

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary - 2024 Stakeholder Meetings



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY24
Topic #1: Single-family Residential New Construction				
Policy Question #1a: On a scale of 1-5, how strongly do you support further consideration of this type of reach code? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Single-family Residential New Construction Comments: There were 8 participating members who engaged in the poll (53% of committee members). The question asked the committee to rate how strongly they support further consideration of a high performance energy efficiency energy reach code for single-family new construction. The results of the poll showed an average of 3.25 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	Single-family Residential New Construction Analysis: On a scale of 1-5 the committee rated the consideration of a high-performance energy efficiency reach code for single-family residential new construction at 3.25 based on the feedback from participating members. The ranking of 4 had the highest amount of votes from the participating committee members (total of 4 participants). Therefore, it is recommended that the Town investigate further, while taking into consideration the feedback and concerns from the stakeholders.	Single-Family Residential New Construction Policy Direction: Participating committee members expressed moderate interest in further research for a high performance energy reach code for single-family new construction, with reservations.
Policy Question #1b: Describe any key concerns or considerations for this type of policy.	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Single-family Residential New Construction Comments: The committee was asked to provide any additional comments, challenges or questions on exploring a new single-family residential energy reach code. The following summarizes participants additional feedback for single-family residential new construction: 1) Major concern related to the incremental cost increase or cost of construction that may push the cost of all housing higher; 2) Continuing to install gas in new buildings in Truckee adds future decarbonization costs for those homes - a cost that will be borne by Truckee constituents, taxpayers, and ratepayers; 3) The 2025 energy code will already have high efficiency requirements for new construction. If we do consider a SF reach code for new construction it should be for homes above a size threshold where the buyer can more easily absorb the cost of construction increase; 4) Concerned about increase to housing costs and impact to potential buyers; 5) Interest in graphing the range of increasing compliance margins against the installation cost and operational savings.	Single-family Residential New Construction Analysis: Committee comments that were favored on more than one occasion are highlighted below. The majority of the committee shared concern about increasing costs to construction, including incremental costs and operational costs (price of electricity vs. gas). Some committee members expressed concerns over rising housing costs and additional requirements creating barriers of entry to potential homebuyers.	Single-family Residential New Construction Policy Direction: The committee recommended that if the Town continues to investigate a high performance energy reach code for single-family new construction, key considerations and concerns related to construction costs are incorporated into the development of a potential ordinance.
Topic #2: New Detached Accessory Dwelling Units				
Policy Question #2a: On a scale of 1-5, how strongly do you support further consideration of this type of reach code? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	New Detached Accessory Dwelling Units Comments: There were 8 participating members who engaged in the poll (53% of committee members). The question asked the committee to rate how strongly they support further consideration of a high performance energy efficiency energy reach code for new detached accessory dwelling units (ADUs). The results of the poll showed an average of 2.375 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	New Detached Accessory Dwelling Units Analysis: On a scale of 1-5 the committee rated the consideration of a high-performance energy efficiency reach code for new detached ADUs at 2.375 based on the feedback from participating members. The ranking of 1 had the highest amount of votes from the participating committee members (total of 4 participants). Therefore, it is recommended that the Town does not investigate further an energy reach code for detached ADUs.	New Detached Accessory Dwelling Units Analysis Policy Direction: There is no policy action recommendation from the committee for fiscal year 2024.
Policy Question #2b: Describe any key concerns or considerations for this type of policy.	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	New Detached Accessory Dwelling Units Comments: The committee was asked to provide any additional comments, challenges or questions on exploring a new detached ADU energy reach code. The following summarizes participants additional feedback for new ADUs: 1) There should not be additional requirements for detached ADUs to support affordable housing and additional housing in Truckee; 2) Showing that adding gas to ADUs is typically prohibitively expensive is important and residents deserve to live in clean, safe, efficient, all-electric homes; 3) consider lower compliance standard that is scaled to the size of the ADU and governmental financial assistance.	New Detached Accessory Dwelling Units Analysis: Committee comments that were favored on more than one occasion are highlighted below. Most committee members expressed concern with impacts to affordable housing if detached ADUs were required to comply with additional efficiency requirements. A couple participants expressed favor for encouraging all-electric ADUs and educating on the cost and feasibility of designing/constructing all-electric ADUs.	New Detached Accessory Dwelling Units Analysis Policy Direction: The committee recommended that the Town exempt ADUs from an energy reach code.
Topic #3: Low-rise Multifamily New Construction				

