



Agenda Item No.  
Council Meeting Date: April 18, 2011  
Prepared by: \_\_\_\_\_  
Scott Ward, Building Official  
Reviewed By: \_\_\_\_\_  
Ron Bendorff  
Interim Planning & Building Director  
Approved by: \_\_\_\_\_  
Marjie Pettus, City Manager

## REQUEST FOR CITY COUNCIL ACTION

**SUBJECT:** INTRODUCE AN ORDINANCE TO REPEAL ORDINANCE NO. 1011, ADDING HEALDSBURG MUNICIPAL CODE TITLE 15, BUILDING CODES CHAPTER 15.16 GREEN BUILDING PROGRAM BY ADOPTING BY REFERENCE PART 11 OF THE 2010 CALIFORNIA BUILDING STANDARDS CODE AND AMENDMENTS THERETO.

**Recommended Action:** Waive full reading of the text and introduce by title only an ordinance repealing Ordinance 1011 and adding Chapter 15.16 to the Healdsburg Municipal Code (Green Building Ordinance) with amendments to include certain remodels and additions and include Appendix Chapters A-4 and A-5 Tier I of the 2010 California Green Building Standards Code, and to require the applicant to hire a third party for plan review and inspections. [Schedule a public hearing for May 16, 2011 to consider adoption.](#)

### Background

The California Green Building Code (CALGreen), which became effective on January 1, 2011, applies to all new residential and non-residential buildings throughout the state. There are also voluntary appendices that may be adopted by local amendment. Voluntary Appendix Chapters A-4 Tier I (Residential) and A-5 Tier I (Non-Residential) include enhanced levels of green building such as the following:

#### Appendix Chapter A-4 Tier I Residential Measures

- Exceed California Energy Code by 15%
- 20% of hard surface must be permeable concrete
- Turf is limited to 50% of all landscaped areas
- 20% reduction in amount of concrete (fly ash)
- 10% of building materials to be recycled products
- 20% reduction in indoor water use ( Effective July 1, 2011)
- 65% construction waste recycling

#### Appendix Chapter A-5 Tier I Non-Residential Measures

- Exceed California Energy Code by 15%
- 10% of parking spaces for fuel-efficient vehicles
- 10% of building materials recycled products
- Bicycle parking
- 20% reduction in indoor water use
- 65% construction waste recycling
- 20% reduction in amount of concrete (fly ash)
- 20% permeable paving

The California Energy Commission requires jurisdictions that adopt the voluntary chapters as mandatory to prepare an energy cost effectiveness study. Sonoma County funded a cost effectiveness study that has been used by local jurisdictions to meet this requirement.

The City Council adopted CALGreen on November 18, 2010 with amendments to include certain additions and remodels within the scope of the mandatory provisions of the code. Appendices A-4 and A-5 were not adopted. Subsequently, Council directed staff to meet with the Green City Committee to re-visit adopting Appendix Chapter A-4 Tier I and Appendix Chapter A-5 Tier I, which occurred March 16, 2011.

On April 4, 2011 the City Council accepted the Green City Committee recommendation to adopt CALGreen Appendix Chapters A-4 and A-5 Tier I as requirements for new residential buildings over 3,000 square feet and for non-residential buildings over 10,000 square feet. The Council also agreed that applicants for CALGreen Tier I projects be required to hire a third party for plan review, inspections and documentation and directed staff to prepare the attached ordinance amendments for its consideration.

#### **Environmental Review**

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3) which states that projects are only subject to CEQA if they have the potential for causing a significant effect on the environment. The adoption of this ordinance does not have the potential to cause any significant effects on the environment.

#### **Fiscal Impacts**

If done “in-house,” plan review, inspection and documentation for administration of CALGreen Appendix Chapters A-4 and A-5 Tier I projects would require between 10 to 15 hours of staff time depending on the size and scope of the project. Based on the City’s recently-adopted fee schedule, “in-house” administration of the CALGreen appendices would result in a substantial fee increase from \$200-\$300 per project to \$1,600-\$2,400 per project. An additional expense would be required for staff training. Typically, a third party would charge around \$1500 for CALGreen Tier I plan review and inspections, which would be a cost savings to both the applicant and the City.

#### Attachments

1. Proposed Ordinance

Reviewed by: \_\_\_\_\_  
Michael Gogna, City Attorney