

City of Piedmont
COUNCIL AGENDA REPORT

DATE: October 17, 2022

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: 2nd Reading of Ordinance 766 N.S. – Amending Chapter 8 of the City Code Adopting 2022 State Building Standards Codes and Adopting Requirements for Energy Efficiency Measures, Photovoltaic Systems, and All-Electric Construction in New or Existing Single Family Buildings, and Determining that the Ordinance is Exempt from CEQA

RECOMMENDATION

Conduct a second reading of Ordinance 766 N.S. as amended by staff – Amending Chapter 8 of the City Code Adopting 2022 State Building Standards Codes and Adopting Requirements for Energy Efficiency Measures, Photovoltaic Systems, and All-Electric Construction in New or Existing Single Family Buildings, and Determining that the Ordinance is Exempt from CEQA.

BACKGROUND

On September 19, 2022, the City Council approved a first reading of Ordinance 766 N.S. – Amending Chapter 8 of the City Code Adopting 2022 State Building Standards Codes and Adopting Requirements for Energy Efficiency Measures, Photovoltaic Systems, and All-Electric Construction in New or Existing Single Family Buildings, and Determining that the Ordinance is Exempt from CEQA.

PROPOSED CLARIFYING CORRECTIONS TO ORDINANCE 766 N.S. SINCE THE 1ST READING

Following the 1st reading of the Ordinance, staff identified the need for some minor clarifying corrections. Those corrections to the Ordinance are as follows denoted in the *italicized red text*:

A. Section R106 – Construction Documents. Section R106 is amended to add the following subsection R106.6:

Exceptions: *2c. Requiring the installation of measures is otherwise prohibited by other applicable law.*”

B. Section R202 – Definitions. Section R202 – Definitions is amended to replace the definition of crawlspace with the following, and add the following definition of *Crawl Space and Home Energy Score*.

J. Subsection 150.2(a) – Additions. Section 150.2(a) is amended to add the following language after the first sentence:

Requirements for installation of All-Electric *Design* water heating systems, space conditioning equipment, fireplaces and decorative gas appliances, and clothes drying appliances, and cooking appliances as specified for new construction in Sections 150.0(e), 150.0(h), 150.0(n), 150.0(u), and 150.0(v) do not apply to additions.

L. Section 150.2(b) – Alterations. Section 150.2(b) is amended to add the following language after the first sentence:

Requirements for installation of All-Electric *Design* water heating systems, space conditioning equipment, fireplaces and decorative gas appliances, and clothes drying appliances, and cooking appliances as specified for new construction in Sections 150.0(e), 150.0(h), 150.0(n), 150.0(u), and 150.0(v) do not apply to alterations.”

The corrections above have been incorporated into the Ordinance as provided in Attachment A.

IMPLEMENTATION TIMELINE

A second and final reading is required for adoption. If passed, this Ordinance will become effective after certification of the approved amendments by the California Energy Commission, or January 1, 2023, whichever is later.

Attachments

A – Ordinance 766 N.S.

By: Alyssa Dykman, Sustainability Program Manager
Kevin Jackson, Planning & Building Director
Paki Muthig, Building Official