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary - 2024 Stakeholder Meetings



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY24
Policy Question #3a: On a scale of 1-5, how strongly do you support further consideration of this type of reach code? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Low-rise Multifamily New Construction Comments: There were 8 participating members who engaged in the poll (53% of committee members). The question asked the committee to rate how strongly they support further consideration of a high performance energy efficiency energy reach code for new low-rise multifamily new construction. The results of the poll showed an average of 2.625 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	Low-rise Multifamily New Construction Analysis: On a scale of 1-5 the committee rated the consideration of a high-performance energy efficiency reach code for new low-rise multifamily at 2.625 based on the feedback from participating members. The ranking of 1 had the highest amount of votes from the participating committee members (total of 4 participants). Therefore, it is recommended that the Town does not investigate further an energy reach code for new low-rise multifamily buildings.	Low-rise Multifamily New Construction Policy Direction: There is no policy action recommendation from the committee for fiscal year 2024.
Policy Question #3b: Describe any key concerns or considerations for this type of policy.	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Low-rise Multifamily New Construction Comments: The committee was asked to provide any additional comments, challenges or questions on exploring a new low-rise multifamily reach code. The following summarizes participants additional feedback for new low-rise multifamily buildings: 1) Multifamily construction is needed in Truckee, therefore there should be no reach codes for multi-family; 2) If the Town wants affordable, high-density housing, reach codes should only apply to single-family residential; 3) multifamily construction should be fully exempt from reach codes; 4) Concerns over additional construction costs and impact to housing, especially workforce housing; 5) Multifamily residents and our local, essential workforce have a right to live in clean, efficient, safe, all-electric buildings.	Low-rise Multifamily New Construction Analysis: The majority of the committee expressed concerns over negative impacts to affordable housing and workforce housing if reach codes impacted multifamily new construction. Most committee members stated that multifamily housing should be exempt from any local energy reach code requirements.	Low-rise Multifamily New Construction Policy Direction: The committee recommended that the Town exempt new low-rise multifamily construction from a potential local energy reach code.
Topic #4: High-rise Multifamily New Construction				
Policy Question #4a: On a scale of 1-5, how strongly do you support further consideration of this type of reach code? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	High-rise Multifamily New Construction Comments: There were 7 participating members who engaged in the poll (47% of committee members). The question asked the committee to rate how strongly they support further consideration of a high performance energy efficiency energy reach code for new high-rise multifamily new construction. The results of the poll showed an average of 3.14 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	High-Rise Multifamily New Construction Analysis: On a scale of 1-5 the committee rated the consideration of a high-performance energy efficiency reach code for new high-rise multifamily at 3.14 based on the feedback from participating members. The rankings of 1, 4 and 5 tied for the highest amount of votes from the participating committee members (total of 2 participants for each rank). Less than 50% of committee members participated in this poll, so there was not sufficient participation for definitive direction.	High-rise Multifamily New Construction Policy Direction: The Committee expressed moderate support for investigation a high performance energy reach code for high-rise multifamily new construction, with reservations.
Policy Question #4b: Describe any key concerns or considerations for this type of policy.	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	High-rise Multifamily New Construction Comments: The committee was asked to provide any additional comments, challenges or questions on exploring a new high-rise multifamily reach code. The following summarizes participants additional feedback for new high-rise multifamily buildings: 1) Support for reach code requirements for new high-rise residential construction so long as the cost is the same as mixed-fuel construction; 2) Exceeding code always adds cost and should be considered for affordable housing so multifamily should be exempt; 3) Reach codes should be applied to single-family only not multifamily; 4) Both low rise and high rise multi family buildings tend to be heavily subsidized for their initial construction. Therefore, I see a big benefit in making these buildings as efficient as possible to reduce the cost of living burden on the long term residents.	High-rise Multifamily New Construction Analysis: Committee comments that were favored on more than one occasion are highlighted below. The majority of the committee shared concern about increasing costs to construction and the impact on affordable housing. Some participants expressed favor for exempting multifamily new construction completely and only applying a reach code to single-family new construction. However, the majority of participants still voted in favor of considering a reach code for high-rise multifamily new construction.	High-rise Multifamily New Construction Policy Direction: Respondents recommended that if the Town continues to investigate a high performance energy reach code for new high-rise multifamily new construction, key considerations and concerns related to construction costs are incorporated into the development of a potential ordinance. Alternatively, based on further investigation into key concerns, some members favored exempting all multifamily buildings (low-rise and high-rise).
Topic #5: Nonresidential New Construction				

