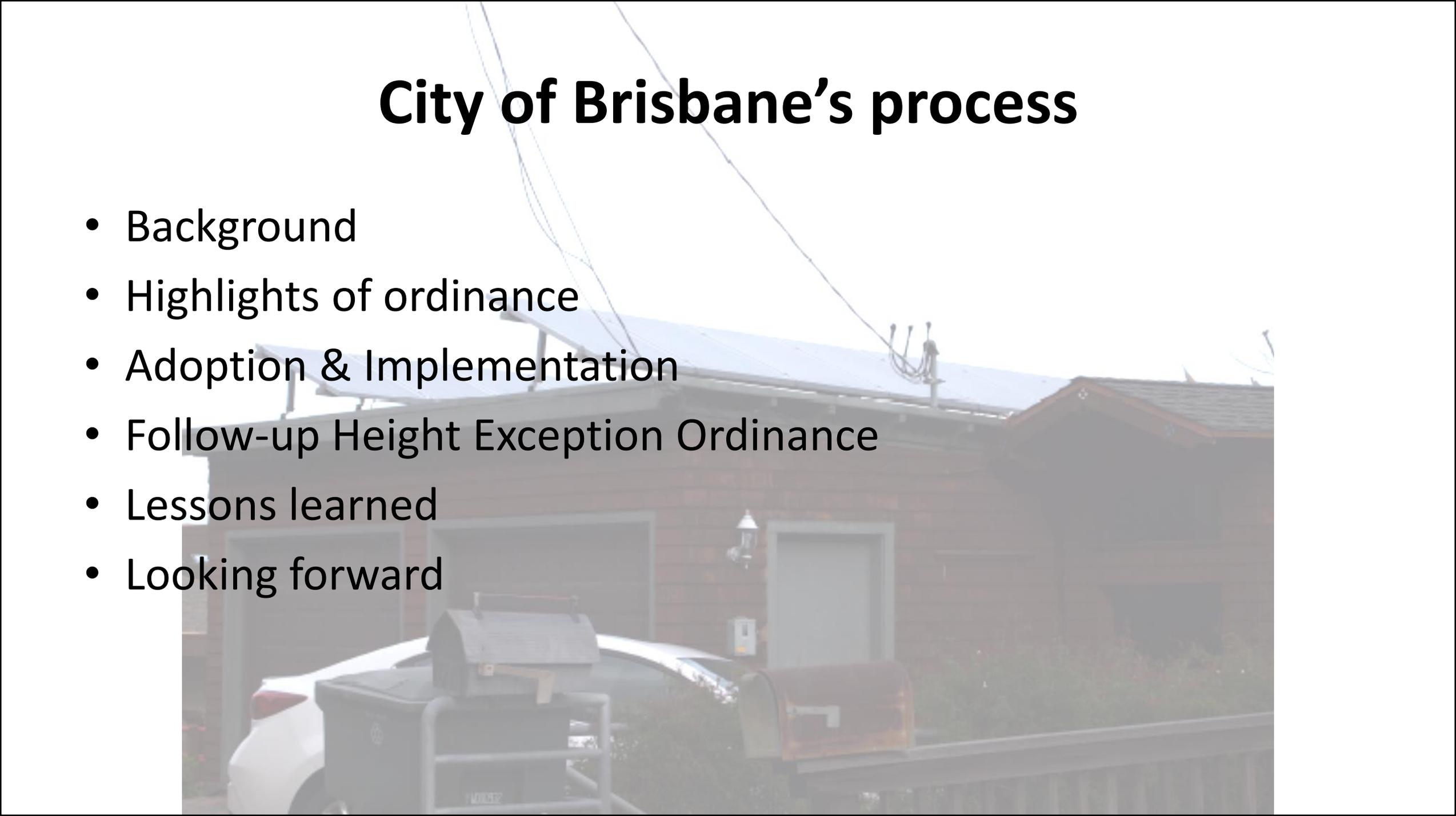
Adopted Jan. 2017 & CEC approved

**Karen Kinser, Deputy Director of Public Works**

**March 7, 2019**



# City of Brisbane's process

The background image shows a residential house with a corrugated metal roof. Several solar panels are mounted on the roof. In the foreground, there is a white car, a black recycling bin, and a brown mailbox. The image is slightly faded to allow the text to be read clearly.

