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marincounty.org/cda

02.13.18

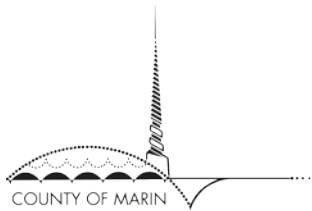


Photo Credit: Jeff Wong

STATE & LOCAL POLICY CONTEXT

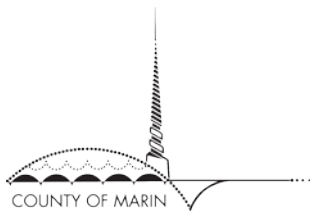
Slide 2

CALIFORNIA

- Updates statewide building code (Title 24), including energy and green building standards, every 3 years.
- All new homes are to be zero net energy (ZNE) by 2020
- All new commercial buildings are to be ZNE by 2030
- Allows local governments to set more stringent standards, called reach codes.
- Approves all local energy efficiency reach codes

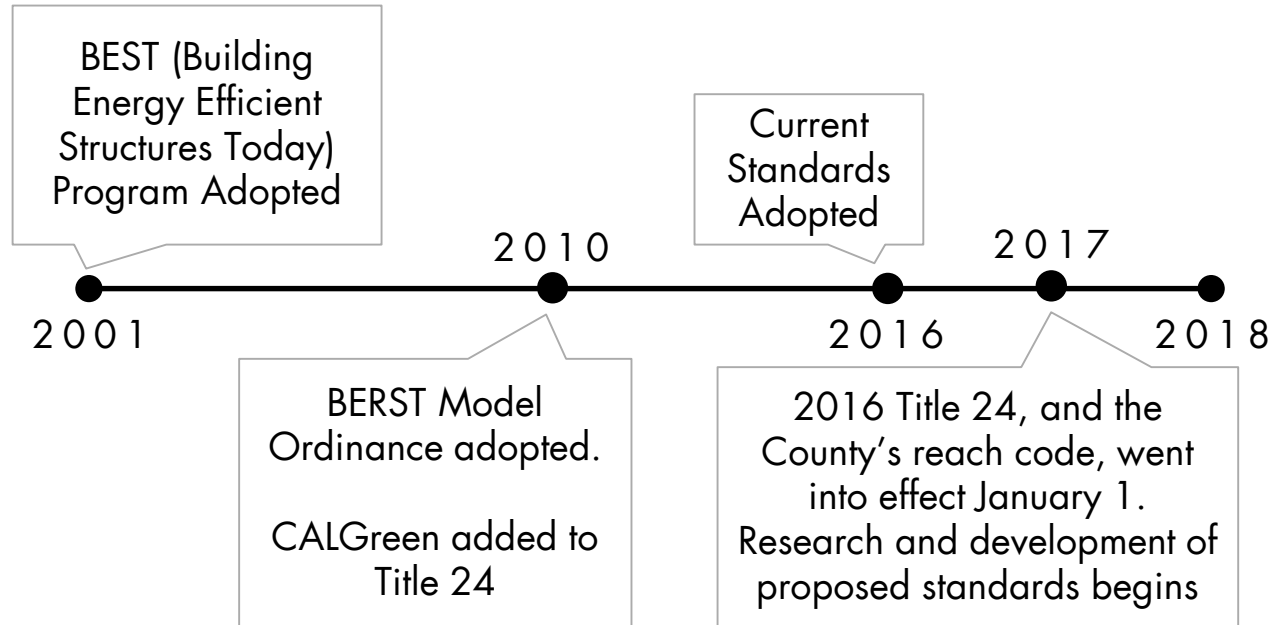
MARIN COUNTY

- Establishes policy guidance supporting green building, including the Countywide Plan and Climate Action Plan
- Adopts California's updates to Title 24 building standards.
- Sets local green building and energy efficiency standards and submits them to the state for review



HISTORY OF REACH CODES IN MARIN COUNTY

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KEY CHANGES FROM CURRENT STANDARDS

Slide 4

- Additional energy efficiency requirements for new homes over 4,000 square feet
- Inclusion of energy efficiency compliance options for new single and two family homes (currently requires Tier 1 for all projects)
- Establishes energy efficiency requirements for new multifamily and commercial buildings
- Additional electric vehicle charging requirements for new multifamily and commercial buildings
- Revision of materials to increase clarity of project requirements
- Energy efficiency standards still only apply to new buildings, including those that qualify as demolitions (75% threshold).

SUSTAINABILITY

Slide 5

- Focus on all-electric buildings across building types
- More rigorous energy standards for new homes built greater than 4,000 square feet.
 - Aligned with anticipated state standards for 2020
- Commercial and Multifamily EV charging requirements matches local demand

CLARITY

Slide 6

- Project-type specific handouts
- Clearer language and outline of the green building requirements throughout the process
- Updated website materials, including relevant checklists, directories, and FAQs.

FLEXIBILITY

Slide 7

- Performance standard allows applicants to choose the compliance option that is best for their project and property
- Recognizes the variability of solar access in the County
- Centered around the State's standard (CALGreen), but allows applicants to use other green building rating systems such as LEED, Green Point Rated, and Passive House
- Reduces staff time on review and exemptions

CONSISTENCY

- Working with other jurisdictions across Marin to adopt the standards
- Per the request of the building community

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NEXT STEPS

Slide 9

- Ongoing engagement of jurisdictions to promote countywide consistency
- Development of educational materials and opportunities, including trainings, for building community and applicants
- Continued exploration of ways to reduce energy use in existing buildings
 - Remodels are harder to reach than new homes (permit avoidance, variance in scope)
 - Cost-effectiveness studies
 - Natural gas appliance removal rebate being explored
- Address barriers at a state level through advocacy, engagement, and setting strong local examples of transitioning away from fossil fuels in the built environment

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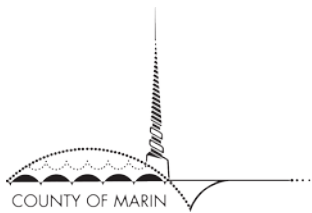


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