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary - 2024 Stakeholder Meetings



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY24
Policy Question #5a: On a scale of 1-5, how strongly do you support further consideration of this type of reach code? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Nonresidential New Construction Comments: There were 5 participating members who engaged in the poll (33% of committee members). The question asked the committee to rate how strongly they support further consideration of a high performance energy efficiency energy reach code for new nonresidential new construction. The results of the poll showed an average of 4.2 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	Nonresidential New Construction Analysis: On a scale of 1-5 the committee rated the consideration of a high-performance energy efficiency reach code for new commercial construction at 4.2 based on the feedback from participating members. The ranking of 4 and 5 both had the highest amount of votes from the participating committee members (total of 2 participants each). Therefore, it is recommended that the Town investigate further energy reach codes for nonresidential new construction.	Nonresidential New Construction Policy Direction: Inconclusive. The participating members of the committee recommended that the Town consider a local energy reach code for nonresidential new construction, but two-thirds of the stakeholder committee did not provide an opinion.
Policy Question #5b: Describe any key concerns or considerations for this type of policy.	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Nonresidential New Construction Comments: The committee was asked to provide any additional comments, challenges or questions on exploring a high-performing energy reach code for nonresidential new construction. The following summarizes participants additional feedback for nonresidential new construction: 1) Continuing to add fossil fuel infrastructure to new commercial buildings or tenancies in Truckee adds future decarbonization costs which will be borne by building owners, ratepayers, and taxpayers; 2) Focusing on nonresidential new construction is a better approach than targeting new housing; 3) Additional cost of construction could deter investment and improvements to our community.	Nonresidential New Construction Analysis: Committee comments that were favored on more than one occasion are highlighted below. The majority of poll participants expressed favor for exploring an energy reach code for new nonresidential construction over new residential construction, though participation in this poll was low.	Nonresidential New Construction Policy Direction: Inconclusive. Participating members of the committee recommended that the Town further consider a local energy reach code for nonresidential new construction, but two-thirds of the stakeholder committee did not provide an opinion.
Policy Question #5c: What compliance margin approach do you recommend?	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Nonresidential New Construction Comments: The committee was asked to choose which compliance margin approach for nonresidential new construction was favored for a potential energy reach code. The two options included 1) One compliance margin for all non-residential occupancy types or 2) Different compliance margins based on each occupancy type. 5 committee members participated in the polling question.	Nonresidential New Construction Comments: Out of the participating committee members, the favored approach was setting different source energy compliance margins based on each nonresidential occupancy type (total of 4 votes out of 5). Only 33% of committee members participated in this poll.	Nonresidential New Construction Policy Direction: The committee recommended that if the Town pursued a potential nonresidential energy reach code, it should include different compliance margins based on nonresidential occupancy types. This poll had low participation (33% of committee members).
Topic #6: EV Charging Reach Codes for New Single-family Residential				
Policy Question #6a: On a scale of 1-5, how strongly do you support further consideration of this type of reach code? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction or Truckee Municipal Code Title 18 Development Code.	EV Charging Reach Codes for New Single-family Residential Comments: There were 8 participating members who engaged in the poll (53% of committee members). The question asked the committee to rate how strongly they support further consideration of an electric vehicle reach code for new single-family new construction. The results of the poll showed an average of 3.125 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	EV Charging Reach Codes for New Single-family Residential Analysis: On a scale of 1-5 the committee rated the consideration of an EV reach code for new single-family construction 3.125 based on the feedback from participating members. The rankings of 1, 4 and 5 had the highest amount of votes from the participating committee members (total of 2 participants each). Therefore, it is recommended that the Town investigate further, while taking into consideration the feedback and concerns from the stakeholders.	EV Charging Reach Codes for New Single-family Residential Policy Direction: Participating Committee members expressed moderate support, with reservations, for investigation of an EV reach code for single-family new construction, with key considerations and concerns incorporated into the development of a potential ordinance.
Policy Question #6b: Which reach code option do you prefer?	Code Reference: 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction or Truckee Municipal Code Title 18 Development Code.	EV Charging Reach Codes for New Single-family Residential Comments: The committee was asked identify a preferred policy option approach for a potential EV reach code for single-family new construction. The options included the following: 1) Neither; 2) EVI Model Reach Code (up to 2 EV-ready spaces total: 1 Level 2 EV-ready space, if a second space is provided, it shall be Level 1 EV ready); or 3) 2022 CALGreen Tier 1/Tier 2 (Install 1 Level 2 EV-Ready Space).	EV Charging Reach Codes for New Single-family Residential Analysis: Out of the participating committee members, the top approach identified was the EVI Model Reach Code (4 votes out of 6).	EV Charging Reach Codes for New Single-family Residential Policy Direction: If the Town were to pursue an EV reach code for new single-family construction, the committee favored using the EVI Model Reach Code.

