

ATTACHMENT 1

County of Santa Barbara Energy Efficiency Standards Policy

County Policy

Subject: County County of Santa Barbara Energy Efficiency Standards Policy

Responsible Department: General Services

Original Policy: None

Codes and Laws referenced

in this Policy: County Ordinance 4452 (Facility Policy Framework)
California Building Standards Code Title 24 Part 6
California Green Building's Standard Code Title 24, Part 11
Zero Net Energy Facility RESOLUTION NO. 14-49

Authority: SB Co
Code Section 2-47 County Ordinance 4452 (Facility Policy Framework)
Zero Net Energy Facility RESOLUTION NO. 14-49

Purpose:

The Purpose of this policy is to establish an energy efficiency policy for the County of Santa Barbara. The energy efficiency policy applies to all County facility projects (e.g. new construction, existing building, leased space, and operation and maintenance) collectively referred to here as *Facility Inventory*. The County promotes policies which incorporate coordinated and integrated energy strategies that begin with project planning and continue through the Facility Inventory life-cycle.

This policy is taken from Section 2 of the County of Santa Barbara Energy Efficiency Report and is organized around the County Facility Inventory. It is bookended by the Administrative and Planning Requirements (Section 2.1), and the Operations and Maintenance Requirements (Section 2.5), which apply to all applicable projects. The New Construction Requirements (Section 2.2) applies to all new construction projects regardless of project size. The Existing Building Requirements (Section 2.3) provides distinct requirements for major renovation and minor renovation projects. The Leased Space Requirements (Section 2.4) applies to new or renewed County leased space which exceeds a 3-year lease agreement. The subsequent sections define the County's Policy Statement and are illustrated in Figure 1.

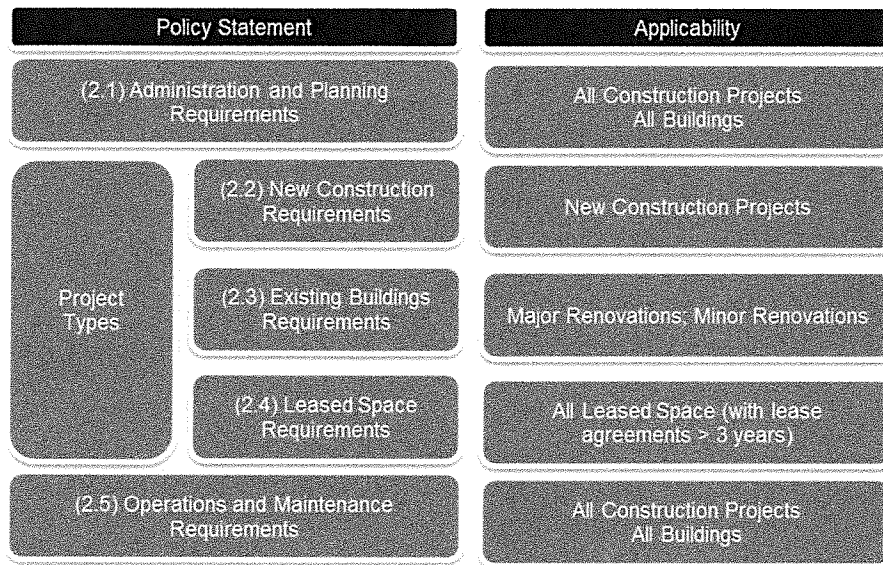


Figure 1: Policy Statement Organization

This Policy establishes minimum acceptable criteria for the energy performance of the County Facility Inventory. Where differences exist between County adopted codes and relevant ordinances and this Policy, the more stringent requirement shall apply. This Policy requires that for all applicable projects, energy efficiency is applied in accordance with all adopted codes and relevant ordinances.

2.1 Administrative and Planning Requirements

2.1.1 Administrative Requirements

- 01) This Policy requires that all County new construction and major renovation projects include building level metering for all fuels consumed on site for buildings with greater than 5,000 gross square feet by 2017.
- 02) This Policy requires that all County owned and operated buildings, and leased space where the County directly pays utility bills (except for special revenue districts), report energy consumption¹ through the County's Utility Manger System. (ECAP).
- 03) This Policy requires that all County Project Managers and Department Facility Managers with responsibility overseeing the development of County buildings: (a) attend training on the County's Energy Efficiency Policy and (b) insure compliance with current Energy Efficiency Ordinances.
- 04) The County Energy Manager shall report annually to the County Board of Supervisors on County and Department level energy performance.

¹ This includes energy consumed by the County but paid for by others as in a County leased and tenanted building (e.g. under a full-service lease agreement.)

2.1.2 Project Planning Requirements

- 01) This Policy directs the County General Services Department to develop and maintain a County web page that provides this Policy document.
- 02) Departments must plan for and comply with this Policy. When a Department plans for construction or maintenance projects affecting the Facility Inventory, the Department plans shall meet the requirements of this Policy.

