

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

2022 Policy Direction Summary



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY23
Topic #1: Backup Power				
Policy Question #1a: On a scale of 1-5 (1 = not critical, 5 = critical) rate your recommendation on allowing permanently installed emergency backup power of any kind as an exception in the event of a mandated energy reach code?	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.	Backup Power Comments: There were 13 participating members who engaged in the poll. The question asked the committee to rate how critical it is to allow permanently installed emergency backup power of any kind as an exception in the event of a mandated energy reach code. The results of the poll showed an average of 4.5 on a scale of 1-5 (where 1 is not critical and 5 is critical).	Backup Power Analysis: On a scale of 1-5 the committee rated the importance of emergency backup power at 4.5 on average based on the feedback from the participating members. Therefore, it is recommended to include emergency backup power.	Backup Power Policy Direction: The proposed policy shall include provisions for backup power.
Policy Question #1b: Additional feedback on allowing permanently installed backup power and backup heat sources as an exception in the event of a mandated energy reach code for existing and new construction.	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.	Backup Power Comments: The committee was asked to provide any additional comments, challenges or questions on allowing backup power or backup heat sources by exemption. The following summarizes participants additional feedback on backup power or backup heat: 1) politically makes sense for mandates; 2) Exception to CEC 700.12 storage battery amendment; 3) If Liberty or the PUD can reduce instances of and duration of winter outages, disallowing backup generation in the long-term might be viable. That seems like a longer-term goal. In the immediate term, backup generation should be allowed; 4) Having heat during our frequent power outages is a life safety issue and if the main heat source is electric, then there must be a non-electric back up heat source allowed or perhaps even required; 5) Rough in for generation at minimum leaving the purchase up to the owner; 6) Due to temperatures in Truckee, this needs to be an option.	Backup Power Analysis: ID360 confirmed emergency backup power is allowed by exception per correspondence with the Statewide Reach Code Team. Therefore, any adopted energy reach code shall include this as an exception within the policy ordinance language. Policy language to follow Contra Costa County's emergency backup power exception.	Backup Power Policy Direction: The proposed policy shall include provisions for backup power.
Topic #2: Energy Upgrades for Existing Residential				
Policy Question #2a: Do we want to recommend action to educate, incentivize, or mandate energy efficiency upgrades to existing residential buildings?	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.	Energy Upgrades for Existing Residential Comments: There were 13 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize, and/or mandate energy efficiency upgrades to existing single-family and multi-family residential buildings. Some committee members recommended multiple levels of action. 62% of participants recommended that the Town provide education to the community on energy efficiency upgrades for existing residential homes. 85% of participants recommended the Town explore incentives to encourage energy efficiency upgrades in existing residential homes. 46% of participants recommended the Town mandate a local energy reach code.	Existing Residential Energy Reach Code Analysis: The majority of participants support the Town incentivizing energy efficiency upgrades to existing residential buildings. The second majority action that participants recommended is that the Town provide education and resources for energy upgrades to existing residential homes. Less than half of participants recommended mandating an energy reach code for existing residential buildings.	Existing Residential Energy Reach Code Policy Direction: There is no policy action recommendation from the committee for fiscal year 2023.
Policy Question #2b: For mandates, what is the recommended timeline?	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 Residential Energy Reach Code: There were 10 participating members who engaged in the poll. The question asked the committee to recommended timelines in the event of a mandated local energy reach code. Some committee members recommended a phased approach by indicating multiple timelines. 40% of participants recommended the Town mandate a local energy reach code for existing residential buildings by the upcoming code cycle (effective 1/1/23). 70% of participants recommended the Town mandate a local energy reach code for existing residential buildings by the next code cycle (effective 1/1/26). 30% of participants recommended the Town mandate a local energy reach code for existing residential buildings by 2028 code cycle (effective 1/1/29). 30% of participants recommended the Town mandate a local energy reach code for existing residential buildings by 2040.	Existing Residential Energy Reach Code Analysis: For a potential policy mandate timeline, the majority of the committee recommended the Town mandate a local energy reach code for existing residential buildings by the next code cycle (effective 1/1/26).	Existing Residential Energy Reach Code Policy Direction: The committee recommended that the Town mandate a local energy reach code for existing residential buildings by the 2025 code cycle, which would become effective on January 1, 2026.