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary - 2024 Stakeholder Meetings



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY24
Policy Question #6c: Describe any key concerns or considerations for this type of policy.	Code Reference: 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction or Truckee Municipal Code Title 18 Development Code.	EV Charging Reach Codes for New Single-family Residential Comments: The committee was asked to provide any additional comments, challenges or questions on exploring an EV reach code for new single-family residential construction. The following summarizes participants additional feedback for single-family residential new construction: 1) Given the amazing upcoming 2025 code, and the timeline of this process, it does not make sense to spend time passing an EV reach code in Truckee; 2) Residential commonly uses Romex instead of raceways with wiring inside. The original code is better because it reduces waste and provides the raceway for future. Anyone needing an EV charger will want to have the 40A 240V circuit, but if you make the builder install EV Ready, they'll put in a 20A 240V circuit, probably using Romex which will be entirely removed and breaker discarded when putting in the 40A (or higher circuit). Then there is no raceway available because the builder installed an EV Ready 20A 240V circuit with rec already; 3) This is very technical and needs to be written in a way to comply with NEC and ensure all future items can be code compliant. Must specify the Amps, NOT just the level; 4) The costs of this at initial construction are so minimal it just makes sense to do this.	EV Charging Reach Codes for New Single-family Residential Analysis: The committee expressed moderate support, with reservations, for an EV reach code for new single-family construction, however most comments point to recommending that the Town explore it for the upcoming 2025 code cycle, not the current 2022 code cycle. Several committee members expressed concerns that the technical requirements of the two model code options were insufficient and could lead to improper installations that would need to be removed in order to install future EVSE and recommended some changes.	EV Charging Reach Codes for New Single-family Residential Policy Direction: The committee expressed moderate support, with reservations, for an EV reach code for new single-family construction for the next code cycle if the technical concerns could be addressed.
Topic #7: Existing Building Policy Approaches				
Policy Question #7a: On a scale of 1-5, how strongly do you support further consideration of mandating additional electric readiness requirements (beyond state requirements)? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 California Energy Code (Title 24, Part 6) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Existing Building Policy Approaches (Electric Ready) Comments: There were 8 participating members who engaged in the poll (53% of committee members). The question asked the committee to rate how strongly they support further consideration of a mandating additional electric readiness requirements beyond the California Energy Code. The results of the poll showed an average of 3.38 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	Existing Building Policy Approaches (Electric Ready) Analysis: On a scale of 1-5 the committee rated the consideration of electric-readiness reach code requirements for existing buildings at 3.38 based on the feedback from participating members. The rankings of 2 and 4 had the highest amount of votes from the participating committee members (total of 3 participants each).	Existing Building Policy Approaches (Electric Ready) Policy Direction: The committee expressed moderate support, with reservations, for further investigation of additional electric readiness requirements for existing buildings, with key considerations and concerns taken into account into the development of a potential ordinance.
Policy Question #7b: Describe any key concerns or considerations for this type of policy.	Code Reference: 2022 California Energy Code (Title 24, Part 6) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Existing Building Policy Approaches (Electric Ready) Comments: The committee was asked to provide any additional comments, challenges or questions on exploring additional electric readiness requirements for existing buildings. The following summarizes participants additional feedback electric-ready reach code requirements: 1) Upon panel replacement, pre-wire and ensure breaker capacity; 2) It seems like an unfunded mandate for individual persons who already own homes. There should be funding with this; 3) Costs for expanding/replacing electric panel; 4) Cost increase.	Existing Building Policy Approaches (Electric Ready) Analysis: The most common consideration shared by the committee members was on increasing cost due to electrical panel upgrades to accommodate future installation of electric appliances.	Existing Building Policy Approaches (Electric Ready) Policy Direction: The committee recommended that the cost of these requirements, particularly electrical panel upgrades, be taken into account in development of a potential ordinance.
Policy Question #7c: If the Town were to mandate electric readiness requirements, which building types should be considered?	Code Reference: 2022 California Energy Code (Title 24, Part 6) 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Existing Building Policy Approaches (Electric Ready) Comments: The committee was asked to identify which building types to include in an electric-ready reach code. The following options were included: 1) None of the above, 2) Existing Single-family homes, 3) Existing Multifamily buildings, 4) Existing Hotels/Motels, 5) Existing Nonresidential buildings. 57.14% of participants suggested existing single-family homes, existing multifamily buildings, and existing hotels/motels. 85.71% of participants favored existing nonresidential buildings. Only 40% of committee members participated in this poll.	Existing Building Policy Approaches (Electric Ready) Analysis: The occupancy type that received the highest amount of votes for an electric-ready reach code was existing nonresidential buildings. Participation in this poll was low.	Existing Building Policy Approaches (Electric Ready) Policy Direction: If the Town were to mandate electric-ready requirements beyond the state code, the committee recommended focusing on existing nonresidential buildings. If electric ready requirements were extended to single-family existing buildings, the committee recommended taking into consideration panel upgrade costs.

