

# Environmental Quality Commission



## REGULAR MEETING MINUTES

**Date:** 6/19/2019  
**Time:** 6:00 p.m.  
**City Hall – “Downtown” Conference Room**  
**701 Laurel St., Menlo Park, CA 94025**

**A.** Chair Price called the meeting to order at 6:09 p.m.

**B. Roll Call**

**Present:** Gaillard, Kabat, London, Vice Chair Payne, Chair Price, Turley  
**Absent:** Martin  
**Staff:** Sustainability Specialist Joanna Chen and Sustainability Manager Rebecca Lucky

**C. Public Comment**

- Eduardo Gonzalez spoke in support of expanding PACE providers and sought recommendation from EQC to make a recommendation to City Council.

**D. Regular Business**

D1. Transportation Master Plan Outreach and Oversight Committee informational update

Chair Ryann Price introduced the item.

Chris DeCardy provided a verbal report on how sustainability is incorporated into the transportation master plan.

D2. Consider a recommendation to City Council to adopt local energy amendments to the 2019 California Building Standards Code that (1) discourage natural gas for heating newly constructed buildings and (2) require certain amount of solar production for nonresidential buildings (Staff Report #19-008-EQC)

Chair Ryann Price introduced the item.

Sustainability Specialist Joanna Chen made a presentation (Attachment).

- Diane Bailey commented on an email to staff and EQC Commissioners in support of adopting reach codes (Attachment).

**ACTION:** Motion and second (London/Vice Chair Payne) to recommend adopting option 3 in the staff report that requires buildings to be electrically heated or all electric if the City Attorney finds that there are no federal preemption challenges or restrictions (6-0-1, Martin absent).

D3. Approve the May 15, 2019, Environmental Quality Commission meeting minutes

Chair Ryann Price introduced the item.

**ACTION:** Motion and second (Chair Price/Gaillard) to approve May 15, 2019 Environmental Quality Commission meetings minutes, passed (6-0-1, Martin absent).

**E. Reports and Announcements**

- E1. Commission reports and announcements
- E2. Staff update and announcements
- E3. Future agenda items

Gaillard requested an update on the Environmental Quality Commission's 2019-2021 work plan to join a subcommittee.

Chair Price is interested in revisiting and discussing more about the PACE program.

**F. Adjournment**

Chair Price adjourned the meeting at 9:01 p.m.

Minutes prepared by Joanna Chen.

These minutes were approved at the Environmental Quality Commission meeting of May 15, 2019.



# 2020 REACH CODES

Joanna Chen

ANNILAGA FAMILY  
GYMNASIUM



## AGENDA

- Background
- Reach code introduction
- Recommendations
- Next steps





# BACKGROUND





## CA BUILDING STANDARDS CODE

- Renews every 3 years (code cycles)
  - New code cycle effective on January 1, 2020
- Mandatory for all cities to adopt
- Consist of 12 parts
  - Reach codes focus on 2 parts:
    - State Energy Code
    - California Green Building Code (CalGreen)



## GREENHOUSE GAS INVENTORY

- If approved, here is what Menlo Park anticipates to see for the next 3 years:

Building Types	Number of projects	Total square footage	Building life expectancy	GHG emission, if use natural gas (tons)	GHG emissions, if all electric (tons)
Single family residential	~ 100	385,000	30 years	6,300	~ 0
Low rise multifamily ( $\leq 3$ stories)	~ 9	8,838	30 years	3,900	~ 0
Nonresidential	~ 21	3 million	50 years	208,550	~ 0
<b>Total</b>				218,750	





# REACH CODE INTRODUCTION







## REACH CODES

- Creates an opportunity for cities to adopt local amendments to building codes simultaneously
  - Also known as reach codes
  - Exceed minimum energy efficient requirements set by CA Building Standards Code and must be cost effective
- County of San Mateo, Peninsula Clean Energy, and TRC Companies are leading this effort to adopt the reach codes
  - Cost effectiveness study complete
    - Hotels and high rise multifamily (coming in August/September)
  - Offer technical assistance and implementation resources
  - **ONLY** applies to new construction (not additions, remodels, or tenant improvements)



## REACH CODE GOALS

- Climate Action Plan
  - Reduce greenhouse gas emissions
  - Stronger EV charging infrastructure requirements
    - Adopted EV ordinance in 2018
- Climate and Sustainability Resolution
  - Work towards zero carbon electrical heating and appliances to phase out the use of fossil fuel
- Additional Benefits
  - Drive toward all electric for new buildings, and move away from the use of the natural gas (fossil fuel)
  - Maximize community's renewable energy portfolio



## OTHER CITIES PROGRESS

County of San Mateo Cities	Yes	No
Brisbane	X	
Burlingame	X	
San Mateo	X	
Redwood City		Not interested
Palo Alto	Will know by July	
Mountain View		Not enough staff
Sunnyvale	Updated Green Building Ordinance, effective in July 2019	



