

CITY OF SANTA CRUZ – NEW BUILDINGS ENERGY REACH CODE

FREQUENTLY ASKED QUESTIONS (UPDATED 1/16/2024)

1. Does the ordinance regulate natural gas use in cooking appliances like broilers and woks?

Cooking appliances, clothes drying, and most other types of “process loads” do not factor into the Hourly Source Energy compliance margin because they are not regulated in the same way as space and water heating in the Energy Code.

2. Does this ordinance regulate EV charging infrastructure?

No it does not. However, the city has adopted more stringent parking requirements in the parking code.

3. Does this ordinance apply to ADUs?

Only detached ADUs will qualify as new construction and be subject to the reach code. Attached ADUs are additions or alterations and not subject to the reach code. Detached ADU’s under 1075 ft² will be exempt under the following exception: EXCEPTION 2 to Section 150.1(b)1. A newly constructed building that does not require a PV system in accordance with section 150.1(c)14 does not need a Source Energy compliance margin of at least 9, relative to the Source Energy Design Rating 1 calculated for the Standard Design building.

4. What is the scale of SF vs. MF development we expect?

There are few permit requests for single family buildings. There are far more multi-family and mixed use building permit requests currently.

5. What rebates are available and where do I find more information on them?

[Switch is On](#)

- Best interface and is user friendly
- Has a few options that won’t appear on EnergyStar or DSIRE such as rebates through Comfortably CA and California Energy Smart Homes
- Doesn’t include rebates for commercial buildings, electric vehicles, charging stations, top performing gas appliances
- Doesn’t include loan programs such as the [EACS](#) or mortgages

[EnergyStar](#)

- Lays out all available rebates for residential and commercial without having to filter by type of home improvement, but allows you to easily navigate filters with section off to left
- Plenty of commercial rebates (dishwashers, refrigerators and freezers, ovens, etc...)
- Displays rebates offered through Golden State Rebates, but not MESP, Comfortably CA, California Energy-Smart Homes and TECH Clean California

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[DSIRE](#)

- Offers the most diversion options for energy related programs.
- Very limited on options for state offered rebates for making incremental improvements outside of what [PG&E](#) offers

6. How are the Hourly Source Energy compliance margins determined?

- Cost-effectiveness studies produced by the [California Investor-Owned Utilities Codes and Standards Program](#) serve as the primary source of information for the ordinances. For various measure packages, these studies demonstrate Hourly Source Energy compliance margins that are achievable for new construction in Santa Cruz (Climate Zone 3) while meeting two criteria: Cost-effective, for approval by the California Energy Commission (CEC).
- Technically feasible, using appliances with efficiencies set at the minimum federal requirements, for compliance with the federal Energy Policy Conservation Act.

7. Does the ordinance and cost-effectiveness analysis factor in both heating and cooling?

All building prototypes analyzed for the purpose of ordinance development assume that both heating and air conditioning is provided.

8. Does the ordinance and cost-effectiveness analysis factor in central heat pump water heating?

The cost-effectiveness study includes central heat pump water heating for a 3-story and 5-story multifamily building. Central heat pump systems are a part of the state-approved energy modeling software and the [Ecosizer](#) is a free online tool available to designers.

10. Does this ordinance apply to renovations or significant alterations?

The ordinance relies on the Energy Code's definition of new construction which is "a building that has never been used or occupied for any purpose."

11. Will this ordinance apply to only mixed-fuel buildings or are all-electric projects subject to this as well?

All new buildings are subject to this ordinance.

12. Given the Ordinance requirements, is the Prescriptive Approach allowed for the energy design of a new building?

Non-Res, Hotel/Motel

- Requirements in Section 130 of the Energy Code, as modified by City of Santa Cruz Ordinance 2023-12 (the "Ordinance") apply to all new buildings, regardless of approach, per Section 140.0(b).

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- Sections 140.2, 140.3 are not modified by the Ordinance; therefore, **Prescriptive Approach is allowed.**

Residential

- Requirements in Section 150 of the Energy Code, as modified by the Ordinance, apply to all new buildings, regardless of approach, per Section 150.1(a)2.
- Section 150.1(c) for Prescriptive Design is not modified by the Ordinance; therefore, **Prescriptive Approach is allowed.**

Residential Multifamily

- Requirements in Section 160 of the Energy Code, as modified by the Ordinance, apply to all new buildings, regardless of approach, per Section 170.0(a)2.
- Section 170.2 for Prescriptive Design is not modified by the Ordinance; therefore, **Prescriptive Approach is allowed.**