

# Memorandum

**To:** Drew Bohan  
Executive Director

**Date:** July 30, 2021

**Telephone:** (916) 698-6018

**From:** Michael J. Sokol, Deputy Director  
Efficiency Division  
California Energy Commission  
1516 Ninth Street  
Sacramento CA 95814-5512

**Subject:** POSSIBLE FINDING THAT THE CITY OF ALAMEDA LOCAL BUILDING ENERGY EFFICIENCY STANDARDS CONTAINED IN: ORDINANCE NO. 3300 SATISFY THE ELEMENTS OF PUBLIC RESOURCES CODE SECTION 25402.1(H)(2)

## Background

The California Energy Commission (CEC) adopts and regularly updates regulations that define a process for local governments to apply for a determination that a locally adopted energy efficiency standard meets the requirements of state law (California Code of Regulations, Title 24, Part 1, Sections 10-106 and 10-110; Public Resources Code (PRC) Section 25402.1(h)(2)). This process requires a local government to submit an application to the CEC. Before the local energy efficiency standards may be enforced, the CEC must make two findings pursuant to PRC Section 25402.1(h)(2):

- 1) The proposed local energy standards will require the diminution of energy consumption levels compared to the 2019 Energy Code, and
- 2) The local jurisdiction has filed the basis of its cost-effectiveness determination with the CEC.

Pursuant to California Code of Regulations, Title 24, Part 1, Sections 10-106 and 10-110, the application must contain all of the following:

- 1) The proposed energy standards;
- 2) The local governmental agency's energy-savings and cost-effectiveness findings, and supporting analyses;
- 3) A statement or finding by the local governmental agency that the local energy standards will require buildings to be designed to consume no more energy than permitted by the Energy Code; and
- 4) Any findings, determinations, declarations, or reports, including any negative declaration or environmental impact report, required pursuant to the California Environmental Quality Act.

In reviewing the application, the CEC must find that the local standards contain all of the above and that the local governmental agency's governing body, at a public meeting, adopted its determination that the standards are cost-effective.

### **Summary of the Local Ordinance**

The City of Alameda Ordinance No. 3300 specifies:

- Solar photovoltaic systems on all new high-rise residential and nonresidential buildings, with some exceptions.
- All-electric new construction, with some exceptions.
- Pre-wiring for electric appliances where gas appliances are installed.

### **Staff Analysis**

On July 6, 2021, staff posted the complete application, including the local ordinance and adopted cost-effectiveness analysis, on the CEC's website under Docket 19-BSTD-06 for a mandatory public review period.

Staff reviewed the application to determine whether the standards will require the reduction of energy consumption levels permitted by the 2019 Energy Code, per the requirements in PRC Section 25402.1(h)(2). Staff found that the standards will reduce the amount of energy consumed and will not lead to increases in energy consumption inconsistent with state law. Staff further confirmed that the City of Alameda publicly adopted and filed a finding of cost-effectiveness for the standard.

### **Project Manager**

Danuta Drozdowicz, Building Standards Office

### **Staff Position**

Staff has found that the application meets all requirements under PRC Section 25402.1(h)(2), and Section 10-106 of the 2019 Energy Code.

The City of Alameda has been informed that, once the CEC makes the requisite findings, its ordinance will be enforceable during the time that the 2019 Energy Code is effective. If the statewide Energy Code is subsequently revised (as it is regularly on a three-year cycle), the local ordinances will no longer be enforceable if the revisions create "a substantial change in the factual circumstances affecting the determination." In such a case, if the City of Alameda wishes to enforce either these local energy standards or other local energy standards revised in response to the updated statewide Energy Code, the City of Alameda must submit a new application.

### **Oral Presentation Outline**

Staff will be available at the August 11, 2021, Business Meeting to provide a brief summary of the ordinance and to answer questions.

### **Business Meeting Participants**

Danuta Drozdowicz, Building Standards Office

### **Commission Action Requested**

Adoption of findings regarding the City of Alameda locally adopted energy standards.