# RECOMMENDATION





## 4 OPTIONS

1. Minimum State requirements
2. Allow natural gas
3. Progress toward all electric building
4. All electric building

Option 1

Minimum GHG  
emissions  
reduction

Option 2

Option 3

Option 4

Maximum GHG  
emissions  
reduction



## OPTION 2: ALLOW NATURAL GAS

- Offers applicants a range of options to select from that are all cost effective:
  - a) Applicants can still use natural gas if they can exceed the state code energy efficiency requirements by 9% to 15% (nonresidential), 10 EDR (residential) **OR**
  - b) Applicants can choose to have an electrically heated building (water and space only) and less energy efficiency requirements **OR**
  - c) Applicants can choose all electric option

Advantage	Disadvantage
Other cities more likely to adopt because it provides options to applicants	Other city experiences show little improvement
	Price difference does not drive consumers to go all electric
	Small GHG reduction



## RESIDENTIAL: SINGLE FAMILY

	Electric pathway	Mixed Fuel pathway
<b>Compliance margin</b>	0%	29%
<b>Estimated increased construction cost</b>	\$0	+ \$7,000
<b>Emissions penalty</b>	0%	+50%
<b>Indoor air quality</b>	Best	Modest
<b>Equipment use</b>	All electric appliances and systems, no CO monitor	Gas connection, electrical wiring to gas appliances, and batteries or solar thermal



## NON-RESIDENTIAL: OFFICE/RETAIL

	Electric pathway	Mixed Fuel pathway
Compliance margin	0%	15%
Estimated increased construction cost	\$0	+ \$68,000
Emissions penalty	0%	+46%
Indoor air quality	Best	Modest
Equipment use	All electric appliances and systems	Required





## OPTION 3: PROGRESS TOWARD ALL ELECTRIC BUILDING

- Offers applicants a more limited range of options to select from that are all cost effective:
  - Applicants can choose to have an electrically heated building (water and space only) **OR**
  - Applicants can choose to have an all electric building that would not require any additional energy requirements

Advantage	Disadvantage
Addresses consumer preference	May be the only city in County to adopt this
Greater GHG emissions reduction	
Easier to monitor and enforce	
More clean cut language	



## SOLAR PANEL REQUIREMENT

**Table 2: Solar panel requirements**

Square footage of building	Size of panel
Less than 10,000 sq ft	Minimum of 3-kilowatt PV systems
Greater than or equal to 10,000 sq ft	Minimum of 5-kilowatt PV systems
EXCEPTION: As an alternative to a solar PV system, the building type may provide a solar hot water system (solar thermal) with a minimum collector area of 40 square feet.	



## EV ORDINANCE RECOMMENDATION

- Renew current EV ordinance
  - Adopted in 2018 and took at least a year to adopt
  - Insufficient data to improve (if needed) the ordinance
  - Focus staff resources to adopt reach codes
    - Have 6 months left



# NEXT STEPS





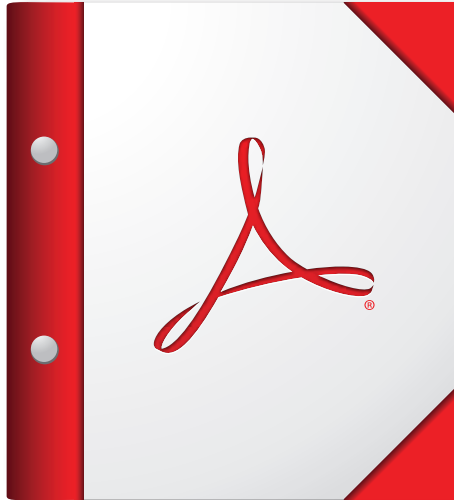


## TENTATIVE TIMELINE

Task	Description	Date
EQC meeting	Staff presents staff recommendation	June 19
City Council meeting	Staff brings EQC recommendation to City Council	July 16
Community engagement	Hold public meetings for stakeholders	Summer to Fall 2019
City Council meeting	Present findings	October
Submit application to CA Energy Commission	CEC needs to approve the reach codes before adoption	October
File with Building Standards Commission	All reach codes and amendments must be submitted to the Building Commission	December

The background of the slide is a photograph of a modern building with a glass facade. The building has multiple stories and a grid-like structure of windows. The sky is a clear, bright blue. In the foreground, there are some trees and plants. A large, semi-transparent yellow rectangle is overlaid on the center of the image, containing the text "THANK YOU".

**THANK YOU**



**For the best experience, open this PDF portfolio in  
Acrobat X or Adobe Reader X, or later.**

**Get Adobe Reader Now!**