



**CITY OF ENCINITAS**  
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# SINGLE FAMILY GREEN BUILDING CHECKLIST

## PURPOSE AND RELEVANCE TO CAP AND CEQA

The City's Climate Action Plan (CAP) outlines actions and measures to reduce greenhouse gas (GHG) emissions, including measures that must be implemented by development projects seeking building permits. The goal of this checklist is to provide a streamlined review process for all proposed development projects that are subject to local CAP-related building requirements. The City's CAP is a qualified greenhouse gas (GHG) emissions reduction plan in accordance with CA CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of a CAP. Projects that are consistent with the CAP, as determined through the use of this checklist, may rely on the CAP for the cumulative impact analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP or Ordinances 2022-13 and 2022-14.

## CHECKLIST PROCEDURE

- The applicant must complete this checklist and include it with the project submittal package or as part of a building permit application when seeking a permit for a New Construction, Addition, or Alteration project.
- The applicant must provide plan references, an explanation, and/or relevant supporting materials to demonstrate how the project satisfies, is not applicable to, or qualifies for an exception to the Green Building Ordinance requirements.
- The applicable requirements in the checklist must be included in the project's conditions of approval (if discretionary permit needed) and on the permitted building plans.
- Applicant is responsible for recording/retaining all manufacturer name plate data or similar for equipment installed before it becomes inaccessible or illegible due to construction. Recording/retaining installed equipment information is mandatory.

## REFERENCED CODE

Ordinances 2022-13 and 2022-14 were adopted on October 26, 2022 and incorporated into Chapter 23 of the Encinitas Municipal Code effective January, 2023. This checklist references sections of EMC Chapter 23, the California Energy code (Title 24, Part 11), and the California Green Building Code (Title 24, Part 11), where relevant. The links below may be used to review the code sections referenced.

**Encinitas Municipal Code Chapter 23** - Denoted as "EMC" throughout the checklist.

Full Code: <http://www.qcode.us/codes/encinitas/misc/title23.pdf>

**California Title 24 Part 6** - Denoted as "T24P6" throughout the checklist.

Full Code: <https://codes.iccsafe.org/content/CAEC2022P1>

**California Title 24 Part 11** - Denoted as "T24P11" throughout the checklist.

Full Code: <https://codes.iccsafe.org/content/CAGBC2022P1>

**Fact Sheets** summarizing the requirements can be found [here](#)

## CONTACT INFORMATION

Applicant Name/Company:

Applicant Contact Phone:

Applicant Contact Email:

PROJECT INFORMATION		
Project Number:	Project Name:	
Project Address:	APN #:	
Proposed Building Gross Sq Ft.:	Permit Valuation:	
Scope of Work/Project Description:		
PROJECT TYPE AND APPLICABLE CHECKLIST SECTIONS		
Project Type	Required Sections	Notes
<input type="checkbox"/> New Construction	1, 3, 4, 5	Includes new, detached ADUs
<input type="checkbox"/> Alteration/Addition:		
<input type="checkbox"/> Permit Value <\$50,000	N/A	
<input type="checkbox"/> Permit Value ≥\$50,000	2	
<input type="checkbox"/> >50% of roof framing and exterior bearing walls/columns removed	1, 3, 4, 5	Considered new construction, no longer addition/alteration
<input type="checkbox"/> Building conditioned area more than doubled	1, 3, 4, 5	Considered new construction, no longer addition/alteration
<p><b>Note: All sections of the green building ordinance checklist MUST be completed. If a specific requirement does not apply to your project, check the corresponding "Not Applicable" box and explain any non-applicability in the justification section.</b></p> <p><b>Definitions:</b></p> <p><u>New Construction:</u> All new buildings and any existing buildings where more than 50% of the roof framing and exterior bearing walls/columns are removed or conditioned area more than doubles.</p> <p><u>Accessory Dwelling Unit (ADU):</u> Dwelling unit accessory to a primary dwelling. Detached and newly constructed ADUs are considered new residential. Attached ADUs are considered existing residential in Ordinances 2022-13 and 2022-14.</p>		
OPTIONAL MEASURE <sup>1</sup>	APPLICABILITY	
1. ALL-ELECTRIC - NEW BUILDINGS (Residential)		
<p><b>All Electric Building Requirements (EMC 23.12.110 B).</b> All residential new construction shall be all-electric unless an exemption is applicable and approved by the City (see EMC 23.12.110 B).</p> <p>All-Electric buildings <u>must</u> include:</p> <p><input type="checkbox"/> No natural gas or propane plumbing in the building or on the property;</p>	<p><b>To be completed by Applicant:</b></p> <p><input type="checkbox"/> Voluntarily Comply</p> <p>Plan Sheet Reference(s): _____</p>	

