

New Residential ZNE Action Plan: Local Government Workshop

October 1, 2013

Report Out

Oakland

- More urban areas do not have the new building stock, how do we encourage ZNE among existing buildings?
- Buy in from all stakeholders is critical.
- Incentivize action.
- 2017 Reach Code for ZNE.
- How can we quantify energy savings and include this information in CAPS? This is a big opportunity. It is a great link but it needs to be streamlined.
 - Need data and a tool that local governments can use.
 - Cost and resources are the underlying issues/challenges.
- Local government engagement is critical.
 - Demonstration homes and contests will help raise awareness.
 - Focus on existing buildings as well as multifamily homes.
 - Ensure that local government departments are in alignment and work with one another.

Torrance

- There is a lot of support for pushing the envelope with more green buildings and energy efficiency
 - Expertise and resources are needed to implement these innovative ideas, especially in medium and small communities.
 - Local governments are currently doing more with less, this leads to limitations on what can be implemented and undertaken.
- There is enthusiasm and support for moving the ball forward for stronger energy policies but there needs to be recognition of the limited capacity at the local level (resources/staffing).
- Recognize the political dynamics at the local level and understand the ideological and policy “appetite” to adopt and implement long term policies. Politics changes the emphasis of certain programs and this can cause disruption at the staff level for long-term policies.
- Recognition that ZNE goals could be incorporated in Climate Action plans, EAPS, achieving GHG emission targets, and local initiatives. Implementation needs to be as streamlined as possible. It is important to avoid confusion among local governments and the constituents that are impacted. Clear information about the bottom line benefits for all constituents is necessary.
- Ensure that plan is as streamlined and simple as possible and allows local governments to incorporate the goals in to the AB 32 goals.
- Be clear about the bottom line benefits.
- Existing buildings are still a very important and a major challenge/opportunity.
- Reach codes may be possible in certain communities but only regulatory and statewide requirements will make them statewide.

San Diego

- San Diego had similar feedback and comments as Torrance.
- What is the role of reach codes?
 - Fewer communities are adopting these as we have more stringent title 24 codes. Local governments do not know how to reach title 24, yet alone exceed it.
- Lack of financial resources to accommodate ZNE in CEQA and other documents.

Additional Report Out Comments

- It would be helpful to have a tool that shows the cost/benefit of adopting a ZNE policy.
- Template policies would help cities adopt ZNE codes/policies. For example, some cities are ready for a ZNE policy, but they don't have the staff resources to develop one.
- The CEC needs to streamline the adoption process for reach codes.

Regional Discussion Notes

Oakland

Question 1: Opportunities and Challenges

- Buy in from stakeholders (builders, real estate agents etc) will be huge.
 - There will be resistance and anger due to yet another obligation on businesses, governments, etc.
 - Help people understand the benefits.
 - Consider other complimentary efforts occurring in California.
- A big marketing campaign is critical.
- Incentives from other states – incentives FAQ?
 - New Mexico 2006 – Tax credit and green builder approach.
- Housing development supply and demand is not always fluid and adaptable.
- ZNE in existing vs. new homes
 - ZNE in new vs. existing are separate, but important discussions. Considering ZNE for existing homes is especially important in urban areas.
 - The current definition of ZNE may be difficult to apply to existing homes. It is focused on new buildings.
 - Consider rehabilitation as an opportunity for a ZNE ready approach.
 - How can we make the plan more applicable for existing homes or at least transferable to existing homes as we move forward? This challenge relates most to onsite renewables.
- Incentives
 - Incentivize ZNE in existing homes with sellers.
 - Point of Sale Ratings have been controversial. Incentives are needed to make them more acceptable among the Real Estate community.
 - What can we do to help incentivize existing building rehab to reach ZNE?
 - Some existing whole house programs could assist for both single family and multifamily housing.
 - PG&E's Savings by Design program.
- Reach codes

- Uncertainty about what the new codes represent and how difficult they are to reach. Do local governments even need to adopt a reach code if they are so stringent?
- There is no cost effectiveness study to build upon right now.
- Perhaps there are no new reach codes right now but we could encourage reach codes in 2017 in preparation to meet ZNE goals. This needs to be communicated to local governments.
- What is the action plan for Title 24?
 - SCE is developing packages for design that will meet 2020 codes now.
- Can jurisdictions do a long-term cost effectiveness study that will take them to 2020 rather than undertake multiple studies?
- We currently have the necessary technology to support ZNE. Contractors and builders need to have the training and confidence to implement the technology effectively and with certainty.