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary - 2024 Stakeholder Meetings



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY24
Policy Question #7d: On a scale of 1-5, how strongly do you support further consideration of mandating additional prescriptive energy efficiency upgrades (beyond state requirements)? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 California Energy Code (Title 24, Part 6) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.</p>	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Comments: There were 8 participating members who engaged in the poll (53% of committee members). The question asked the committee to rate how strongly they support further consideration of a mandating additional prescriptive energy efficiency upgrades (beyond state requirements). The results of the poll showed an average of 3.13 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Comments: On a scale of 1-5 the committee rated the consideration of electric-readiness reach code requirements for existing buildings at 3.13 based on the feedback from participating members. The ranking 3 had the highest amount of votes from the participating committee members (total of 3 participants). Therefore, it is recommended that the Town investigate further, while taking into consideration the feedback and concerns from the stakeholders.	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Comments: Participating members of the committee expressed moderate support for prescriptive energy efficiency upgrades beyond state requirements, with key considerations and concerns incorporated into the development of a potential ordinance.
Policy Question #7e: If the Town were to mandate energy efficiency upgrades, which building types should be considered?	Code Reference: 2022 California Energy Code (Title 24, Part 6) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.</p>	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Comments: The committee was asked to identify which building types to include for an energy reach code that requires specific energy efficiency upgrades. The following options were included: 1) None of the above, 2) Existing Single-family homes, 3) Existing Multifamily buildings, 4) Existing Hotels/Motels, 5) Existing Nonresidential buildings. 71.43% of participants favored both existing single-family homes and existing multifamily buildings. 57.14% expressed favor for existing hotels/motels and existing nonresidential buildings. One participant (14.29%) voted for none of the above.	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Comments: The occupancy types that received the highest amount of votes for additional prescriptive energy efficiency upgrades were existing single-family homes and existing multifamily buildings.	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Comments: If the Town explored mandating additional prescriptive energy efficiency upgrades for existing buildings, the committee recommended focusing on existing single-family homes and existing multifamily buildings, followed by existing hotels/motels and existing nonresidential construction.
Policy Question #7f: On a scale of 1-5, how strongly do you support further consideration of mandating the Flexible Path Model Code approach for existing single-family homes? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 California Energy Code (Title 24, Part 6) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.</p>	Existing Building Policy Approaches (Flexible Path) Comments: There were 8 participating members who engaged in the poll (53% of committee members). The question asked the committee to rate how strongly they support further consideration of a mandating a Flexible Path Model Code for existing single-family homes. The results of the poll showed an average of 3.63 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	Existing Building Policy Approaches (Flexible Path) Analysis: On a scale of 1-5 the committee rated the consideration of a Flexible Path Model Reach Code for existing single-family homes at 3.63 based on the feedback from participating members. The rankings of 2 and 4 had the highest amount of votes from the participating committee members (total of 3 participants each). Therefore, it is recommended that the Town investigate further, while taking into consideration the feedback and concerns from the stakeholders.	Existing Building Policy Approaches (Flexible Path) Policy Direction: In the event that the Town mandates an energy reach code for existing single-family homes, the committee recommended using the Flexible Path Model Code to develop the requirements.
Policy Question #7g: Describe any key concerns or considerations for this type of policy (Flexible Path).	Code Reference: 2022 California Energy Code (Title 24, Part 6) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.</p>	Existing Building Policy Approaches (Flexible Path) Comments: The committee was asked to provide any additional comments, challenges or questions on mandating the Flexible Path Model Code for existing single-family homes. The following summarizes participants additional feedback on the Flexible Path approach: 1) Require for all STRs by 1/1/2026 as a part of the special use permit. Consider offering as a "carrot" for 2nd homes as an alternative to paying a vacancy tax; 2) This approach may have the best chance of success; 3) Considerations for upfront cost to homeowner.	Existing Building Policy Approaches (Flexible Path) Analysis: The majority of committee members recommended that the Town use the Flexible Path Model Code to explore a local energy reach code for existing single-family homes, while considering upfront costs and support for homeowners to make upgrades (information, incentives/rebates etc.).	Existing Building Policy Approaches (Flexible Path) Policy Direction: The committee recommended using the Flexible Path Model Code and taking into account considerations related to cost to the homeowner.

