

Energy Code Options for Sebastopol

Option	Description	Benefits	Drawbacks	Estimated Timeframe
Status Quo	Keep existing energy code.	No staff time.	Parts of existing local code have not gone through legal requirements for code enhancement. Existing energy code scattered in building code. Not joining more than 50 other cities in pushing the state to adopt all electric. Sebastopol would not be recognized as being in the forefront of climate action.	NA
Follow State Mandated Requirements	Remove local energy code that have not gone through required state approvals.	Legally enforceable code. State solar code encourages electricity storage in residential and will require it in commercial.	Not joining more than 50 other cities in pushing the state to adopt all electric. Sebastopol would not be recognized as being in the forefront of climate action.	1 month
Code Clean Up	Consolidate energy related building code.	More readable code.	Not joining more than 50 other cities in pushing the state to adopt all electric. Sebastopol would not be recognized as being in the forefront of climate action. Some staff time	2-4 months
Adopt CalGreen Tier 1	Mandatory and elective measures covering energy, water, electric car charging, construction waste management and environmental quality.	50% reduction in energy design rating over mandatory Tier 1 measures. Requires no state approval. Makes enforceable current practices of the Building Department.	Not joining more than 50 other cities in pushing the state to adopt all electric. Sebastopol would not be recognized as being in the forefront of climate action. Some staff time	2-4 months
All Electric Favored Reach Code	Mixed fuel buildings must have better energy design ratings compared to all electric. Sant Rosa examined an option where either Tier 1 CalGreen required or all electric and minimum energy code requirements.	Gives some fuel flexibility in design. No need for exemptions. Joining over 50 other cities in pushing the state to adopt all electric.	Requires state approval. Must renew approval every 3 years. Significant staff time	6-12 months
All Electric Reach Code	Typically requires that space heating, water heating, cooking, laundry be provided by electricity. Sometimes includes exceptions for certain occupancy types.	Joining over 50 other cities in pushing the state to adopt all electric.	Requires state approval. Must renew approval every 3 years. Significant staff time	6-12 months
Implement a Natural Gas Ban for New Buildings	Uses health and safety powers of the city to not allow gas in new construction without a technical-feasibility exemption.	No requirement for cost effectiveness. Would not expire without further Council action.	Potential legal challenges. Potentially unclear exemption application process and staff time evaluating exemption applications. Some legal staff time	Would go into effect 30-days after second reading.