<sup>1</sup> On June 14, 2023, in response to the Ninth Circuit's ruling in *California Restaurant Association v. City of Berkeley*, Encinitas City Council temporarily suspended EMC 23.12.110.B. If the Ninth Circuit's ruling is overturned or modified, the City Council will immediately consider reinstating the regulation. All other portions of the local Energy Code and Green Building Code and all portions of Title 24 building code are still in effect.

<input type="checkbox"/> No gas meter connection; <input type="checkbox"/> Electricity as the source of energy for space heating, water heating, cooking appliances, and clothes drying appliances; and <input type="checkbox"/> If a pool is associated, may use solar thermal pool heating, but no gas.	<input type="checkbox"/> Opt Out																																																											
<b>MANDATORY MEASURE</b>	<b>APPLICABILITY</b>																																																											
<b>2. EXISTING RESIDENTIAL ENERGY EFFICIENCY</b>																																																												
<p><b>Single Family additions or alterations (EMC 23.12.080.D)</b> shall include any one of the measures identified as <i>Available</i> in Table 150.2-E, Single Family Requirements, where vintage shall refer to the year in which the building was originally permitted for construction.</p> <p><b>Table 150.2-E: Single Family Requirements</b></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2">Measures</th><th colspan="3">Building Vintage</th></tr> <tr> <th>Pre-1978</th><th>1978-1991</th><th>Post-1991</th></tr> </thead> <tbody> <tr> <td>LED Lamps, Vacancy Sensors and Exterior Photocells</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>Water Heating Package</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>Cool Roof</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>R-38 Attic Insulation and Air Sealing</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>Duct Sealing</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>New Ducts + Duct Sealing</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>Windows</td><td>Available</td><td>Available</td><td>Not applicable</td></tr> <tr> <td>R-13 Wall Insulation</td><td>Available</td><td>Not applicable</td><td>Not applicable</td></tr> <tr> <td>Heat Pump Water Heater (HPWH)</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>Heat Pump HVAC</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>Heat Pump Clothes Dryer</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>Induction Cooktop</td><td>Available</td><td>Available</td><td>Available</td></tr> <tr> <td>PV + Electric Ready Pre-Wire</td><td>Available</td><td>Available</td><td>Available</td></tr> </tbody> </table> <p>The measures shall be installed to the specifications in Table 150.2-F, Single family measure specifications. Existing measures that meet the specifications in Table 150.2-F may be used to satisfy the requirements. Specifications can be found in Table 150.2-F in Ordinance 2022-13 (EMC 23.12.080.D).</p>	Measures	Building Vintage			Pre-1978	1978-1991	Post-1991	LED Lamps, Vacancy Sensors and Exterior Photocells	Available	Available	Available	Water Heating Package	Available	Available	Available	Cool Roof	Available	Available	Available	R-38 Attic Insulation and Air Sealing	Available	Available	Available	Duct Sealing	Available	Available	Available	New Ducts + Duct Sealing	Available	Available	Available	Windows	Available	Available	Not applicable	R-13 Wall Insulation	Available	Not applicable	Not applicable	Heat Pump Water Heater (HPWH)	Available	Available	Available	Heat Pump HVAC	Available	Available	Available	Heat Pump Clothes Dryer	Available	Available	Available	Induction Cooktop	Available	Available	Available	PV + Electric Ready Pre-Wire	Available	Available	Available	<p><b>To be completed by Applicant:</b></p> <p><input type="checkbox"/> Required</p> <p>Measure Selected:</p> <p>_____</p> <p>Plan Sheet Reference(s):</p> <p>_____</p> <p><input type="checkbox"/> Exception request*</p> <p><input type="checkbox"/> Not Applicable*</p> <p>*Provide documentation, see below.</p>
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**\*For section 2, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.**