2.1.3 Building Codes and Standards Requirements

- 01) This Policy adopts the requirements of the latest version of the California State Energy Code (Title 24, Part 6).
- 02) This Policy adopts the California State Green Building Code (CALGreen), inclusive of all mandatory and prescriptive energy requirements. All applicable construction projects with an execution of construction contract (1) after July 1, 2016 shall meet or exceed CALGreen Tier 1 requirements and (2) after July 1, 2017 shall meet or exceed CALGreen Tier 2 requirements.
- 03) All County new construction, major and minor renovations, and leased spaces shall include equipment that meets or exceeds Title 24, Part 6, ENERGY STAR and federal equipment and California appliance standards (Title 20).
- 04) In the event that a project or a portion of the project is exempt from Federal, State or County Energy codes, the project shall mitigate the loss of energy reduction had it not been exempt with solar on a County of Santa Barbara facility equal to the lost energy reduction.

2.1.4 Project Performance Standards and Criteria

All County energy projects shall employ life-cycle cost analysis that prioritizes energy and long term building operational and maintenance performance over first cost or lowest cost to the County. When evaluating projects, a life-cycle cost analysis, compliant with California standards², shall be used to rank competing projects by (1) total energy savings, (2) savings-to-investment ratio, and (3) present value.

2.1.5 County Project Review Requirements

Departments shall make available to General Services (for review with County project specific requirements and County energy policies) all project procurement and development documents prior to finalization, approval, or acceptance, affecting the energy performance of County owned and operated buildings. Departments shall ensure adequate time is provided in the project's schedule for General Services to review and provide substantive feedback. (Ord. 4522)

² <http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/Cost-effectiveness.htm>

2.2 New Construction Requirements

This Policy adopts the California State Energy Code, Title 24, Part 6, and sections of the California Green Building Code (CALGreen). It requires that all new construction projects be designed and constructed to Title 24, Part 6, with requirements phased-in for increasing the level of energy savings beyond Title 24, Part 6.

- 01) All new construction projects shall comply with the California State Energy Code, Building Energy Efficiency Standards for Residential and Non-Residential Buildings (Title 24, Part 6) and the CALGreen Standard enforced at the time of execution of construction contract.
- 02) All minor renovation projects shall comply with the applicable mandatory and prescriptive sections of the California State Energy Code, Title 24, Part 6.
- 03) All new construction, with an execution of construction contract after **July 1, 2017**, shall be Zero Net Energy projects and the departments utility bill from General Services shall reflect that reduction in energy.

2.3 Existing Building Requirements

This section provides distinct requirements for major renovation and minor renovation projects, with requirements for Zero Net Energy Compliance. Departments shall make progress towards Zero Net Energy in compliance with the County's Zero Net Energy Facilities Resolution (Resolution No: 14-49) which requires 50% of County existing buildings be compliance by 2025, and 100% by 2035.

- 01) All major renovation projects shall comply with the California State Energy Code, Building Energy Efficiency Standards for Residential and Non-Residential Buildings (Title 24, Part 6) and the CALGreen Standard enforced at the time of execution of construction contract.
- 02) All minor renovation projects shall comply with the applicable mandatory and prescriptive sections of the California State Energy Code, Title 24, Part 6.
- 03) All major renovation projects, with an execution of construction contract after **July 1, 2018**, shall be Zero Net Energy projects and the departments utility bill from General Services shall reflect that reduction in energy.
- 04) When a building construction or renovation project results in that building having had a cumulative amount of renovated gross floor area that is equal to or exceeds 50%, since **January 1, 2010**, the project shall be a Zero Net Energy project and the departments utility bill from General Services shall reflect that reduction in energy.

2.4 Leased Space Requirements

The County will incorporate energy efficient processes and systems into new (and renewed) County leased building space, whose lease agreements exceed 3 years. This Policy includes tenant leases whether or not a tenant improvement renovation is planned.

- 01) Departments shall prioritize leasing decisions on the leased assets energy performance, when such information is publically available and when and all other Department leasing criteria are met.
- 02) Departments shall give leasing preferences to lease agreements that allow the County to direct pay their share of energy costs, rather than assuming a gross lease.
- 03) All leased space shall be assessed for compliance with applicable mandatory and prescriptive requirements of Title 24, Part 6, and the County's enabling code. All non-compliant systems and equipment, affected by the tenant lease, shall be renovated and brought into compliance before occupancy.

2.5 Operational and Maintenance Requirements

2.5.1 Tenant Engagement

- 01) All County projects in existing buildings that include the installation or replacement of material energy consuming equipment, for which the building tenant or occupants have or share direct control, shall include building specific project documentation that describes to the tenant how the system is designed and installed for efficient operation and control, and the impact of their control adjustments on the building's energy performance.
- 02) All new construction and major and minor renovation projects shall include project specific documentation that describes to the building's tenant how the system is designed and installed for efficient operation and control, and the impact of their control adjustments on the building's energy performance.

2.5.2 Operations and Maintenance (Planned and Unplanned)

All operation and maintenance activities and renovation projects shall comply with the applicable mandatory and prescriptive sections of the California State Energy Code, Title 24, Part 6, and CALGreen Standards and the County of Santa Barbara Capital Projects Standards Manual, whichever is more stringent.