

CITY OF SAN MATEO
Regular Meeting Agenda
September 3, 2019
7:00 PM

City Hall Council Chamber
330 W. 20th Avenue
San Mateo CA 94403



COUNCIL MEMBERS
Diane Papan, Mayor
Maureen Freschet, Deputy Mayor
Rick Bonilla
Joe Goethals
Eric Rodriguez

AGENDA ITEM

4. Local Amendments to the California Energy and Green Building Code – Ordinance Adoption

Adopt an Ordinance to amend San Mateo Municipal Code Chapter 23.24, "Energy Code," and an ordinance to amend Chapter 23.70, "Green Building Code," to make local amendments to the State Energy and Green Building Codes.

Ordinance Introduced on August 19, 2019

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CITY OF SAN MATEO
ORDINANCE NO. 2019-__

AMENDING CHAPTER 23.24, "ENERGY CODE," OF TITLE 23, "BUILDING AND CONSTRUCTION," OF THE SAN MATEO MUNICIPAL CODE TO ADOPT THE CALIFORNIA ENERGY CODE, 2019 EDITION, WITH LOCAL AMENDMENTS

WHEREAS, the California Energy Code, 2019 Edition, Title 24, Part 6 of the California Code of Regulations has been released by the State and needs to be adopted by local jurisdictions; and

WHEREAS, The City's Climate Action Plan recommended that the City review local amendments to the California Energy Code to promote increased energy efficiency and the use of renewable energy sources; and

WHEREAS, The City has completed an analysis and has determined that the requirements of the local amendments to the California Energy Code would provide a positive cost benefit to new construction within the City of San Mateo; and

WHEREAS, California Health and Safety Code Section 17958 requires that the City, in order to make local amendments, find that the local amendments are reasonably necessary due to local climatic, geographical, or topographical conditions; and

WHEREAS, The City's Section 17958 findings are attached as Exhibit A to this Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO CALIFORNIA ORDAINS AS FOLLOWS:

Section 1. Chapter 23.24, Energy Code," of the San Mateo Municipal Code is hereby amended to read:

Chapter 23.24 – Energy Code

Sections:

23.24.010	Adoption.
23.24.020	Local Amendment to Definitions.
23.24.030	Local Amendment Regarding Mandatory Solar Installations.
23.24.040	Local Amendment Regarding All-Electric Buildings or Energy Efficiency Standards for Mixed-Fuel Office Use Buildings.
23.24.050	Local Amendment Regarding All-Electric Buildings or Energy Efficiency Standards for Mixed-Fuel Single Family and Duplex Buildings.
23.24.060	Modifications.
23.24.070	Expiration.

23.24.010 Adoption

(a) The California Energy Code, 2019 Edition, Title 24, Part 6 of the California Code of Regulations, as adopted and amended by the State of California, hereinafter called "Energy Code," is adopted as the rules, regulations and standards within this City as to all matters therein except as hereinafter modified or amended for so long as the 2019 Edition of the Building Code is in effect;

(b) One copy of the Energy Code shall at all times be kept on file in the office of the City Clerk.

23.24.020 Local Amendment to Definitions

Subchapter 1, “All Occupancies – General Provisions,” Section 100.1(b), of the state Energy Code is amended to include the following definitions:

All-Electric building or all-electric design is a building or building design that uses a permanent supply of electricity as the only source of energy for space conditioning (including heating and cooling), water heating (including pools and spas), cooking appliances, and clothes drying appliances, and has no natural gas or propane plumbing installed at the building.

Mixed-fuel building or mixed-fuel design is a building or building design that uses natural gas or propane as fuel for space heating, water heating (including pools and spas), cooking appliances or clothes drying appliances or is plumbed for such equipment.

Accessory building, shall have the meaning set forth in Section 27.04.010 of the City of San Mateo Municipal Code.

