

REVISED LEGISLATIVE DIGEST

(4/19/2016, Amended in Board)

[Green Building, Environment Codes - Better Roof Requirements for Renewable Energy Facilities]

Ordinance amending the Green Building Code and the Environment Code to establish requirements for certain new building construction facilitating development of renewable energy facilities; updating provisions of the Green Building requirements for City buildings; setting an operative date of January 1, 2017; providing findings as to local conditions pursuant to the California Health and Safety Code; directing the Clerk of the Board of Supervisors to transmit the ordinance to appropriate State officials; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

State law requires that certain new residential and nonresidential buildings set aside a "solar ready" portion of the roof equal to 15% of the total roof area. The solar ready area must be unshaded and free of obstructions, to allow that portion of the roof to be used for future installation of solar energy or heating systems.

Amendments to Current Law

The proposal is an ordinance that would amend the City's Environment and Green Building Codes to require a building owner to actually use the solar ready area of the roof for solar energy or heating systems.

Starting January 1, 2017, sponsors of new construction projects covered by the proposal would be required to calculate the required solar ready area for the project, and install on that area a combination of solar energy systems and/or solar heating systems.

The requirement would apply to newly-constructed residential buildings of 10 occupied floors or less, and newly-constructed nonresidential buildings of 10 occupied floors or less and 2,000 square feet or more in gross floor area.

The proposal would also update provisions of the Green Building requirements for City buildings.

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