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Policy Question #2c: If the recommendation is to mandate reach measures beyond the California baseline code requirements, what should the trigger for existing buildings be?	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 Residential Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to make a recommendation on the type of trigger(s) for an existing residential energy reach code. Some committee members supported a blend of the trigger options. 73% of participants recommended "Upon Replacement" and "During Retrofits" as potential triggers. 36% of participants recommended "At Time of Sale" and 27% recommended the "Date Certain" trigger.	Existing Residential Energy Reach Code Analysis: When asked to recommend a potential energy reach code trigger for existing residential buildings, the committee favored two different options: upon replacement and during retrofits (based on project valuation or square footage). The triggers related to at time of sale and by a certain date did not receive widespread support.	Existing Residential Energy Reach Code Policy Direction: The committee recommended that the Town explore the upon replacement and during retrofit triggers in the event that a local reach code for existing buildings is mandated.
Policy Question #2d: For a potential existing building mandate, which model reach code would 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.	Existing Residential Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to recommend model reach code(s) for existing residential buildings for the Town to explore further. 73% of participants recommended the Flexible Path Model Code. 36% of participants recommended the Existing Building Decarbonization Model Code. Lastly, 9% of participants recommended the Building Performance Standard Ordinance for existing multi-family buildings.	Existing Residential Energy Reach Code Analysis: The majority of participants recommended the Flexible Path Model Code approach for existing residential buildings.	Existing Residential Energy Reach Code Policy Direction: In the event that the Town mandates a local energy reach code for existing residential buildings, the committee suggested that the Town use the Flexible Path Model Code as a starting point for development.
Policy Question #2e: If you selected mandates, what exemptions would 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.	Existing Residential Energy Reach Code Comments: The question asked the committee to recommend exemptions in the event of a mandated local energy reach code. The following is a summary list of exemptions recommended by participants: 1) emergency backup power/backup heat sources; 2) affordable housing (including local workforce housing); 3) exemption based on project valuation; 4) technical infeasibility exemptions; 5) projects required for medical upgrade or life safety upgrade/repair; 6) cost burden; 7) CEC 700.12.	Existing Residential Energy Reach Code Analysis: For existing residential buildings, the committee agreed that backup power and backup heat sources should be included by exemption. The committee also recommended that the Town include exceptions for affordable housing, including local workforce housing. In the event of a mandate triggered by a building retrofit, one committee member suggested exempting projects under a certain project valuation. One comment that was favored on more than one occasion recommended that the Town include technical infeasibility exemptions and cost burden waivers. The committee also recommended an exemption when the project scope of work is for a medical upgrade and/or life safety upgrade or repair.	Existing Residential Energy Reach Code Policy Direction: Any local energy reach code that the Town mandates for existing residential buildings should include specific exceptions per the committee's comments.
Policy Question #2f: Do you have any additional comments?	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 Residential Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on local energy reach code requirements for existing residential buildings. The following summarizes participants additional feedback on energy reach codes for existing residential buildings: 1) All three of the model codes come with a number of issues that should trigger additional conversation especially mandates; 2) Currently in favor of mandates, at least as presented. It might be worthwhile to have some discussion about different mandate options and how to nuance them; 3) Any decisions we make need to be fact/science based. The statewide numbers (even with local rates) do not come close to reflecting actual potential impacts. We need to review the fundamental energy models to ensure that they in fact reflect Truckee's unique housing stock, weather zone, and occupancy uses. Without trustworthy numbers we don't have a means to make a decision; 4) We really need to define for ourselves what we mean by "cost effective". We can't rely on the state's definition as it doesn't apply to our community and our community's objectives; 5) First, educate/incentivize/mandate is not meaningful without information on efficacy. No data presented on what efficacy each of these would have in driving outcomes; 6) Second, surprising that nothing re smart home + demand response is included here; 7) #3 [trigger] comes with the same caveats, I'm reluctant to pick any of those without context and discussion; 8) Mandate for STRs and Second Homes first. Mandate residents later. Incentivize local residents and workforce right away, but do not provide incentives to STRs and Second homes. Provide large incentives for local workforce residents and retirees.	Existing Residential Energy Reach Code Analysis: Committee comments that were favored on more than one occasion are highlighted below. The committee recommended that the Town prioritize mandating short term rentals (STRs) and Second Homes first, with the intent to extend the mandate to all residents at a later date. The majority of the committee suggested that the Town incentivize upgrades to existing residential buildings for local residents and workforce immediately (potentially excluding incentives to STRs and Second Homes). The majority of the committee strongly recommended that the Town have additional discussions about mandating any energy efficiency requirements for existing residential buildings. The committee also recommended that additional discussions related to existing building reach codes should also involve identifying the contemplated efficiency measures and discussing efficacy of educating, incentivizing, and mandating. A few committee members suggested that the Town coordinate with TDPUD on its existing efficiency programs.	Existing Residential Energy Reach Code Policy Direction: There is no policy action recommendation from the committee for fiscal year 2023. The committee recommends the Town take additional actions to build out incentives and educational outreach related to energy upgrades in existing residential buildings. In the event of a mandate, the committee suggested that the Town discuss existing buildings further and aim for mandating a local reach code by the next code cycle (effective 1/1/26). Additionally, the committee recommended the Town phase in mandates by requiring STRs and Second Homes to comply first, followed by the remaining residential building stock.

