

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

RESOLUTION NO. 98-474

CASE NO. 98-GP-025

In the matter of adopting amendments to Energy Element Policy 2.1 of the Comprehensive Plan, by developing two additional energy-efficient targets and amending the original energy-efficient target.

Whereas, the Board of Supervisors approved the Energy Element in 1994, which contained incentive-based strategies to promote the efficient use of energy.

Whereas, Policy 2.1 of the Energy Element provides incentives to improve upon California's Energy-Efficient Standards in new developments.

Whereas, after three years of experience implementing Policy 2.1, adjustments to the energy-efficient targets found in this policy are warranted.

Whereas, adjusted targets bring more equity to the program, providing additional incentives and recognition to those developers that take extra steps in maximizing energy-efficiency.

Now, therefore, it is hereby resolved as follows:

1. Policy 2.1 is Amended as follows:

POLICY 2.1: VOLUNTARILY GOING BEYOND STATE BUILDING ENERGY STANDARDS -- Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of the California Building Code (Title 24) ~~by 15% (for residential) and 25% (for commercial and industrial) or more of the total energy budget for~~ in new and existing buildings by implementing energy efficiency measures.

Public Service 2.1.1: The County shall establish an Innovative Buildings Review Committee, empowered by the county Building Official. The Innovative Buildings Review Committee shall comprise professionals with specific expertise in energy-efficient building, including the gas and electric utilities, architects, and energy specialists. The committee shall function on a voluntary basis. Its membership shall be approved by the county's Building Official. The Committee shall provide the following services:

a) Provide counseling to developers free of charge during the early stages of designing a development on cost effective methods to ~~exceed Title 24 requirements by 25% for commercial, industrial, and governmental development and by 15% for residential development~~ meet one or more of the following targets:

TARGET 1 – Exceed Title 24 standards by 20% and earn 4 energy points from the County’s approved menu of additional energy-efficient features;

TARGET 2 – Exceed Title 24 standards by 30% and earn 12 energy points from the County’s approved menu of additional energy-efficient features;

TARGET 3 – Exceed Title 24 standards by 40% and earn 30 energy points from the County’s approved menu of additional energy-efficient features.

b) Review developmental plans of consenting developers, free of charge, which ~~propose to exceed Title 24 requirements to verify that the proposed design will feasibly exceed Title 24 requirements as stipulated above~~ meet one or more of the targets listed above.

(c) Stamp those plans that can feasibly ~~exceed Title 24 requirements~~ meet one or more of the targets as stipulated above with a Santa Barbara County Innovative Building Award.

Developers shall not be required to submit to counseling or review by the Innovative Buildings Review Committee; however, the county encourages developers to take full advantage of the free services listed above. As further incentive, all development plans with a Santa Barbara County Innovative Building Award from the Innovative Buildings Review Committee shall not be required to undergo any additional Plan Check review by the county Building Official for Title 24 purposes. The Santa Barbara County Innovative Building Award will reduce the Energy Plan-Check Fee and will expedite the Building Review process by alleviating Title 24 consistency-reviews.

The County shall evaluate the energy-efficient targets periodically to consider other innovative strategies for increasing efficient use of energy in specific projects, to assure equitable application to all participants in the program, and to assure that the targets balance participation with energy efficiency in the program.

Public Service 2.1.2: The County shall promote the voluntary use of the Innovative Buildings Review Committee early in the planning process (e.g., including an informational sheet about the Committee with all initial permit applications, disseminate sheet at the permit zoning counter and at pre-application meetings) so that developers,

architects, and home-builders may benefit from the free advice, incentives, and energy-savings.

Public Service 2.1.3: The County should seek an agreement with the California Energy Commission to provide technical assistance to support the Innovative Building Review Committee.

Public Service 2.1.4: The County should coordinate with the public utilities to formulate incentives for developers, owners, contractors, architects and engineers to receive financial incentives for projects that exceed Title 24 as stipulated in Policy 2.1.

2. The Energy-Efficient Target menu contained herein as Exhibit A is approved for use.
3. Approve the Addendum to Negative Declaration 94-ND-26, included as Attachment B of the Staff Report dated October 12, 1998.
4. Original 1994 findings for adoption of the Energy Element are reiterated for purposes of these amendments and requirements to include the following:

a) CEQA findings:

CEQA Section 15164(b) states that “an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary” and none of the conditions described in Section 15162 (a, b, c, d) calling for preparation of a subsequent EIR have occurred.