23.24.030 Local Amendment Regarding Mandatory Solar Installations

Subchapter 5—“Nonresidential, High-rise Residential, and Hotel/Motel Occupancies – Performance and Prescriptive Compliance Approaches for Achieving Energy Efficiency,” Section 140.0(b), of the state Energy Code is amended to include:

A. Solar photovoltaic systems shall be installed as follows:

1. New residential buildings four stories or more shall provide a minimum of a 3-kilowatt photovoltaic system.
2. New non-residential buildings with less than 10,000 square feet of gross floor area shall provide a minimum of a 3- kilowatt photovoltaic system.
3. New non-residential buildings greater than or equal to 10,000 square feet of gross floor area shall provide a minimum of a 5-kilowatt photovoltaic system.

Exception to Section A: As an alternative to a solar photovoltaic system, all of the building types listed above may provide a solar hot water system (solar thermal) with a minimum collector area of 40 square feet.

23.24.040 Local Amendment Regarding All-Electric Buildings or Energy Efficiency Standards for Mixed-Fuel Office Use Buildings

- (a) All-electric buildings with office use are required to meet the established energy efficiency standards in Subchapter 5, “Nonresidential, High-rise Residential, and Hotel/Motel Occupancies – Performance and Prescriptive Compliance Approaches for Achieving Energy Efficiency,” of the state Energy Code.

- (b) Mixed-fuel buildings with office use shall comply with increased energy efficiency standards. Subchapter 5, “Nonresidential, High-rise Residential, and Hotel/Motel Occupancies – Performance and Prescriptive Compliance Approaches for Achieving Energy Efficiency,” of the state Energy Code is amended to require increased energy efficiency standards in the performance or prescriptive compliance approaches as follows:

- (1) Performance Approach: Energy Code Section 140.1 “Performance Approach: Energy Budgets” is amended to include the following performance standards for mixed-fuel buildings with office use:

A newly constructed mixed-fuel building complies with the performance approach if the energy budget calculated for the Proposed Design Building under Subsection (b) has a compliance margin exceeding the energy budget calculated for the Standard Design Building under Subsection (a) of at least the value specified for the corresponding occupancy type in Table 140.1-A below.

Table 140.1-A Mixed-fuel Building Energy Budgets Adjustments

Occupancy Type	Compliance Margin Exceeding State Code
Office	10%
All Other occupancies	0%

- (2) Prescriptive Approach: Energy Code Section 140.2 “Prescriptive Approach” is amended to include the following prescriptive standards for mixed-fuel buildings with office use:
- (A) Install fenestration with a solar heat gain coefficient no greater than 0.22.
 - (B) Limit the fenestration area on east-facing and west-facing walls to one-half of the average amount of north-facing and south-facing fenestration.
 - (C) Design Variable Air Volume (VAV) box minimum airflows to be equal to the zone ventilation minimums.
 - (D) Include economizers and staged fan control in air handlers with a mechanical cooling capacity $\geq 33,000$ Btu/h
 - (E) Reduce the total lighting power density (Watts/ft²) by ten percent (10%) from that required from Table 140.6-C.
 - (F) Improve lighting without claiming any Power Adjustment Factor credits:
 - (i) Control to daylight dimming plus off per Section 140.6(a)2H, and
 - (ii) Install Occupant Sensing Controls in Large Open Plan Offices per Section 140.6(a)2I, and

Perform Institutional Tuning per Section 140.6(a)2J.

23.24.050 Local Amendment Regarding All-Electric Buildings or Energy Efficiency Standards for Mixed-Fuel Single Family and Duplex Buildings

- (a) Accessory buildings and low-rise multifamily buildings are required to meet the established energy efficiency standards in Subchapter 8, “Low-rise Residential Buildings – Performance and Prescriptive Compliance Approaches,” of the state Energy Code.