Topic #3: Energy Upgrades for Existing Commercial

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Policy Question #3a: Do we want to recommend action to educate, incentivize, or mandate energy efficiency upgrades to existing commercial buildings?	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 Commercial Energy Reach Code Comments: There were 12 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize, and/or mandate energy efficiency upgrades to existing commercial buildings. For existing commercial buildings, 58% of participants recommended the Town take action to educate the community on energy efficiency upgrades for existing commercial buildings. 82% of participants recommended the Town incentives energy efficiency upgrades in existing commercial buildings. Lastly, 50% of participants recommended the Town mandate energy efficiency upgrades in existing commercial buildings.	Existing Commercial Energy Reach Code Analysis: The majority of participants support the Town incentivizing energy efficiency upgrades to existing commercial buildings, followed by educating building owners and tenants. Half of the committee participants recommended that the Town mandate a local energy reach code for existing commercial buildings.	Existing Commercial Energy Reach Code Policy Direction: There is no policy action recommendation from the committee for fiscal year 2023.
Policy Question #3b: For mandates, what is the recommended timeline?	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 Commercial Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to recommended timelines in the event of a mandated local energy reach code. 18% of participants recommended mandates for the upcoming code cycle (effective 1/1/23). 64% of participants recommended mandating a local energy reach code for existing commercial buildings in the next code cycle (effective 1/1/26). 18% of participating members suggested mandates to become effective with the 2028 code cycle (effective 1/1/29). 35% of participants recommended mandating a local energy reach code for existing commercial buildings by 2040, the Town's 80% GHG emissions reduction target from 2008 levels.	Existing Commercial Energy Reach Code Analysis: For a potential policy mandate timeline, the majority of the committee recommended the Town mandate a local energy reach code for existing commercial buildings by the next code cycle (effective 1/1/26).	Existing Commercial Energy Reach Code Policy Direction: The committee recommended that the Town mandate a local energy reach code for existing commercial buildings by the 2025 code cycle, which would become effective on January 1, 2026.
Policy Question #3c: If the recommendation is to mandate reach measures beyond the California baseline code requirements, what should the trigger for existing buildings be?	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 Commercial Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to make a recommendation on the type of trigger(s) for an existing commercial energy reach code. Some participants identified multiple triggers as potential options. 73% of participants recommended Upon Replacement as an applicable trigger for existing commercial buildings. 82% of participants recommended During Retrofits. 45% of participants recommended an At Time of Sale trigger and 18% of participants suggested a Date Certain trigger for existing commercial buildings.	Existing Commercial Energy Reach Code Analysis: When asked to recommend a potential energy reach code trigger for existing residential buildings, the majority of the committee suggested the during retrofits trigger. The second favored trigger was the upon replacement trigger. At time of sale and by a certain date were favored the least.	Existing Commercial Energy Reach Code Policy Direction: The committee recommended that the Town explore the during retrofit triggers in the event that a local reach code for existing buildings is mandated, with the potential to include upon replacement as a trigger option as well.