MANDATORY MEASURE	APPLICABILITY
<b>3. SOLAR PHOTOVOLTAIC SYSTEMS</b>	
<p><b>Single Family Solar PV. (T24P6 150.10(a))</b>            All newly constructed single family buildings are required to install solar photovoltaic equipment sized according to CA Title 24, Part 6, Energy Code Section 150.10(a) which otherwise applies to newly constructed buildings.</p> <p><b>To be completed by Applicant:</b>            Conditioned Floor Area: _____ sq. ft.            Min. System Size: _____ kWdc      Actual System Size: _____ kWdc            Battery Size: _____ kWh (optional)</p>	<p><b>To be completed by Applicant:</b>  <input type="checkbox"/> Required            Plan Sheet Reference(s): _____  <input type="checkbox"/> Exception request*  <input type="checkbox"/> Not Applicable*            *Provide documentation, see below.</p>
<p><b>*For section 3, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.</b></p>	
<b>4. ELECTRIC VEHICLE CHARGING</b>	
<p><b>EV Charging: New 1 and 2-family dwellings and townhouses with attached private garages (EMC 23.12.110 E).</b>            For each family dwelling, a <b>dedicated 208/240-volt branch circuit</b> shall be installed in the <b>raceway</b> required by section 4.106.4.1 ("EV-Ready<sup>2</sup>"). The branch circuit and overcurrent protective device shall be rated at 40 amperes minimum.</p> <p><b>To be completed by the applicant:</b>            Total number of ports by charger type:            EV Ready: _____            Level 2 (optional): _____      DC Fast (optional): _____</p>	<p><b>To be completed by Applicant:</b>  <input type="checkbox"/> Required*            Plan Sheet Reference(s): _____  <input type="checkbox"/> Exception request*  <input type="checkbox"/> Not Applicable*            *Provide documentation, see below.</p>

<sup>2</sup> **EV-Ready:** energized electrical outlets installed at the time of construction that are capable of charging an EV when a charging station is installed the future.

**EV-Capable:** A parking space linked to a listed electrical panel with sufficient capacity to provide at least 110/120 volts and 20 amperes to the parking space.

**\*For section 4, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.**

MANDATORY MEASURE	APPLICABILITY
<b>5. GRAYWATER</b>	
<p><b>Graywater Systems (EMC 23.12.110 D).</b></p> <p>Newly constructed single family dwellings shall be pre-plumbed for a graywater system in accordance with Chapter 15 of the California Plumbing Code and including a connection to in a convenient location for integration of the graywater system with landscape irrigation systems and accepting graywater from all sources permissible in conformance with the definition of graywater as per Section 14876 of the California Water Code.</p>	<p><b>To be completed by Applicant:</b></p> <p><input type="checkbox"/> Required</p> <p>Plan Sheet Reference(s): _____</p> <p><input type="checkbox"/> Exception request*</p> <p><input type="checkbox"/> Not Applicable*</p> <p>*Provide documentation, see below.</p>
<p><b>*For section 4, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.</b></p>	
<b>DETERMINATION OF COMPLETION</b>	
<p><i>By signing below, applicant confirms having read, understood, and filled out the checklist truthfully and accurately and hence affirming compliancy of the Encinitas Local Energy Ordinance 2022-13 and Green Building Ordinance 2022-14.</i></p> <p>Applicant Name (print) _____ Signature _____ Date: _____</p>	