- (b) All-electric single-family and duplex buildings are required to meet the established energy efficiency standards in Subchapter 8, “Low-rise Residential Buildings – Performance and Prescriptive Compliance Approaches,” of the state Energy Code.
- (c) Mixed-fuel single family and duplex buildings shall comply with increased energy efficiency standards. Subchapter 8, “Low-rise Residential Buildings – Performance and Prescriptive Compliance Approaches,” of the state Energy Code is amended to require increased energy efficiency standards in the performance and prescriptive compliance approaches as follows:

- (1) Performance Approach: Section 150.1.b. “Performance standards” is amended to include the following performance standard for mixed-fuel single family and duplex buildings:

The Energy Efficiency Design Rating calculated for the Proposed Design Building shall be at least 2.5 EDR points less than the Energy Efficiency Design Rating calculated for the Standard Design Building.

- (2) Prescriptive Approach: Section 150.1.c. “Prescriptive standards/component packages” is amended to include the following prescriptive standards for mixed-fuel single-family and duplex buildings:
 - (A) Duct System Sealing and Leakage Testing. The duct systems shall exceed the minimum mandatory requirements of Section 150.0(m)11 A and B such that the total duct system leakage shall not exceed 2 percent of the nominal system air handler air flow.
 - (B) Slab floor perimeter insulation shall be installed with an R-value equal to or greater than R10. The minimum depth of concrete-slab floor perimeter insulation shall be 16 inches or the depth of the footing of the building, whichever is less.
 - (C) The hot water distribution system shall be designed and installed to meet minimum requirements for the basic compact hot water distribution credit according to the procedures outlined in the 2019 Reference Appendices RA4.4.6.
 - (D) Central Fan Integrated Ventilation Systems. The duct distribution system shall be designed reduce external static pressure to meet a maximum fan efficacy equal to:
 - (i) Gas Furnaces: 0.35 Watts per cfm
 - (ii) Heat Pumps: 0.45 Watts per cfm, according to the procedures outlined in the 2019 Reference Appendices RA 3.3.
 - (E) For buildings with either space heating or water heating systems fueled by gas or propane, also include:
 - (i) 5 kWh battery of battery storage, OR
 - (ii) A solar water heating system with a minimum solar savings fraction of 0.20.

23.24.060 Modifications

If an applicant for a Covered Project believes that circumstances exist that make it infeasible to meet the requirements of this Chapter, the applicant may request a modification as set forth in Section 23.06.015 of the Municipal Code. In applying for the modification, the burden is on the Applicant to demonstrate infeasibility to the City’s Building Official.

23.24.070 Expiration

These local code amendments shall sunset when the California Energy Code, 2019 Edition, is no longer in effect.

Section 2. The Council adopts the findings supporting the local amendments to the California Energy Code, 2019 Edition, attached hereto as Exhibit A and incorporated herein by reference.

Section 3. Environmental determination. In accordance with CEQA Guidelines Section 15308, adoption of this Ordinance is categorially exempt from CEQA, because it imposes stricter energy efficiency requirements and is a regulatory action authorized by state law and intended to protect the environment.

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it should have adopted the ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 5. Publication. This ordinance shall be published in summary in the San Mateo Daily Journal, posted in the City Clerk's Office, and posted on the City's website, all in accordance with Section 2.15 of the City Charter.

Section 6. Legislative history and effective date. This ordinance was introduced on August 19, 2019, and adopted on [Click or tap to enter a date.](#), and shall be effective on January 1, 2020

Exhibit A**FINDINGS SUPPORTING LOCAL AMENDMENTS TO
CALIFORNIA ENERGY CODE, 2019 EDITION**

Section 17958 of the California Health and Safety Code provides that the City may make changes to the provisions in the uniform codes that are published in the California Building Standards Code. Sections 17958.5 and 17958.7 of the Health and Safety Code require that for each proposed local change to those provisions in the uniform codes and published in the California Building Standards Code which regulate buildings used for human habitation, the City Council must make findings supporting its determination that each such local change is reasonably necessary because of local climatic, geological, or topographical conditions.

Local building regulations having the effect of amending the uniform codes, which were adopted by the City prior to November 23, 1970, were unaffected by the regulations of Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code. Therefore, amendments to the uniform codes which were adopted by the City Council prior to November 23, 1970, and have been carried through from year to year without significant change, need no required findings. Also, amendments to provisions not regulating buildings used for human habitation, including amendments made only for administrative consistency, do not require findings.