The proposed textual amendments of 1998 to Energy Element Policy 2.1 will not require major revisions of the previous environmental document (94-ND-26) or result in any significant environmental impacts. Therefore, the Addendum, together with the previously adopted Negative Declaration (94-ND-26), constitutes adequate environmental review for the proposed textual amendments to Policy 2.1.

b) Consistency with applicable subdivision, zoning and comprehensive plan requirements:

In 1994, the Board of Supervisors found the Energy Element to be consistent with the Comprehensive Plan. The specific findings appear in Appendix G of the Energy Element, available at the Energy Division, 1226 Anacapa Street, Santa Barbara. The recommended amendments to adjust the energy-efficient targets in Policy 2.1 of the Energy Element are consistent with these findings.

c) The proposed textual amendments are consistent with good planning practices:

Programs and policies promoting energy-efficiency have been implemented at the national and state levels, including the *National Energy Policy Act 1992* and the

1992-1993 California Energy Plan. The proposed textual amendments to Energy Element Policy 2.1 assume an essential role in coordinating local implementation of these broader national and state policies. As a governmental entity, Santa Barbara County directly and indirectly influences energy-efficiency in the county through its planning activities. The proposed textual amendments to Energy Element Policy 2.1 will likely increase energy-efficiency in the built environment of Santa Barbara County.


PASSED, APPROVED, AND INITIATED this 1st day of December, 1998, by the following votes:

YES: Supervisors Schwartz, Graffy, Marshall, Gray, Urbanske.

NOES: None.

ABSENT: None.

ABSTENTIONS: None.



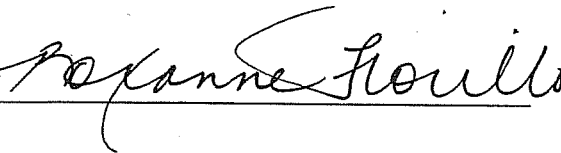
GAIL MARSHALL, Chair
Santa Barbara Board of Supervisors

ATTEST:

MICHAEL BROWN
CLERK OF THE BOARD

APPROVED AS TO FORM:

ALAN SELTZER
COUNTY COUNSEL

By 

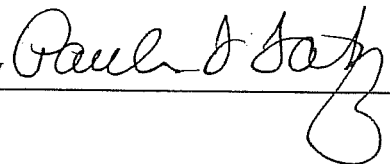
By 

Exhibit A

**County of Santa Barbara
Energy-Efficient Targets Menu**

Exhibit A

County of Santa Barbara Energy-Efficient Targets

Project Title: _____

Project Agent: _____

Address: _____

Phone: _____

Percent Beyond T24: _____

FAX: _____

Energy Point Total: _____

Energy-Efficient Targets

Target levels are applicable to all developments (residential, commercial, and industrial)

Target 1

20 % beyond Title 24 and 4 energy points

Target 2

30 % beyond Title 24 and 12 energy points

Target 3

40 % beyond Title 24 and 30 energy points

Target Incentives

Incentives for Reaching Target 1

- Expedited through the Building & Safety Division (average 30-50% time reduction in plan-check)
- Energy plan-check fee reduced by 50%

Incentives for Reaching Target 2

- Expedited through the Building & Safety Division (average 30-50% time reduction in plan-check)
- Energy plan-check fee reduced by 50%
- Eligible to use IBRC logo for marketing purposes
- Eligible for the County of Santa Barbara Energy-Efficient Builder of the Year Award Competition - currently being developed

Incentives for Reaching Target 3

- Expedited through the Building & Safety Division (average 30-50% time reduction in plan-check)
- Energy plan-check fee reduced by 50%
- Eligible to use IBRC logo for marketing purposes
- Eligible for the County of Santa Barbara Energy-Efficient Builder of the Year Award Competition - currently being developed
- Possible Resolution of Commendation from Board of Supervisors - currently being developed

- **Note 1:** Large projects such as tract submittals of 25 or more homes or commercial projects 20,000 sq. ft. or larger will receive an expedited plan-check. However, due to their size and complexity, the 30-50% time reduction in plan-check may not apply.

A. Title 24 Requirements

1. Title 24 Savings - beyond California energy-efficient standards.

B. Energy Points - unless otherwise noted, the following points are for features not addressed in Title 24 compliance programs, point systems, and/or computer methods.

