

Del Mar City Council Meeting Agenda

VIA TELECONFERENCE ONLY
1050 Camino del Mar, Del Mar, California

October 3, 2022 City Council Meeting

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Melinda Gould

From: Camilla Rang <camillarang@yahoo.com>
Sent: Thursday, September 29, 2022 1:59 PM
To: City Clerk Mail Box
Subject: Item 8, City Council meeting 10.03.22. Totlot.

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Dear City Council,

please make sure the swings come back to the new tot lot. They are sorely missed.

Best,

Camilla Rang



CITY COUNCIL AGENDA QUESTIONS

October 3, 2022

Item 9 – Adoption of the 2022 California Building Code and Local Amendments

1. **Does the \$150k threshold in the Green Building Code (Section 16 section 23.12.070, staff report page 13 item 9) mean that any remodel in Del Mar over \$150k must bring the entire building up to green code standards, or just the area remodeled?**

Answer:

The local amendment in DMMC Section 23. 12. 070 is an existing addition to that Code that was adopted by Ordinance in 2018 (Ord. 937). This existing local amendment is simply being carried forward in the draft update ordinance and the only change proposed for DMMC Section 23. 12. 0070 is to reference the most current Green Building Code by changing the date. When non-residential remodels exceed a \$150,000 valuation, Tier-1 measures shall be required only in areas being remodeled or altered. No upgrades will be required beyond the area of alteration/remodel.

2. **Can staff give a general explanation of what the new Green Building Code standards require? The current staff report refers to the sections in the state codes but doesn't really say what is covered. Rooftop solar? Window glazing? EV charging? Insulation? Other? I think our community would like to know what is included in these state standard code requirements, especially the Green, Energy, and Electrical, so we can evaluate what, if anything in addition, might be appropriate.**

Answer:

The overarching theme in the 2022 CalGreen Code is to continue the expansion of the infrastructure for charging of environmentally friendly vehicles by requiring higher percentage of parking spaces to be ready/capable of charging these vehicles. A high-level summary of these regulations includes the following:

1. A significant change in the 2022 Green Building Code has been made to require a higher percentage of parking spaces to be EV Ready. This will impact the design of the electrical distribution system for a project.
2. Adding new exceptions for Electric Charging requirements. Examples of exceptions to the requirements include:
 - Where there is no local utility power supply.
 - Where the local utility is unable to supply adequate power.
 - Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.
3. Technical clarifications and clean up language for required EV charging stations. This new language includes detailed requirements related to compliance with the California Electrical Code for items such as service panels, types of conduit to be used, capacity, etc.

4. New provisions to facilitate future installation of Electric Vehicle Supply Equipment (EVSE, also commonly known as charging stations) for warehouses, grocery stores and retail stores with planned off-street loading spaces.
5. Revisions to requirements for number of EV capable and clean air parking spaces.
6. Doubling the number of required Tier 1 parking spaces for Fuel Efficient vehicles and EV charging.

Building Services personnel will be thoroughly reviewing and digesting all the changes of the new codes including Energy and Green Codes in November and December in preparation for implementation and enforcement starting January 1, 2023, and would be happy to come back to City Council with a presentation detailing changes to the Energy and Green Codes in December or January.

3. **As you know we are considering a building electrification (BE) ordinance. I think it would be helpful for staff to clarify how that will fit into the new state codes if council adopts them and later adopts a BE ordinance. Would it require a follow-on amendment to the state codes? Both of these topics--state codes and BE--will be on the agenda for 10/17, the former for introduction the later for concept discussion-- so an explanation of how they relate, or not, would be great!**

Answer:

It is mandated the City enforce the State-adopted 2022 Building Codes, which become effective January 1, 2023. The introduction and adoption of the Ordinance in October will ensure the City can implement the 2022 codes in a timely manner. The local amendments that have been included with this update are limited to re-adopting provisions that were previously adopted (such as requiring building permits for fences and restriping of commercial parking lots) but omitted with the 2019 Code Update and carries over prior local amendments. Including new local amendments, such as Building Electrification regulations, is not included in the Council authorized work plan and therefore have not been evaluated by staff to determine the extent of variations and impacts to business and homeowners. However, at a minimum, a building electrification ordinance would modify the State Code by banning the use of natural gas in specified types of buildings. While this would be a significant change for project developers and homeowners, it would not change any other code provisions in the Green or Energy Codes. Adopting the 2022 California Codes first then following up with an additional local amendment by separate ordinance is recommended in order to ensure the timely effectiveness of the 2022 California Codes in the City of Del Mar on January 1, 2023.

Item 11- Purchase of a Fire Engine for the Del Mar Fire Department

1. Was a zero emission fire engine considered? Here is a link to one currently available: <https://www.piercemfg.com/electric-fire-trucks/pierce-volterra>. It is made by Pierce as is the proposed Pierce Arrow XT. It seems the zero emission fire truck meets the same performance standards.

Answer: Fire staff did obtain information about options for a zero-emission electric fire engine, and through that effort learned that it is about double the price (\$1.6-1.7M) depending upon options. They also learned that to install the necessary electrification in the fire station starts at approximately \$200,000 when doing new construction and can cost up to \$1 million for retrofitting an existing fire station.