

Code and Compliance Tools that Work

Speakers:

Jason Crapo- Chief Building Official, Contra Costa County

Gina Rodda- Principal, Gabel Associates LLC

Heriberto Rosales (not present)- Energy Specialist, California Energy Commission

Gary Shushnar- Project Manager, Southern California Edison

Key Takeaways

Gary Shushnar

4 big changes in residential energy code: lighting, hot water heating, high performance attics, high performance walls, when mandatory + solar = new housing is zne
Motion-sensor escalators, other methods that will be implemented are common sense and commonly in place in areas with more expensive energy.
Vacancy sensors-turn on manually but turn off automatically.
Most changes are minimal.

Gina Rodda

“Energy code is very complicated.”

Energy code ace-tools, trainings, resources

Huge increases in stringency since before 2013 energy code; 2013 energy code 25% more stringent than previous, 2016 28% more stringent than 2013

On the California Energy Commission

Software showing 2016/2017 requirements

Non-res only 5% more stringent to allow adjustment to 30% increase in 2013

Multiple resources explaining different aspects of the code, Ace put together a checklist.

Jason Crapo

BayREN (Regional Energy Network) & SoCal REN

More mandates but strained revenue for building departments

The energy efficiency potential of the code is not being realized because of so many errors or lack of plan checks (based on study of BayREN cities).

Classroom training is essential but not sufficient, need to work side by side with a consultant to assist in full energy efficiency implementation and understanding.

REN's are very useful for encouraging compliance with the code.

Q & A

Q: Why is “multi family high rise” categorized as 4 stories and above in the energy code and 5 stories and above in the building code?

A: Building code is defined by height, at 75 ft or higher (5 stories) is defined as multi-family high rise. The fire code is determined by time a person is able to get out without help, which is 3 floors, at 4 stories and above they need help. Technical paper for CEC's consideration how they demarcate low-rise/high-rise to be more consistent with building code, fire, plumbing. Has to do with software, different software for different floors.

Q: Are the new requirements for the 2016 lighting retrofit required right now through the end of 2016?

A: Not all 2016 lighting requirements are required now, only certain components outlined in CEC's blueprint. Very specific questions-- cue to talk off line.

Q: What do you mean by "need additional resources to fund enforcement"?

A: Crapo- RENs provide resources to educate staff to be able to enforce energy code.

Q: Architects and designers should know energy efficiency requirements, should depend on contractors

A: Rodda- Talk of contractors having to renew their license, requirements to get licenses renewed, architects should have to re-certify on specific energy.

Response: Wouldn't have to enforce so much if the architects and designers already know.

Q: REN in SoCal might be based on SoCal Gas and Edison service areas.

Q: For smaller jurisdictions with few staff, work with LA county, 35 small jurisdictions have outsourced building and safety review, county provides service for them. Would Contra Costa want to use that as a model?

A: Crapo-We do 5 cities, we offer it as a service but we can't force it. Logistically difficult to do only energy when somebody else has to do building code enforcement

Q: At front end of permitting process, if a contractor is not aware of requirements at the beginning, if they're not told up front, will they get called out by building department when they aren't in compliance?

A: Crapo- Inspector may show up and find plans totally different from what's happening, those are called out for revision, that happens all the time not just with energy. Hopefully it is caught before final inspection.

R: What about where something where scope doesn't change but lighting requirements aren't met, are those called out?

A: Rodda- To clarify, if something was not shown in design documents, but showed up in inspection, wasn't brought up in plan check but should have been, will they still be called out?

A: Crapo- Goes to issue of training and knowledge of staff will help the inspector know what to look for in the field.

R (other): Designer should have designed it properly and then it wouldn't be a problem later in the field.