- 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>

## 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

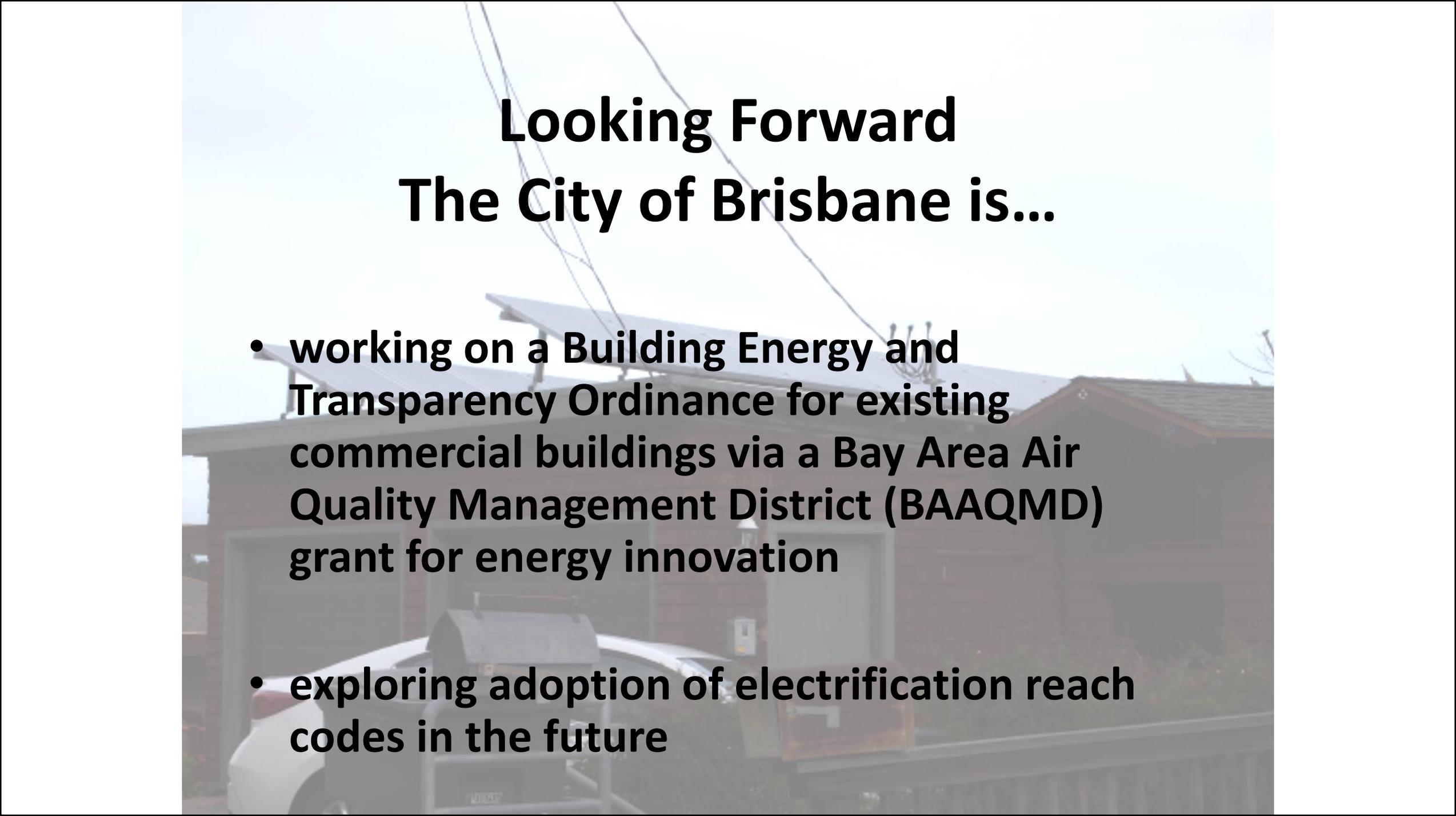
- Outreach - Article in the “Brisbane Star” (city newsletter) to publicize
- Updated City’s Building and Solar webpages and Building/Planning handouts
- Staff information/training

# 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**

The background image shows a modern building with a flat roof. Several solar panels are mounted on the roof. In the foreground, the rear of a white car is visible. The overall scene is slightly faded to allow the text to be the primary focus.

# **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**