



SUSTAINABILITY DIVISION

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PLANNING COMMISSION STAFF REPORT

Meeting Date: September 10, 2019

Subject

Presentation on possible adoption of reach codes - building codes more stringent than State standard Title 24, part 6 (energy) and part 11 (CalGREEN).

Recommended Action

Receive presentation and provide any input.

Discussion

Each local government is required by law to adopt new changes to the California Building Standards Code every three years. The next code cycle will take effect January 1, 2020. The State allows optional, local building code amendments that exceed state code standards (known as “reach codes”). Historically, some jurisdictions have adopted amendments to the energy (Title 24, part 6) and green building standards (Title 24, part 11) to meet local climate and environmental goals.

There are currently 50+ cities in California that have either adopted or are considering reach codes for the next code cycle including Menlo Park, San José, Mountain View, Berkeley and Sunnyvale. This is a marked increase in interest compared to previous code cycles.

The Cupertino City Council included exploring electrification reach codes and local amendments to the Green Building Code in its adopted FY2019/2020 Work Program. The Council’s adopted FY2019/2020 Work Program is available online at: <https://www.cupertino.org/home/showdocument?id=24133>. The Sustainability Commission’s adopted FY2019/2020 Work Program also includes reviewing green reach codes and making a recommendation to Council. The Sustainability Commission’s adopted FY2019/2020 Work Program is available online at: <https://www.cupertino.org/home/showdocument?id=24589>. The Sustainability Commission has formed a sub-committee to work on this project and this study is

underway. Staff in the Sustainability and Building divisions are leading the reach code process. A public outreach event is tentatively planned for October 16, 2019, at a location to be determined.

The Sustainability Commission discussed reach codes at its August 29th meeting and provided feedback to staff to consider options that might encourage higher tiers of green building performance (CalGREEN Tier 1 or Tier 2, or some combination of both), building electrification and additional infrastructure for electric vehicle (EV) charging.

Model codes and technical guidance are provided by the California Energy Commission and Silicon Valley Clean Energy, the regional community choice electricity provider. Staff has also engaged a consultant, Walker Wells with Raimi and Associates, to provide analysis for the CalGREEN green building reach options.

The City's Sustainability Manager, Andre Duurvoort, will give a brief presentation at the Planning Commission meeting on the context for Cupertino, including an overview of the draft greenhouse gas inventory for 2018 and the city's Climate Action Plan priorities. In addition, John Supp will give a brief presentation on the reach code efforts throughout Santa Clara County. Mr. Supp is a manager of account services with Silicon Valley Clean Energy, and is presenting information to many communities in the region on the model codes and cost-effectiveness studies.

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