Staff recommends that the CEC find that (1) the City of Alameda locally adopted energy standards will require the diminution of energy consumption levels compared to the 2019 standards, and (2) the City of Alameda has filed the basis of its cost-effectiveness determination with the CEC.

**STATE OF CALIFORNIA**

**STATE ENERGY RESOURCES  
CONSERVATION AND DEVELOPMENT COMMISSION**

RESOLUTION FINDING BUILDING ENERGY EFFICIENCY STANDARDS  
CONTAINED IN CITY OF ALAMEDA'S ORDINANCE NO. 3300 SATISFY STATUTORY  
REQUIREMENTS UNDER PUBLIC RESOURCES CODE SECTION 25402.1(h)(2)

**WHEREAS**, The City of Alameda adopted Ordinance No. 3300, which establishes certain locally adopted building energy efficiency standards; and

**WHEREAS**, Public Resources Code Sections 25402(a) and (b) establish that the California Energy Commission (CEC) shall prescribe, by regulation, statewide building energy efficiency standards; and

**WHEREAS**, Public Resources Code Section 25402.1(h)(2) provides that nothing in Public Resources Code Sections 25402(a) or (b) shall prohibit the enforcement of city or county building energy efficiency standards if: (1) the city or county files the basis of its determination that the standards are cost-effective with the CEC, and (2) the CEC finds that the locally adopted standards will require the diminution of energy consumption levels permitted by the rules and regulations adopted pursuant to Public Resources Code Sections 25402(a) and (b); and

**WHEREAS**, California Code of Regulations, Title 24, Part 1, Sections 10-106 establishes a process for local governmental agencies to submit an application to the CEC for a determination that locally adopted building energy efficiency standards meet the requirements set forth in Public Resources Code Section 25402.1(h)(2); and

**WHEREAS**, The City of Alameda submitted an application to the CEC that included (1) the basis of its determination that the locally adopted energy efficiency standards contained in Ordinance No. 3300 are cost-effective, and (2) documentation that the locally adopted energy efficiency standards contained in Ordinance No. 3300 will require the diminution of energy consumption levels compared to the 2019 Building Energy Efficiency Standards, as required by California Code of Regulations, Title 24, Section 10-106, on June 16, 2021; and

**WHEREAS**, The CEC has analyzed whether the locally adopted energy efficiency standards contained in Ordinance No. 3300 will require the diminution of energy consumption levels compared to the 2019 Building Energy Efficiency Standards, and determined that it will do so; and

**WHEREAS**, California Code of Regulations, Title 24, Part 1, Sections 10-106(b) require that the local governmental agency's application include any findings, determinations, declarations, or reports, including any negative declaration or

environmental impact report, required pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq; and

**WHEREAS**, The City of Alameda, in its application to the CEC, submitted the California Environmental Quality Act documentation required by California Code of Regulations, Title 24, Part 1, Section 10-106(b)(4); and

**THEREFORE BE IT RESOLVED**, CEC finds the following: (1) the City of Alameda has filed the basis of its determination that the locally adopted energy efficiency standards contained in Ordinance No. 3300 are cost-effective, and (2) Ordinance No. 3300 will require the diminution of energy consumption levels compared to the 2019 Building Energy Efficiency Standards; and

**THEREFORE BE IT FURTHER RESOLVED**, that the locally adopted energy efficiency standards contained in City of Alameda's Ordinance No. 3300 satisfy the requirements of Public Resources Code Section 25402.1(h)(2) and Title 24, California Code of Regulations, Sections 10-106; and

**THEREFORE BE IT FURTHER RESOLVED** that the CEC directs the executive director or their designee to take all actions necessary to implement this Resolution.

**CERTIFICATION**

The undersigned Secretariat to the CEC does hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted at a meeting of the CEC held on August 11, 2021.

AYE:

NAY:

ABSENT:

ABSTAIN:

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Liza Lopez  
Secretariat