Topic #8: Existing Building Triggers

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary - 2024 Stakeholder Meetings



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY24
Policy Question #8a: If the Town were to mandate electric readiness requirements (beyond state requirements), what trigger(s) should be considered?	Code Reference: 2022 California Energy Code (Title 24, Part 6) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Existing Building Policy Approaches (Electric Ready) Comments: The committee was asked to identify which trigger to use in the event of an electric readiness reach code for existing buildings. The following options were included: 1) Time of Replacement (Appliance Upgrade or Burnout), 2) Time of Renovation (Square Footage), 3) Time of Renovation (Permit Valuation), 4) Time of Renovation (Triggered by Another Permit) and 5) Other (please specify). 62.50% of participants favored the Time of Renovation trigger related to square footage and/or permit valuation. 37.50% favored time of replacement (appliance upgrade or burnout) and 25% supported a Time of Renovation trigger related to other related permit work such as roof replacement or panel upgrades. One committee member (12.50%) voted for "Other" and suggested that STRs shall be all-electric as a condition of the special use permit by 1/1/2026 or lose the permit.	Existing Building Policy Approaches (Electric Ready) Analysis: The top existing building triggers recommended by the committee were the Time of Renovation approaches related to the square footage of a project and the permit valuation of the project.	Existing Building Policy Approaches (Electric Ready) Policy Direction: If the Town were to mandate electric-ready requirements beyond the state code, the committee recommended setting a Time of Renovation trigger based on square footage and/or permit valuation.
Policy Question #8b: If the Town were to mandate prescriptive energy efficiency upgrades (beyond state requirements), what trigger(s) should be considered?	Code Reference: 2022 California Energy Code (Title 24, Part 6) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Comments: The committee was asked to identify which trigger to use in the event of mandating prescriptive energy efficiency upgrades beyond state requirements for existing buildings. The following options were included: 1) Time of Replacement (Appliance Upgrade or Burnout), 2) Time of Renovation (Square Footage), 3) Time of Renovation (Permit Valuation), 4) Time of Renovation (Triggered by Another Permit) and 5) Other (please specify). 62.50% of participants favored the Time of Renovation trigger related to square footage and/or permit valuation. 37.50% favored time of replacement (appliance upgrade or burnout) and 25% supported a Time of Renovation trigger related to other related permit work such as roof replacement or panel upgrades.	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Analysis: The top existing building triggers recommended by the committee were the Time of Renovation approaches related to the square footage of a project and the permit valuation of the project.	Existing Building Policy Approaches (Prescriptive Energy Efficiency) Policy Direction: If the Town were to mandate prescriptive energy efficiency requirements beyond the state code, the committee recommended setting a Time of Renovation trigger based on square footage and/or permit valuation.
Policy Question #8c: If the Town were to mandate the Flexible Path Model Code approach for existing single-family homes, what trigger(s) should be considered?	Code Reference: 2022 California Energy Code (Title 24, Part 6) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.	Existing Building Policy Approaches (Flexible Path) Comments: The committee was asked to identify which trigger to use in the event of mandating a Flexible Path reach code for existing single-family homes. The following options were included: 1) Time of Replacement (Appliance Upgrade or Burnout), 2) Time of Renovation (Square Footage), 3) Time of Renovation (Permit Valuation), 4) Time of Renovation (Triggered by Another Permit) and 5) Other (please specify). 62.50% of participants favored the Time of Renovation trigger related to square footage and/or permit valuation. 37.50% favored time of replacement (appliance upgrade or burnout) and 37.50% supported a Time of Renovation trigger related to other related permit work such as roof replacement or panel upgrades. One committee member voted for "Other" and suggested that STRs shall be all-electric as a condition of the special use permit by 1/1/2026 or lose the permit and to consider as a requirement for vacant homes.	Existing Building Policy Approaches (Flexible Path) Analysis: The top existing building triggers recommended by the committee were the Time of Renovation approaches related to the square footage of a project and the permit valuation of the project.	Existing Building Policy Approaches (Flexible Path) Policy Direction: If the Town were to mandate a Flexible Path energy reach code for existing single-family homes, the committee recommended setting a Time of Renovation trigger based on square footage and/or permit valuation.