Policy Question #3d: For a potential existing building mandate, which model reach code would 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.	Existing Commercial Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to recommend model reach code(s) for existing commercial buildings. The committee considered two different commercial model ordinances: Existing Building Decarbonization Ordinance and Building Performance Standard Ordinance. 64% of participants recommended the Existing Building Decarbonization Ordinance, while 45% of participants recommended the Building Performance Standard Ordinance.	Existing Commercial Energy Reach Code Analysis: The majority of participants recommended the Existing Building Decarbonization Ordinance as a potential energy reach code mandate for existing commercial buildings.	Existing Commercial Energy Reach Code Policy Direction: The committee recommended the Existing Building Decarbonization Ordinance in the event that the Town mandates a local energy reach code for existing commercial buildings.
Policy Question #3e: If you selected mandates, what exemptions would 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.	Existing Commercial Energy Reach Code Comments: The question asked the committee to recommend exemptions in the event of a mandated local energy reach code. The following is a summary list of exemptions recommended by participants: 1) technical infeasibility; 2) affordable housing when multi-family is part of scope; 3) total project valuation; 4) time certain exemption of 5 years; 5) commercial cooking.	Existing Commercial Energy Reach Code Analysis: For existing commercial buildings, the committee agreed that exceptions for technical infeasibility must be included in the reach code ordinance. Committee members also agreed that exemptions for commercial cooking in existing buildings should be included. In the event of a date certain reach code, one committee member recommended a grace period of a minimum five years. The committee also recommended a project valuation threshold if the trigger is during retrofits to exempt project valuations under a certain value.	Existing Commercial Energy Reach Code Policy Direction: Any local energy reach code that the Town mandates for existing commercial buildings should include specific exceptions per the committee's comments.

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Policy Question #3f: Do you have any additional comments?	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 Commercial Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on local energy reach code requirements for existing commercial buildings. The following summarizes participants additional feedback on energy reach codes for existing commercial buildings: 1) Potential to segment the market based on sq footage, with rolling mandate starting with largest square footage; 2) Should be a blend of timing, triggers, and incentives; 3) Currently in favor of mandates, at least as presented. It might be worthwhile to have some discussion about different mandate options and how to nuance them; 4) All of these come with a number of issues that should trigger additional conversation especially mandates; 5) Reluctant to pick any without additional context and discussion.	Existing Commercial Energy Reach Code Analysis: There were several comments from the committee that received widespread favor and these are highlighted below. The committee agreed that a threshold based on square footage or project valuation for building retrofit projects is valuable. Additionally, this threshold could be coupled with a rolling mandate that impacts commercial buildings of a certain value or square footage first (i.e., larger buildings, higher valuation projects) and then is phased to capture lower valuation or smaller buildings. The majority of the committee agreed that the Town should explore different mandate options and how to nuance the options for implementation. The committee agrees that the Town should take steps to incentives energy upgrades in existing buildings before mandating.	Existing Commercial Energy Reach Code Policy Direction: There is no policy action recommendation from the committee for fiscal year 2023 for existing commercial buildings. The committee suggests that the Town prioritize incentivizing energy upgrades for existing commercial buildings and explore the potential mandate at a later time.
Topic #4: Electric Vehicle Charging Station (EVCS) for Existing Single-Family				
Policy Question #4a: Do we want to recommend action to educate, incentivize, or mandate Electric Vehicle Charging Station (EVCS) infrastructure for existing residential buildings?	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.	EVCS Existing Single-Family Energy Reach Code Comments: There were 10 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize and/or mandate Electric Vehicle Charging Station (EVCS) Infrastructure for existing single-family residential buildings. 50% of participants recommended that the Town educate the community on EVCS for existing single-family homes. 70% of participants recommended the Town explore incentives to encourage EVCS in existing single-family homes. Lastly, in regard to EVCS mandates, 70% of participants recommended the Town mandate an EV reach code for existing single-family buildings.	EVCS Existing Single-Family Energy Reach Code Analysis: The committee favored two actions for electric vehicle charging infrastructure for existing residential buildings: incentivize and mandate.	EVCS Existing Single-Family Energy Reach Code Policy Direction: The committee recommended that the Town incentivize electric vehicle charging infrastructure for existing residential buildings and mandate a reach code to increase requirements above CALGreen.