Question 2. What is the ZNE Action Plan's impact on existing plans and programs?

- Many counties currently do not address ZNE in their plans.
- How would ZNE buildings impact local government savings, in comparison to building to code?
- Local governments need a methodology to quantify ZNE impacts to their Climate Action Plans.
- The Energy Trust of Oregon is launching a new labeling program that is tied to real energy savings and is based upon performance.
- A performance based energy savings score is very important to local governments, as well as access to data to quantify this.
 - PG&E's tableau data is available, but not as effective if a local government is not operating a program with PG&E.
 - HEN (Home Energy Network) helps to get data from Smart Meters.

Question 3. Role of Local Governments

- County level engagement is great and can help to expand the reach of ZNE.
- Demonstration homes would be helpful.
- Contests for multifamily and existing homes (SCE is doing a ZNE retrofit low income multifamily home.)
- Help the community understand that the technology is here to make it happen!
- Local governments can lead by example for commercial/multifamily buildings through the development of municipal ZNE buildings.
- The 2030 Districts Program shows a commitment to ZNE in a district, it provides more of a community oriented approach. How could it overlay in the Residential areas?
- How can offsite mitigation be used to help achieve ZNE?
- Alignment within local government (departments, staff, decisionmakers) is critical.

Torrance

Question 1. Opportunities and Challenges

- Codes and Standards

- It is challenging for local governments to adopt new codes, implementation differs.
- Certain regions are concerned about burdening local government building markets with new codes and standards.
- Fire codes and standards variance across jurisdictions will affect solar rooftop project implementation by ZNE contractors.
- Challenges include staff resource constraints, political pushback, contractor resistance to green codes, and local home building variations.
- This has more of an impact on small communities due to their limited resources.
 - Political will is necessary to motivate cities to act. Incorporation of ZNE will depend on city council interest.
 - Monetary incentives may be necessary for city staff to receive additional training.

Question 2. What is the ZNE Action Plan's impact on existing plans and programs?

- State sponsorship helps Climate Action Plans, however staff will have to consider implications of reach codes.
- State pressure is needed to spur progress.
- Streamlined permitting would be immensely helpful.
- Consumers need strong incentives. Local governments need to provide effective education and marketing.

Question 3. Role of Local Governments

- Can local governments create market incentives?

San Diego

Question 1. Opportunities and Challenges

- Code enforcement is challenging at the local level.
- The goal seems very aggressive, especially in the current economic and political climate.
- It will be challenging to accomplish these efforts due to limited resources (staff, financial, infrastructure, etc.).
- It will be easier for public officials to understand the regional needs and ask staff to take action once the plan is available to local governments.
- The ZNE Action Plan will help achieve Climate Action Plan goals/AB 32 goals.

Question 2. What is the ZNE Action Plan's impact on existing plans and programs?

- How do we modify/update existing plans to incorporate ZNE? This is one more action to undertake with the already limited resources of local governments. It is resource intensive to change existing plans.
- ZNE will support mitigation goals and green plans.
- This effort will make it more challenging for IOU programs to claim energy savings, it will lead to a phase out of utility programs.
- Incentives will be necessary to encourage homeowners.
- How does the effort compliment or distract from existing home EE programs?

- Fewer local governments are adopting reach codes due to more stringent. It is challenging to understand how to meet Title 24, much less exceed it.

Question 3. Role of Local Governments

- Local governments serve as an enforcer and implementer.
- Local governments can serve as a hub for the community – to help educate them.
- Local governments can provide trainings, but this is more challenging due to resource constraints.
- The ZNE Action Plan should be mandatory or you should incentivize/provide benefits for following certain conditions.
- It will be important to train engineering, planning and building department staff. Create templates that can be utilized by these departments so they do not have to start from ground zero.