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary - 2024 Stakeholder Meetings



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY24
Policy Question #8d: Describe any concerns, comments, or considerations.	Code Reference: 2022 California Energy Code (Title 24, Part 6) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction.</p>	Existing Building Triggers Comments: The committee was asked to provide any additional comments, challenges or questions on triggers for existing buildings. The following summarizes participants additional feedback on the potential triggers for existing building reach codes: 1) Electric readiness will most likely require removing drywall to run said wiring. Renovation needs to be large enough that this step wouldn't require extra work; 2) Start with the largest houses and leave the small ones alone for affordability; 3) Permit valuation adds another variable and should not be considered.	Existing Building Triggers Analysis: The majority of committee members commented that the renovation should be large enough to justify the additional efficiency upgrades to account for affordability and feasibility for building owners.	Existing Building Triggers Policy Direction: For existing building triggers, the committee favored the time of renovation trigger (square footage and permit valuation).
Topic #9: Existing Single-family EV Reach Code				
Policy Question #9a: On a scale of 1-5, how strongly do you support further consideration of an EV Reach Code for existing single-family homes? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 CALGreen Code (Title 24, Part 11) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction or Truckee Municipal Code Title 18 Development Code.</p>	Existing Single-family EV Reach Code Comments: There were 7 participating members who engaged in the poll (47% of committee members). The question asked the committee to rate how strongly they support further consideration of an EV reach code for existing single-family homes. The results of the poll showed an average of 2.43 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	Existing Single-family EV Reach Code Analysis: On a scale of 1-5 the committee rated the consideration of an EV reach code for existing single-family homes at 2.43 based on the feedback from participating members. The rankings of 1, 2, and 3 had the highest amount of votes from the participating committee members (total of 2 participants each).	Existing Single-family EV Reach Code Policy Direction: The committee members do not recommend that the Town explore an EV reach code for existing single-family homes.
Policy Question #9b: Describe any concerns, comments, or considerations.	Code Reference: 2022 CALGreen Code (Title 24, Part 11) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction or Truckee Municipal Code Title 18 Development Code.</p>	Existing Single-family EV Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on exploring an EV reach code for existing single-family homes. The following summarizes participants additional feedback on an EV reach code for existing single-family homes: 1) 2025 CalGreen will require 40A charger for New Const. less is not helpful, 2) Code already requires 40A 2-p capacity and a raceway.	Existing Single-family EV Reach Code Comments: The committee highlighted considerations for the upcoming 2025 CALGreen code and feasibility for existing single-family homes in Truckee.	Existing Single-family EV Reach Code Comments: Overall, the committee members did not favor exploring an EV reach code for existing single-family homes.