Policy Question #4b: If the recommendation is to mandate, what should the trigger for existing single-family residential homes be?	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.	EVCS Existing Single-Family Energy Reach Code Comments: There were 9 participating members who engaged in the poll. The question asked the committee to recommend trigger(s) for an EV infrastructure mandate for existing single-family residential homes. There were two triggers considered by the committee: Panel upgrade and addition and/or alteration projects. 90% of participants recommended the requirements be triggered by a panel upgrade. 60% of participants recommended addition and/or alteration projects as a trigger for the EV requirements.	EVCS Existing Single-Family Energy Reach Code Analysis: For a potential mandate, the majority of the committee recommended the Town trigger existing residential EV requirements when the project scope of work includes a panel upgrade.	EVCS Existing Single-Family Energy Reach Code Policy Direction: In the event of an EV reach code for existing residential buildings, the committee recommended that the Town use panel upgrades as the main trigger point.
Policy Question #4c: If you selected mandates, what exemptions would you recommend?	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.	EVCS Existing Single-Family Energy Reach Code Comments: The question asked the committee to recommend exemptions to consider for an existing single-family EV reach code. The following is a summary list of exemptions recommended by participants: 1) affordable housing or separate requirements for affordable housing; 2) cost burden on resident; 3) Accessory Dwelling Units; 4) if the mandate results in requiring a service upgrade up to 400A (if the project would otherwise be at 200A or less). Alternatively, a committee member suggested no exceptions, but the Town to provide funding for anyone participating in utility low-income programs.	EVCS Existing Single-Family Energy Reach Code Analysis: The committee agreed that affordable housing units should be considered for certain exceptions and also receive additional incentives to support the transition. One committee member suggested exempting requirements if the panel upgrade results in a service upgrade up to 400A. Overall, the committee recommended that the Town provide technical infeasibility exemptions and cost burden exemptions.	EVCS Existing Single-Family Energy Reach Code Policy Direction: The committee recommended that the Town continue discussions around exemptions for EV reach code mandates for existing residential buildings.

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Policy Question #4d: Do you have any additional comments?	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.	EVCS Existing Single-Family Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on local EV reach code requirements for existing single-family residential buildings. The following summarizes participants additional feedback on EV reach codes of existing single-family buildings: 1) Mandate for Level 2, Incentivize for Level 3 station; 2) As will all others, start with education, then incentives. Have a date certain in the future; 3) Any mandate/program should not include Type 1 charging; 4) Need to address equity issue as well and have robust incentives; 5) This seems like something that will take care of itself as gas vehicles are phased out.	EVCS Existing Single-Family Energy Reach Code Analysis: Some committee members recommended that any requirements should exclude Level 1 charging and include Level 2 or higher. Furthermore, the committee suggested that the Town take additional steps to address equity issues and provide robust incentives for any type of EV reach code mandate.	EVCS Existing Single-Family Energy Reach Code Policy Direction: The committee recommended that the Town mandate an EV reach code for existing single-family residential buildings and provide incentives to support the mandate.
Topic #5: Electric Vehicle Charging Station (EVCS) for Existing Multi-Family				
Policy Question #5a: Do we want to recommend action to educate, incentivize, or mandate Electric Vehicle Charging Station (EVCS) infrastructure for existing multi-family residential buildings?	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.	EVCS Existing Multi-Family Energy Reach Code Comments: There were 10 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize and/or mandate Electric Vehicle Charging Station (EVCS) Infrastructure for existing multi-family residential buildings. 40% of participants recommended that the Town take action to educate the community on EVCS infrastructure for existing multi-family residential buildings. 70% of participants recommended the Town explore incentives for supporting EVCS in existing multi-family residential buildings. 70% of participants recommended the Town mandate EV requirements for existing multi-family residential buildings.	EVCS Existing Multi-Family Energy Reach Code Analysis: The committee favored two actions for electric vehicle charging infrastructure for existing multifamily residential buildings: incentivize and mandate.	EVCS Existing Multi-Family Energy Reach Code Policy Direction: The committee recommended that the Town incentivize electric vehicle charging infrastructure for existing multifamily residential buildings and mandate a reach code to increase requirements above CALGreen.
