



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 5, 2008
TO: Mayor and Councilmembers
FROM: Administration Division, Public Works Department
SUBJECT: Adoption Of Architecture 2030 Energy Ordinance

RECOMMENDATION:

That Council adopt, by reading of title only, An Ordinance of the City Council of the City of Santa Barbara Repealing Chapter 22.82 of Title 22 of the Santa Barbara Municipal Code and Enacting a New Chapter 22.82 Establishing Local Energy Efficiency Standards for Certain Buildings and Improvements Covered by the 2005 California Building Energy Efficiency Standards.

BACKGROUND:

On October 23, 2007, the City Council introduced this Energy Ordinance for adoption. Following the required approval of these changes by the California Energy Commission on January 30, 2008, the Ordinance is now ready for formal adoption by the City Council.

DISCUSSION:

A nationwide discussion has been building over the past few years to slow the growth of greenhouse gas emissions and then reverse the trend over the next ten years. One effort has been called Architecture 2030, led by architect Edward Mazria, which promotes the 2030 Challenge. The 2030 Challenge has focused on the built environment because according to their analysis, buildings are the major source of demand for energy and materials that produce by-product greenhouse gases.

Ed Mazria presented this information at a public lecture at the Marjorie Luke Theater on September 26, 2006, and in the David Gebhard Public Meeting Room on November 28, 2006, to invited staff, board and commission members, and elected officials.

A local Architecture 2030 group has been formed, made up of representatives of the local American Institute of Architects (AIA), Community Environmental Council (CEC), the building industry, and other environmental organizations. They requested a presentation to the entire Council at the January 30, 2007 meeting to encourage the

REVIEWED BY: _____ Finance _____ Attorney

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City to take steps in meeting the 2030 Challenge. At that meeting, the Council unanimously directed staff to take the matter to the Subcommittee on Sustainability for discussion and direction.

Following a number of public workshops and review by the City's Ordinance Committee, the City Council introduced the ordinance by unanimous vote on October 23, 2007. However, prior to City adoption of the Ordinance, local amendments to the California Building Energy Efficiency Standards (State Title 24) require approval by the California Energy Commission. On January 30, 2008 the California Energy Commission approved the proposed changes, so the Ordinance is now before the Council for final adoption. Implementation would start 30 days after the adoption of the Ordinance, or March 6, 2008.

Major components of the Ordinance include:

- A finding that the modifications to State building energy efficiency standards is necessary due to a local energy system that experiences power outages during peak energy demand periods, and that the resulting reduction in power demand from implementation of this ordinance will have beneficial impacts;
- Increased minimum energy efficiency standards for all new construction of any size, for additions over a certain size threshold, and for the installation of heaters and pumps for swimming pools and spas;
- Mandatory energy reduction requirements for all construction covered by the Ordinance, like Energy Star rated appliances and mechanical system efficiency ratings;
- General compliance requirements based upon building construction type, including low-rise residential buildings, high-rise residential buildings (four-story buildings), and non-residential and hotel/motel construction;
- An outline of the documentation required to be submitted to the City at the time of building permit application;
- A finding that the energy conservation measures contained in this Ordinance are considered cost-effective. The California Energy Commission requires a report of the cost-effectiveness of energy conservation measures to approve a local ordinance such as this. The City's consultant, Gabel and Associates, has completed such a study which is now available in the Council Reading File and in the City Clerk's Office for review; and
- Direction on the applicability of solar credits in meeting these energy efficiency standards.

SUSTAINABILITY IMPACT

Adoption of this Ordinance will lead to some of the most stringent energy requirements for new construction in the State of California. More energy-efficient buildings will provide for reduction in the emission of greenhouse gas emissions from that construction.

ENVIRONMENTAL REVIEW

Staff has determined that the proposed Ordinance is exempt from California Environmental Quality Act (CEQA) review since it preserves and enhances the environment by setting forth minimum energy efficiency standards. In accordance with CEQA section 15061(b)(3), CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

PREPARED BY: Paul Casey, Acting Public Works Director /es

SUBMITTED BY: Paul Casey, Acting Public Works Director

APPROVED BY: City Administrator's Office