Code: California Energy Code

Section(s)	Title	Add	Deleted	Amended	Justification (See below for keys)
Subchapter 1, Section 100.1	Definitions and Rules of Construction	X			A, B
Subchapter 5, Section 140.0	Performance and Prescriptive Compliance Approaches	X		X	A, B
Subchapter 8, Section 150.1	Performance and Prescriptive Compliance Approaches for Low-Rise Residential Buildings	X		X	A, B

Key to Justification Supporting Amendments to Title 24 of the California Code of Regulations

- A. This amendment is justified on the basis of a local **climatic** condition. Failure to address and significantly reduce greenhouse gas (GHG) emissions could result in rises in sea level, including in San Francisco Bay, that could put at risk City homes and businesses, public facilities, and Highway 101 (Bayshore Freeway), particularly the mapped Flood Hazard areas of the City. Energy efficiency and the use of renewable energy sources are key components in reducing GHG emissions, and construction of more energy efficient buildings with dedicated renewable energy installations can help the City of San Mateo reduce its share of the GHG emissions that contribute to climate change. The burning of fossil fuels used in the generation of electric power and heating of buildings contributes to climate change, which could result in rises in sea level, including in San Francisco Bay, that could put at risk City homes and businesses, public facilities, and Highway 101.
- B. Energy efficiency enhances the public health and welfare by promoting the **environmental** and economic health of the City through the design, construction, maintenance, operation and deconstruction of buildings and sites by incorporating green practices into all development. The provisions in this Chapter are designed to achieve the following goals:
- (a) Increase energy efficiency in buildings;
 - (b) Increase resource conservation;
 - (c) Provide durable buildings that are efficient and economical to own and operate;
 - (d) Promote the health and productivity of residents, workers, and visitors to the city;
 - (e) Recognize and conserve the energy embodied in existing buildings; and
 - (f) Reduce disturbance of natural ecosystems.

CITY OF SAN MATEO
ORDINANCE NO. 2019-__

**AMENDING CHAPTER 23.70, "GREEN BUILDING CODE," OF TITLE 23, "BUILDING AND CONSTRUCTION," OF THE
SAN MATEO MUNICIPAL CODE TO ADOPT THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2019
EDITION, WITH LOCAL AMENDMENTS**

WHEREAS, the California Green Building Standards Code, 2019 Edition, Title 24, Part 11 of the California Code of Regulations has been released by the State and needs to be adopted by local jurisdictions; and

WHEREAS, the City's Climate Action Plan recommended that the City review local amendments to the California Green Building Standards Code to promote clean transportation fuels and increase electric vehicle adoption; and

WHEREAS, California Health and Safety Code Section 17958 requires that the City, in order to make local amendments, find that the local amendments are reasonably necessary due to local climatic, geographical, or topographical conditions; and

WHEREAS, the City's Section 17958 findings are attached as Exhibit A to this Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO CALIFORNIA ORDAINS AS THAT:

Section 1. Chapter 23.70, "Green Building Code," is hereby amended to read:

Chapter 23.70 -Green Building Code

23.70.010	Adoption
23.70.020	Local Amendments to Definition
23.70.030	Local Amendment Regarding Electric Vehicle Charging for New One- and Two-family Dwellings and Town-houses
23.70.040	Local Amendment Electric Vehicle Charging for New Multifamily Residential
23.70.050	Local Amendment Regarding Electric Vehicle Charging for New Non-Residential
23.70.060	Local Amendment Regarding Electric Vehicle Space Design Requirements
23.70.070	Modifications
23.70.080	Expiration

23.70.010 Adoption

(a) The California Green Building Standards Code, 2019 Edition, Title 24, Part 11 of the California Code of Regulations, as adopted and amended by the State of California, hereinafter called "Green Building Code," is adopted as the rules, regulations and standards within this City as to all matters therein except as hereinafter modified or amended;

(b) One copy of the Green Building Code shall at all times be kept on file in the office of the City Clerk.