Policy Question #5b: If the recommendation is to mandate, what should the trigger for existing multi-family residential buildings be?	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.	EVCS Existing Multi-Family Energy Reach Code Comments: There were 9 participating members who engaged in the poll. The question asked the committee to recommend trigger(s) for a local EV reach code mandate for existing multi-family residential buildings. 67% of participants recommended Panel Upgrade scope of work as a trigger for EV requirements for existing multi-family residential buildings. 44% of participants recommended EV requirements to be triggered for existing multi-family residential addition and/or alteration projects. 89% of participants suggested EV requirements be triggered when parking expansion or alteration to parking spaces is in the project scope of work. Lastly, 78% of participants recommended electrical systems or when lighting of existing parking facilities are added or altered as a trigger for existing multi-family residential EV requirements.	EVCS Existing Multi-Family Energy Reach Code Analysis: The majority of committee members suggested the Town use triggers related to parking expansion or alteration of parking spaces for existing multifamily buildings. The second majority recommendation was when electrical systems or lighting of existing parking facilities are added or altered. Panel upgrades and addition and/or alterations scopes of work were least favorable.	EVCS Existing Multi-Family Energy Reach Code Policy Direction: In the event of an EV reach code for existing multifamily residential buildings, the committee recommended that the Town base the trigger on parking expansion or alteration of parking spaces. The second highest favored trigger point that the committee recommended is when electrical systems or lighting of existing parking facilities are added or altered as part of the project scope of work.
Policy Question #5c: If you selected mandates, what exemptions would you recommend?	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.	EVCS Existing Multi-Family Energy Reach Code Comments: The question asked the committee to recommend exemptions to consider for an existing multi-family EV reach code. The following is a summary list of exemptions recommended by participants: 1) begin with incentives but enact a deadline (Date Certain) for providing EV to all multifamily units; 2) considerations for existing capacity (when the EV parking spaces exceed the electrical service for the main building); 3) affordable and local workforce housing; 4) panel upgrade considerations and more discussion on incentives, subsidize, and exemptions. A committee member also recommended no exemptions for existing multi-family residential buildings in the event of an EV reach code.	EVCS Existing Multi-Family Energy Reach Code Analysis: One committee member suggested that no exemptions should be included for the EV reach code for existing multifamily buildings. However, many committee members agreed that affordable housing and local workforce housing should be considered. Additionally, the committee advised that exceptions around existing panel capacity should be taken into consideration.	EVCS Existing Multi-Family Energy Reach Code Policy Direction: The committee recommended that the Town continue discussions around exemptions for EV reach code mandates for existing multifamily residential buildings.

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Policy Question #5d: Do you have any additional comments?	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.	EVCS Existing Multi-Family Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on local EV reach code requirements for existing multi-family residential buildings. The following summarizes participants additional feedback on EV reach codes of existing multi-family buildings: 1) Consider the impact of how residents will manage/share spaces and what impact that could have if spaces are downtown and folks are competing with general public; 2) Mandate Level 2, Incentivize Level 3; 3) need to understand the MF stock to know if mandates are worth it; 4) Carrots generally work better than sticks for most of these. The reason people avoid pulling permits is usually the cost and hassle associated with them. Sticks work, but they come as political and actual cost.	EVCS Existing Multi-Family Energy Reach Code Analysis: There were several comments from the committee that received widespread favor and these are highlighted below. One point raised by the committee was that the Town should consider the impact to residents for sharing spaces and the impact it could have if spaces are downtown and lead to completion with the general public. Another favored comment was to mandate Level 2 and incentivize Level 3 charging.	EVCS Existing Multi-Family Energy Reach Code Policy Direction: The committee recommended that the Town mandate an EV reach code for existing multifamily residential buildings and provide incentives to support the mandate.
