



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: 8

Section Name: {{section.name}}

Account Number: 10-1311

File ID: {{item.tracking_number}}

TO: City Council

FROM: Alex Khojikian, City Manager

PREPARED BY: City Manager's Office

MEETING DATE: February 03, 2025

SUBJECT:

Commitment to Explore Reach Codes for the 2025 Code Cycle — Adoption

RECOMMENDATION:

Adopt a Resolution affirming the City's commitment to exploring local amendments to the Energy Code and Green Building Code for the 2025 Code Cycle to advance the City's climate goals.

BACKGROUND:

Jurisdictions can adopt local amendments to the State Energy Code and Green Building Code, or "reach codes," to promote more sustainable construction and advance climate goals. The City of San Mateo has a strong history of adopting reach codes and being a leader in sustainability. Staff are currently monitoring potential reach code opportunities for the 2025 Code Cycle.

Every triennial code cycle, the California Building Code (CalGreen) contains voluntary measures, essentially reach codes, that jurisdictions can adopt. The 2025 CalGreen draft language proposes a voluntary measure requiring new or replaced air conditioning systems in existing residential buildings to be heat pump systems as the primary option. In other words, the City of San Mateo could voluntarily adopt this measure as part of the triennial code cycle later this year, in which case it would become a mandatory requirement. However, the proposed resolution only commits the City to exploring the measure in connection with gathering community and stakeholder input.

Heat pump systems are often referred to as two-way air conditioners since they provide both heating and cooling functions. An alternate path to compliance is the installation of an air conditioner that is installed along with six other efficiency measures including duct insulation, air sealing, and ceiling insulation.

The California Energy Commission (CEC) is seeking early support in exploring this CalGreen voluntary measure detailed above. The City of San Mateo reaffirms its commitment to reviewing reach code opportunities for the 2025 Code Cycle, including this CalGreen voluntary measure. Robust reach code analysis, along with community and stakeholder engagement, is a priority for Spring and Summer 2025 as staff aims for reach code adoption concurrent with the updated Building Code adoption, which would tentatively occur in Fall 2025.

BUDGET IMPACT:

There is no budget impact.

ENVIRONMENTAL DETERMINATION:

This Resolution is not a project subject to CEQA, because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines Section 15378(b)(5).)

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Proposed Resolution

STAFF CONTACT

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