



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 6), 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: <https://ecode360.com/EN5042>

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

Full Code: <https://codes.iccsafe.org/content/CAEC2022P3>

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

Full Code: <https://codes.iccsafe.org/content/CAGBC2022P3>

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>Note: All projects require the Encinitas “Green Building Checklist” forms to be filled out and submitted for review. Please identify the “Applicability” of all sections as Required or Exception Requested or Not Applicable. For sections marked as Exception Requested or Not Applicable, please provide documentation or clarification in the area provided on the form. For sections marked as Required, please include the information on the plans and note the sheet number on the form.</p> <p><u>Definitions:</u></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 in existing buildings are considered existing residential in Ordinances 2022-13 and 2022-14.</p> <p><u>Multifamily:</u> Buildings, other than townhomes, containing more than two dwelling units, e.g., apartment complex, condominium. (See T24P6 100.1(b)) (Multifamily checklist available here)</p> <p><u>New Construction:</u> All new buildings and any existing buildings where more than 50% of the roof framing and 50% of exterior bearing walls/columns are removed, or conditioned area more than doubles.</p> <p><u>Single-family Buildings:</u> Detached one- and two-family dwellings and townhouses. (See T24P6 100.1(b))</p>		

OPTIONAL MEASURE ¹	APPLICABILITY
1. ALL-ELECTRIC - NEW BUILDINGS (Residential)	
<p>All Electric Building Requirements (EMC 23.12.110 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> <ul style="list-style-type: none"> <input type="checkbox"/> No natural gas or propane plumbing in the building or on the property; <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. 	<p>To be completed by Applicant:</p> <p><input type="checkbox"/> Voluntarily Comply</p> <p>Plan Sheet Reference(s): _____</p> <p><input type="checkbox"/> Opt Out</p>
MANDATORY MEASURE	APPLICABILITY
2. EXISTING RESIDENTIAL ENERGY EFFICIENCY	
<p>Single-family additions or alterations (EMC 23.12.080.D) shall include any one of the measures identified in Table 150.2-E, Single-family Requirements, where vintage shall refer to the year in which the building was originally permitted for construction. The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion.</p> <p>Measure to be check off in the table on the following page.</p>	

¹ 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.

Table 150.2-E: Single-family Requirements

	Building Vintage		
Measures	Pre-1978	1978-1991	Post-1991
LED Lamps, Vacancy Sensors and Exterior Photocells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heating Package	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cool Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R-38 Attic Insulation and Air Sealing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duct Sealing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Ducts + Duct Sealing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input type="checkbox"/>	
R-13 Wall Insulation	<input type="checkbox"/>		
Heat Pump Water Heater (HPWH)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Induction Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PV + Electric Ready Pre-Wire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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).

To be completed by Applicant:
☐ Required

 Year Built:

 Measure Selected:

 Plan Sheet Reference(s):

☐ Exception request*

☐ Not Applicable*

*Provide documentation, see below.

***For section 2, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.**

MANDATORY MEASURE	APPLICABILITY
3. SOLAR PHOTOVOLTAIC SYSTEMS	
<p>Single-family Solar PV. (T24P6 §150.1(c)14) All newly constructed single-family buildings are required to install solar photovoltaic equipment sized according to CA Title 24, Part 6, Energy Code Section 150.1(c)14 which otherwise applies to newly constructed buildings. Detached ADU's with a system size specified by section 150.1(c)14 greater than or equal to 1.8 kW_{dc} also apply.</p> <p>To be completed by Applicant: Conditioned Floor Area: _____ sq. ft. Min. System Size: _____ kW_{dc} Actual System Size: _____ kW_{dc} Battery Size: _____ kWh (optional)</p>	<p>To be completed by Applicant: <input type="checkbox"/> Required Plan Sheet Reference(s): _____ <input type="checkbox"/> Exception request* <input type="checkbox"/> Not Applicable* *Provide documentation, see below.</p>
<p>*For section 3, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.</p>	
4. ELECTRIC VEHICLE CHARGING	
<p>EV Charging: New 1 and 2-family dwellings and townhouses with attached private garages (EMC 23.12.110 E). For each family dwelling, a dedicated 208/240-volt branch circuit shall be installed in the raceway required by section 4.106.4.1 ("EV-Ready²"). The branch circuit and overcurrent protective device shall be rated at 40 amperes minimum.</p> <p>To be completed by the applicant: Total number of ports by charger type: EV Ready: _____ Level 2 (optional): _____ DC Fast (optional): _____</p>	<p>To be completed by Applicant: <input type="checkbox"/> Required* Plan Sheet Reference(s): _____ <input type="checkbox"/> Exception request* <input type="checkbox"/> Not Applicable* *Provide documentation, see below.</p>
<p>*For section 4, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.</p>	

² **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 electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit to the parking space.

MANDATORY MEASURE	APPLICABILITY
5. GRAYWATER	
<p>Graywater Systems (EMC 23.12.110 D).</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. Accessory Dwelling units are exempt from graywater requirements.</p>	<p>To be completed by Applicant:</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>*For section 4, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.</p>	
DETERMINATION OF COMPLETION	
<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>	