Topic #6: Electric Vehicle Charging Station (EVCS) for Existing Commercial				
Policy Question #6a: Do we want to recommend action to educate, incentivize, or mandate Electric Vehicle Charging Station (EVCS) infrastructure for existing commercial buildings?	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.	EVCS Existing Commercial Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize and/or mandate Electric Vehicle Charging Station (EVCS) Infrastructure for existing commercial buildings. 45% of participants recommended the Town take action to educate on EVCS for existing commercial buildings and 64% suggested the Town take action to incentivize EVCS for existing commercial buildings. 45% of participants recommended that the Town mandate EV requirements for existing commercial buildings.	EVCS Existing Commercial Energy Reach Code Analysis: The majority of the committee recommended that the Town incentivize EV charging infrastructure for existing commercial buildings. The same number of participants favored educating and mandating EV infrastructure, but the majority of votes was to incentivize first.	EVCS Existing Commercial Energy Reach Code Policy Direction: There is no policy action recommendation to mandate from the committee for fiscal year 2023. The committee recommended the Town prioritize incentivizing first.
Policy Question #6b: If the recommendation is to mandate, what should the trigger for existing commercial buildings be?	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.	EVCS Existing Commercial Energy Reach Code Comments: There were 9 participating members who engaged in the poll. The question asked the committee to recommend trigger(s) for a local EV reach code mandate for existing commercial buildings. 56% of participants recommended the trigger be related to a Panel Upgrade. 89% of participants recommended the EV requirements be triggered by a parking expansion or alteration to parking spaces scope of work. Lastly, 56% of participants recommended the EV reach code trigger be tied to the addition or alteration of electrical systems or lighting of existing parking facilities.	EVCS Existing Commercial Energy Reach Code Analysis: In the event of an EV mandate for existing commercial buildings, the committee recommended that the Town use the trigger related to parking expansion or alteration to parking spaces. Panel upgrade as a trigger and the addition or alteration of electrical systems or lighting of existing parking facilities received were both favored equally amongst the committee, but did not surpass the majority related to alteration/addition of parking spaces.	EVCS Existing Commercial Energy Reach Code Policy Direction: The committee suggests that the Town use the trigger of alteration or addition of parking spaces as the trigger in the event of a mandated EV reach code for existing commercial buildings.
Policy Question #6c: If you selected mandates, what exemptions would you recommend?	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.	EVCS Existing Commercial Energy Reach Code Comments: The question asked the committee to recommend exemptions to consider for an existing commercial EV reach code. The following is a summary list of exemptions recommended by participants: 1) exemptions related to service capacity challenges; 2) technical infeasibility; 3) conflict with ADA requirements. Some committee members recommended no exemptions and to consider a time-determined trigger.	EVCS Existing Commercial Energy Reach Code Analysis: The main exception suggested by participants extends to considerations for panel service capacity. Another committee member recommended that the Town also consider exemptions when there are conflicts with ADA requirements. One committee member suggested there be no exemptions for existing commercial building EV requirements.	EVCS Existing Commercial Energy Reach Code Policy Direction: The committee recommended that the Town continue discussions around exemptions for EV reach code mandates for existing commercial buildings.
Policy Question #6d: Do you have any additional comments?	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.	EVCS Existing Commercial Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on local EV reach code requirements for existing commercial buildings. The following summarizes participants additional feedback on EV reach codes of existing commercial buildings: 1) Unsure if an imminent EV requirement for commercial buildings is what the Town should focus on, but perhaps down the line (would rather focus on EE upgrades for commercial and EV for residential); 2) Recommend to really maximize this because we want people charging during the day when the power is cleaner; 3) Mandate level 2 and incentivize level 3.	EVCS Existing Commercial Energy Reach Code Analysis: The most common additional comment for EV mandates was to mandate Level 2 at a minimum and to incentivize Level 3. Most of the committee agreed that maximizing access to EV charging is key for commercial buildings so that users are charging during the day when the power is cleaner.	EVCS Existing Commercial Energy Reach Code Policy Direction: The committee recommended that the Town continue discussions around incentivizing EV charging for existing commercial buildings and build up robust programs to support an eventual mandate.