23.70.020 Local Amendments to Definitions

(a) The definitions contained Chapter 2, "Definitions" of the state Green Building Code are adopted.

- (b) The most commonly used definitions are set forth below:

Electric Vehicle (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

Electric Vehicle Charging Space (EV Space). A space intended for future installation of EV charging equipment and charging of electric vehicles.

Electric vehicle supply equipment (EVSE). The conductors, including the undergrounded, grounded, and equipment grounding conductors and the electric vehicles connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between premises wiring and the electric vehicle.

- (c) Chapter 2 “Definitions,” Section 202 of the state Green Building Code is amended to include the following definition:

Level 2 EVSE. An EVSE capable of charging at 30 amperes or higher at 208 or 240 VAC. An EVSE capable of simultaneously charging at 30 amperes for each of two vehicles shall be counted as two Level 2 EVSE.

23.70.030 Local Amendment Regarding Electric Vehicle Charging For New One- and Two-Family Dwellings and Town-Houses

- (a) Green Building Code Section 4.106.4.1, “New one- and two-family dwellings and town-houses with attached private garages,” is amended to require the Tier 1 and Tier 2 requirement per Section A4.106.8.1 and A4.106.8.1.1 of the Green Building Code as follows:

- (1) Tier 1 and Tier 2. For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated at 40 amperes minimum. Other electrical components, including a receptacle or blank cover, related to this section shall be installed in accordance with the *California Electrical Code*.

A4.106.8.1.1 Identification. The service panel or sub-panel circuit directory shall identify the overcurrent protective device designated for future EV charging purposes as “EV READY” in accordance with the *California Electrical Code*. The receptacle or blank cover shall be identified as “EV READY.”

23.70.040 Local Amendment Regarding Electric Vehicle Charging For New Multifamily Residential Construction

- (a) Green Building Code Section 4.106.4.2, “New multifamily dwellings,” is amended to require the Residential Voluntary Tier 1 Measure for EV charging space calculation per Section A4.106.8.2, “New multifamily dwellings,” as follows:

Tier 1: 15 percent of the total number of parking spaces on a building site, provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment (EVSE). Calculations for required number of EV spaces shall be rounded up to the nearest whole number.

Requirements related to EV spaces for multifamily residential projects can be found in Green Building Code Sections 4.106.4.2.3 “Single EV space required” and 4.106.4.2.4 “Multiple EV spaces required.”

23.70.050 Local Amendment Regarding Electric Vehicle Charging for New Non-residential Construction

- (a) Green Building Code Section 5.106.5.3.3, “EV charging space calculation,” is amended to require increased standards for new non-residential buildings with ten parking spaces or more as follows:
- (1) Ten percent of the total number of parking spaces provided for all types of parking facilities shall be EV spaces capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
 - (2) Five percent of the total number of parking spaces provided for all types of parking facilities shall be equipped with Level 2 EVSE. Calculations for the required number of spaces with Level 2 EVSE shall be rounded up to the nearest whole number.

Requirements related to EV spaces for nonresidential projects can be found in Green Building Code Sections 5.106.5.3.1 “Single charging space requirements” and 5.106.5.3.2 “Multiple charging space requirements.”

23.70.060 Local Amendment Regarding Electric Vehicle Space Design Requirements

Green Building Code Section 4.106.4.2, “New multifamily dwellings,” and Section 5.106.5.3.3, “EV charging space calculation” are amended to require EV space design requirements as follows:

For all projects subject to Title 24, Part 2, Chapter 11B, construction documents shall indicate how many accessible EV spaces would be required under the California Code of Regulations Title 24, Chapter 11B, if applicable, in order to convert EV spaces to include EVSE. Construction documents shall also demonstrate that the facility is designed such that compliance with accessibility standards, including Chapter 11B accessible routes, will be feasible for the required accessible EV Space at the time of EVSE installation. Surface slope for any area designated for accessible EV Space shall meet slope requirements in Chapter 11B and vertical clearance requirements in Chapter 11B at the time of original building construction.

