

# CITY OF PALO ALTO GREEN BUILDING PROGRAM



## Green Building Ordinance Energy Reach Code Ordinance

The goal of Palo Alto green building and energy regulations is to design, build, and operate a new generation of efficient, environmentally responsible, and healthy buildings. These local ordinances establish “reach code” standards that exceed the mandatory efficiency standards set by the California Energy Code and to adopt the California Green Building Code Voluntary Tiers 1 & 2 as mandatory measures for new construction and addition-remodels over a certain size.

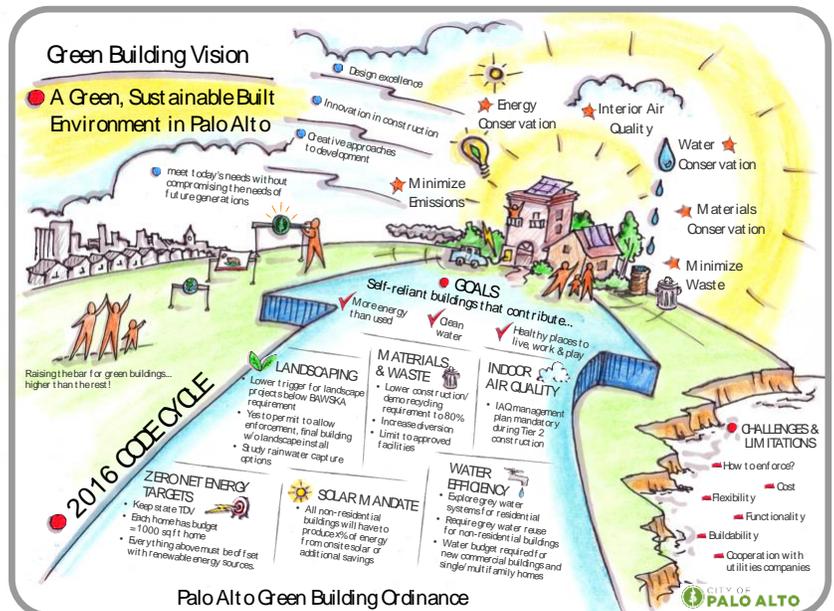


### PROJECTS IMPACTED BY ORDINANCE:

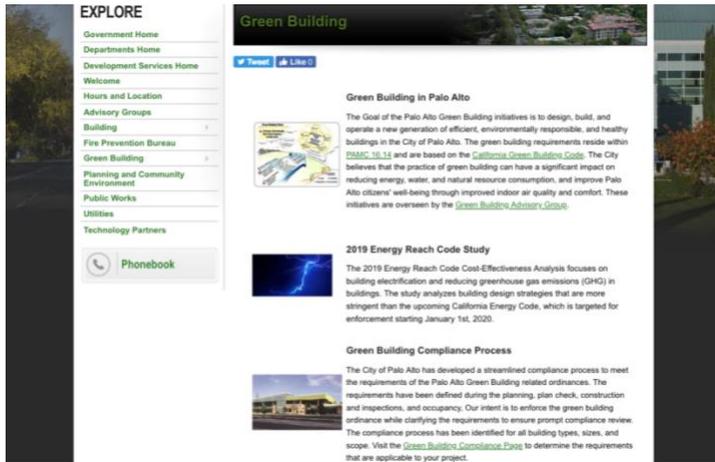
The Palo Alto Green Building Ordinance requires applicants to incorporate sustainable design, construction, and operational requirements into most single-family residential, multi-family residential, and non-residential projects. The ordinance results in reduced energy and water operational costs and improved environmental quality for building owners and occupants and encourages material conservation and resource efficiency.

### STREAMLINED COMPLIANCE

**PROCESS:** The City of Palo Alto has developed a streamlined compliance process to meet the requirements of Palo Alto’s green building related ordinances. The requirements have been defined during the planning, plan check, construction and inspections, and occupancy. The intent is to enforce the green building ordinance while clarifying the requirements to ensure prompt compliance review. The compliance process has been identified for all building types, sizes, and scope.

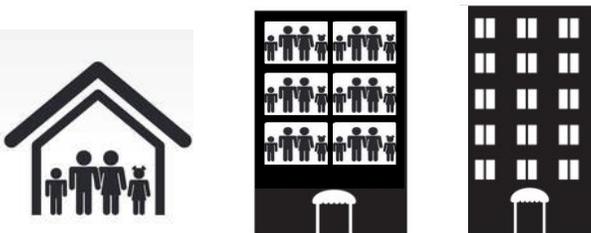


# PROGRAM HIGHLIGHTS



## Energy Reach Code Cost-Effectiveness Analysis

The City sponsored the study of an Energy Reach Code Cost-Effectiveness Analysis, which focuses on analyzing possible energy efficiency measures, including building electrification, for buildings within Palo Alto. The cost-effectiveness study was developed in accordance with the City's Sustainability Implementation Plan and analyzes building design strategies that are more stringent than the upcoming California Energy Code, which is targeted for enforcement starting January 1st, 2020.



- **Green Building Compliance Webpage:**  
The Compliance Webpage contains the compliance requirements for residential and non-residential projects. The webpage includes 24/7 access to on-demand video trainings to help applicants understand the requirements and submittals for permit applications.
- **Green Building Help Desk:**  
The Green Building Help Desk gives applicants the opportunity to discuss projects and questions related to Green Building in-person during designated weekly counter hours at the Development Services Center.
- **Community Advisory Groups:**  
The City of Palo Alto has convened multi-disciplinary stakeholder groups, such as the **Green Building Advisory Group** and the **Electrification Task Force**, to shape the development of the green building and energy reach code ordinances. These groups are comprised of architects, engineers, energy modelers, developers, and contractors, and have met regularly since 2013.
- **Green Building and Energy Incentives:**  
The City launched a Heat Pump Water Heater (HPWH) pilot program in late spring of 2016 to encourage residents to replace their gas water heaters with efficient electric alternatives. In 2017, the City launched the Electric Vehicle Charger Rebate Program, which offers financial incentives to upgrade electrical infrastructure and install chargers.