Policy Question #9c: Which trigger for existing single-family homes do you support further consideration to mandate the EV Charging Infrastructure requirements? Please select all that apply.	Code Reference: 2022 CALGreen Code (Title 24, Part 11) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction or Truckee Municipal Code Title 18 Development Code.</p>	Existing Single-family EV Reach Code Comments: The committee was asked to identify which trigger to use in the event of mandating an EV reach code for existing single-family homes. The following options were included: 1) None of the above, 2) Parking Additions, 3) Electrical Panel Upgrades, 4) Other (please specify). 71.43% of participants favored triggering requirements when an electrical panel upgrade is a part of the scope of work. 28.75% suggested none of the above triggers and 14.29% of participants suggested triggering the requirements when additional parking is being added as part of the scope of work.	Existing Single-family EV Reach Code Comments Analysis: The top trigger recommended by the committee members for existing single-family EV reach code requirements is when an electrical panel upgrade is included in the scope of work.	Existing Single-family EV Reach Code Comments Analysis: If the Town were to explore mandating an EV reach code for existing single-family homes, the committee members suggested a trigger based on electrical panel upgrades.
Topic #10: Existing Multifamily, Hotels, Motels EV Reach Code				
Policy Question #10a: On a scale of 1-5, how strongly do you support further consideration of an EV Reach Code for existing multifamily, hotels, and motels? (1 = Do not investigate further, 3 = Maybe, but I have reservations, 5 = Recommend consideration)	Code Reference: 2022 CALGreen Code (Title 24, Part 11) <p>Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction or Truckee Municipal Code Title 18 Development Code.</p>	Existing Multifamily, Hotels, Motels EV Reach Code Comments: There were 8 participating members who engaged in the poll (53% of committee members). The question asked the committee to rate how strongly they support further consideration of an EV reach code for existing multifamily, hotels, and motels. The results of the poll showed an average of 3.25 on a scale of 1-5 (where 1 is not do not investigate further, 3 is maybe, but I have reservations, and 5 is recommend consideration).	Existing Multifamily, Hotels, Motels EV Reach Code Analysis: On a scale of 1-5 the committee rated the consideration of an EV reach code for existing multifamily, hotels, and motels at 3.25 based on the feedback from participating members. The rankings of 2, 4, and 5 had the highest amount of votes from the participating committee members (total of 2 participants each).	Existing Multifamily, Hotels, Motels EV Reach Code Policy Direction: The committee expressed moderate support for an EV reach code for existing multifamily, hotels and motels with considerations and concerns incorporated into the development of a potential ordinance.

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary - 2024 Stakeholder Meetings



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY24
Policy Question #10b: Describe any concerns, comments, or considerations.	Code Reference: 2022 CALGreen Code (Title 24, Part 11) Potential Policy Changes: This would impact Truckee Municipal Code Title 15 Building & Construction or Truckee Municipal Code Title 18 Development Code.	Existing Multifamily, Hotels, Motels EV Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on exploring an EV reach code for existing multifamily, hotels, and motels. The following summarizes participants additional feedback on an EV reach code for existing multifamily, hotels, and motels: 1) Concerned about the existing electrical infrastructure at these locations and the cost associated with upgrading may cause these properties to avoid permitted work triggering this, 2) Multifamily residents deserve to be able to charge their clean vehicle at home, just as much as Tahoe Donner single family residents.	Existing Multifamily, Hotels, Motels EV Reach Code Analysis: The committee raised concerns about the existing electrical infrastructure and the feasibility of supporting additional EV charging infrastructure at current commercial locations. The committee favored increasing charging access to residents who live in multifamily buildings.	Existing Multifamily, Hotels, Motels EV Reach Code Policy Direction: If the Town adopted existing EV reach code requirements for existing multifamily, hotels, and motels, the committee recommended the Town consider existing electrical infrastructure and feasibility of meeting additional EV infrastructure requirements.

END OF DOCUMENT