23.70.070 Modifications

If an applicant for a Covered Project believes that circumstances exist that make it infeasible to meet the requirements of this Chapter, the applicant may request a modification set forth in Section 23.06.015 of the Municipal Code. In applying for the modification, the burden is on the Applicant to show infeasibility. The Building Official may grant a modification to exempt the applicant from these requirements if he or she makes either of the following findings:

1. Where there is insufficient electrical supply.

Where there is evidence substantiating that additional local utility infrastructure design requirements, directly related to the implementation of these requirements, may have a significant adverse impact the construction cost of the project.

23.70.080 Expiration

These local code amendments shall sunset the when the California Green Building Standards Code, 2019 Edition, is no longer in effect.

Section 2. The Council adopts the findings supporting the local amendments to the California Green Building Standards Code, 2019 Edition, attached hereto as Exhibit A and incorporated herein by reference.

Section 3. Environmental determination. In accordance with CEQA Guidelines Section 15308, adoption of this Ordinance is categorically exempt from CEQA because adoption of these green building standards is authorized by the state and is intended to assure the protection of the environment by reducing greenhouse gas emissions.

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it should have adopted the ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 5. Publication. This ordinance shall be published in summary in the San Mateo Daily Journal, posted in the City Clerk's Office, and posted on the City's website, all in accordance with Section 2.15 of the City Charter.

Section 6. Legislative history and effective date. This ordinance was introduced on August 19, 2019, and adopted on [Click or tap to enter a date.](#), and shall be effective on January 1, 2020..

Exhibit A**FINDINGS SUPPORTING LOCAL AMENDMENTS TO CALIFORNIA GREEN BUILDING STANDARDS CODE, 2019 EDITION**

Section 17958 of the California Health and Safety Code provides that the City may make changes to the provisions in the uniform codes that are published in the California Building Standards Code. Sections 17958.5 and 17958.7 of the Health and Safety Code require that for each proposed local change to those provisions in the uniform codes and published in the California Building Standards Code which regulate buildings used for human habitation, the City Council must make findings supporting its determination that each such local change is reasonably necessary because of local climatic, geological, or topographical conditions.

Local building regulations having the effect of amending the uniform codes, which were adopted by the City prior to November 23, 1970, were unaffected by the regulations of Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code. Therefore, amendments to the uniform codes which were adopted by the City Council prior to November 23, 1970, and have been carried through from year to year without significant change, need no required findings. Also, amendments to provisions not regulating buildings used for human habitation, including amendments made only for administrative consistency, do not require findings.

Code: California Green Building Standards Code					
Section(s)	Title	Add	Deleted	Amended	Justification (See below for keys)
Chapter 4, Section 4.106.4.1	New one- and two-family dwellings and town-houses with attached private garages			X	A
Chapter 4, Section 4.106.4.2	New multifamily dwellings			X	A
Chapter 5, Section 5.106.5.3.3	EV charging space calculation			X	A

Key to Justification Supporting Amendments to Title 24 of the California Code of Regulations

- A. This amendment is justified on the basis of a local climatic condition. Failure to address and significantly reduce greenhouse gas (GHG) emissions could result in rises in sea level, including in San Francisco Bay, that could put at risk City homes and businesses, public facilities, and Highway 101 (Bayshore Freeway), particularly the mapped Flood Hazard areas of the City. Electric vehicle charging infrastructure is a key component in reducing GHG emissions, and EV charging installations can help the City of San Mateo reduce its share of the GHG emissions that contribute to climate change. Electric vehicle charging infrastructure will contribute to the reduction of GHG emissions by supporting the demand for electric vehicles and the associated EV chargers. The burning of fossil fuels used in the generation of electric power and heating of buildings contributes to climate change, which could result in rises in sea level, including in San Francisco Bay, that could put at risk City homes and businesses, public facilities, and Highway 101. However, electric power will become cleaner over time as utilities achieve more stringent Renewable Portfolio Standard requirements, and translate the clean energy benefits to electric vehicles.