Energy Section

2. Photovoltaic and Wind Generators: 2 points for each 10% of electric service capacity provided.	20 points max
3. Duct system within the building thermal envelope, or insulated to R-8.	1 point
4. Passive Cooling Strategies: passive cooling planned for or designed into structure, fan aided is acceptable (3 points max), a cupola or roof opening for hot air venting (1 point each, 2 points max) or underground cooling tubes (2 points).	5 points max
5. All recessed lights are ICAT sealed.	1 point
6. Outdoor Lighting: designed for high efficiency, solar powered, or controlled by motion detectors.	1 point
7. Lighting: halogen or fluorescent lighting (in 75% of structure) in lieu of incandescent for residences other than where required in kitchen or baths.	2 points
8. Daylighting in Non-residential Buildings: 1 point for each 5% of electric lighting saved above 25% by substituting daylighting.	15 points max
9. Use light colored finishes for 75% or more of interior finish area.	2 points
10. Water Heaters: located within 25 feet of main area of usage, use of a re-circulating pump with controls.	2 points
11. Appliance Efficiency: need manufacturers spec. sheets for credit. The appliance must be in the top 25% of the posted energy efficiency range and there is no second refrigerator. Appliances must be installed prior to occupancy. 1 appliance = 1 point; 2 appliances = 2 points, 3 plus appliances = 3 points	3 points

12. Solar pool heating	2 points
<i>Siting - measures taken to reduce energy use.</i>	
13. Locate building away from low spots onsite to lower heating loads.	2 points
14. Maximize south and east wall areas (1 point), setbacks for solar access (1 point).	2 points max
<i>Summer Shading and Wind Protection - measures taken to increase energy efficiency</i>	
15. Summer Shading: substantial shading by trees or overhangs of the west elevations of the building (1 point). One additional point if done with existing trees.	2 points max
16. Protection of Building from Heat Loss: a) planting a windbreak, earthen berm, or building a solid wall along the north or windward side of the building approximately 10 feet away and 2/3 of the building height. b) building fin walls on the building or planting against the building to create an air envelope around the building.	2 points 1 point
17. Other quantifiable, site specific, energy efficient features approved by county representative.	10 points max
<u>Building Materials Section</u>	
18. Structure: a) modular framing (24" on center), engineered wood products, recycled content (50% minimum) materials (e.g. steel studs, etc.), oriented strand board (OSB) and alternatives to standard pressure treated wood. 50% = 1 point, 60% = 2 points, 70% = 3 points, 80% plus = 4 points b) use of innovative structural system for 30% or more of building walls: structural insulating panels, insulating concrete forms, insulating block, straw bale, etc. 30% = 1 point, 40% = 2 points, 50% = 3 point, 60% = 4 points, 70% = 5 points, 80% plus = 6 points	4 points max 6 points max
19. Recycle Existing Buildings: 1 point for each 10 % reuse or of existing buildings over 30 %, onsite or moved from another site.	7 points max
20. All insulation to be 100% recycled content, wet blown, and/or cellulose with UL fire retardant.	2 points
21. Exterior Building Envelope: a) local masonry materials; 50% = 1 point, 75% plus = 2 points b) plaster or cementitious siding; 50% = 1 point, 75% plus = 2 points c) recycled content, salvaged, or we recommend certified sustainably harvested wood (50% plus) d) roof: recycled content (50% minimum) roofing material or combination cement-fiber roofing. Minimum 30 year rated life on minimum 50% of roof.	2 points max 2 points max 2 points max 2 points
22. Interior Materials and Finishes: a) floor: tile, ceramic tile, stone, finished concrete, cork or natural linoleum, recycled content or natural content carpet and pad (tacked), and minimize finishes. 50% = 1 point, 75% plus = 2 points.	2 points max
23. Other quantifiable, site specific, building material strategies approved by county representative.	10 points max
<i>Commercial Specific</i>	
24. Commercial/industrial developments that include the following facilities to reduce vehicular trips during the work day: cafeterias (2 points), postal machines (1 point), automated bank tellers (1 point), child care facilities (3 points), delivery services for employees (1 point), provide employee showers (1 point), provide indoor employee bike racks (1 point), gym (1 point).	8 points max
<i>Non-energy related building techniques</i>	
25. Interior and exterior paints and finishes (no less than 80% of painted/finished surfaces) to be zero or low VOC (1 point), of recycled content (1 point), water based urethane or lacquer finishes for woodwork (1 point), and use of only low toxicity (1 point), solvent free adhesives (1 point).	3 points max
26. Wood, cabinetry, and trim: formaldehyde free particle board or MDF, we recommend certified sustainably harvested wood products. 50% = 1 point, 75% plus = 2 points	2 points max
27. Water Conservation Measures: a) landscape with drip irrigation system or equivalent (1 point) using drought tolerant or native plants. 50% of landscaping = 1 point, 75% plus = 2 points. b) create a plan to preserve on-site native vegetation. 50% = 1 point, 75% plus = 2 points. c) design a greywater system in accordance with county regulations. d) design a rainwater collection and reuse system in accordance with county regulations.	2 points max 2 points max 2 points 2 points
28. Develop a construction waste management plan to encourage material reuse and minimize waste.	2 points

Energy Point Total

Energy-Efficient Target