Topic #8: Residential New Construction Energy Reach Code				

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY23
Policy Question #8a: Do we want to recommend action to educate, incentivize, or mandate all-electric new construction and/or mixed-fuel new construction with efficiency measures for new residential buildings? (If found to be cost-effective)	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.	Residential New Construction Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize, and/or mandate a local energy reach code for new residential construction. 45% of participants recommended the Town take action to educate the community on energy efficiency and building decarbonization for residential new construction. 55% of participants recommended the Town explore incentives to encourage building decarbonization and energy efficiency in residential new construction. The committee considered multiple energy reach code pathways and approaches for residential new construction. 18% of participants recommended mandating all-electric new construction (with exemptions). 18% recommended mandating efficiency measures with mixed-fuel new construction and 18% recommended mandating all-electric new construction with efficiency measures (with exemptions). 18% were interested in mandating specific end uses as all-electric and using exemptions as a way to exclude certain end uses.	Residential New Construction Energy Reach Code Analysis: The majority of committee members recommended that the Town mandate a local energy reach code for new residential buildings. Over half of participants also suggested that the Town take action to incentivize electrification of new residential construction projects. Out of the mandates explored by the committee, none of reach code approaches received the majority opinion (each option received the same amount of votes).	Residential New Construction Energy Reach Code Policy Direction: The committee recommended adopting an energy reach code for residential new construction. The Town should explore the potential reach code pathways further, as there was not a majority recommendation from the committee.
Policy Question #8b: For mandates, what is the recommended timeline?	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.	Residential New Construction Energy Reach Code Comments: There were 6 participating members who engaged in the poll. The question asked the committee to recommend timelines in the event of a mandated local energy reach code for new residential construction. 33% of participants recommended the local energy reach code mandate to align with the upcoming code cycle (effective 1/1/23). 50% of participants recommended the Town mandate a local energy reach code for new residential construction by the next code cycle (effective 1/1/26). 17% of participants suggested the Town wait two code cycles and mandate a local energy reach code for new residential construction for the 2028 code cycle (effective 1/1/29). 17% of participants were also interested in mandating by 2040, the Town's 80% GHG emissions reduction target from 2008 levels.	Residential New Construction Energy Reach Code Analysis: The majority of committee members suggested that a local energy reach code for new residential construction take effect in the next code cycle (effective 1/1/26).	Residential New Construction Energy Reach Code Policy Direction: In the event of a reach code mandate for new residential construction, the committee suggested that the Town wait until the 2025 code cycle, which become effective on January 1, 2026.
Policy Question #8c: If you selected mandates, what exemptions would 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.	Residential New Construction Energy Reach Code Comments: The question asked the committee to recommend exemptions for new residential construction. The following is a summary list of exemptions recommended by participants: 1) low income subsidies; 2) snow load exemptions needed for PV due to lack of PV panels available with sufficient load ratings; expand off of 2019 new construction residential exemption; 3) cost burden; 4) technical infeasibility; 5) phase in requirements: mandate heat pumps for space and water heating by 2023 at the earliest, mandate all-electric new construction by 2026 or 2029.	Residential New Construction Energy Reach Code Analysis: The committee strongly recommended that emergency backup power and emergency heat sources be exempt from all-electric requirements. The majority of committee members suggested the Town include exemptions for cost burden and technical infeasibility. The Town should also consider exempting multifamily buildings that have approved entitlements before the effective date of the local energy reach code ordinance.	Residential New Construction Energy Reach Code Policy Direction: A local energy reach code that impacts residential new construction should include exemptions per the committee's recommendation.
Policy Question #8d: Do you have any additional comments?	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.	Residential New Construction Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on local energy reach code requirements for new residential construction. The following summarizes participants additional feedback on energy reach codes for new residential construction: 1) due to supply chain and contractor/workforce knowledge mandating heat pumps for space and water heating by 2023 may not be feasible.	Residential New Construction Energy Reach Code Analysis: Common threads of feedback from the committee include suggestions that the Town should take action to incentivize electrification of new buildings and provide education for all income levels to further understanding of the benefits. The committee agreed that additional education and outreach is key for electrification mandates. Some committee members raised concern over the continued presence of natural gas infrastructure and lack of renewable natural gas alternatives. The committee agreed that electrification of new buildings will help support the City's commitment to reducing GHG emissions and align with the Climate Action Plan goals.	Residential New Construction Energy Reach Code Policy Direction: The committee recommended that the Town adopt a local energy reach code for residential new construction for the next building code cycle (effective 1/1/26) and build up incentives and educational opportunities for the community.
Topic #9: Commercial New Construction Energy Reach Code				

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY23
Policy Question #9a: Do we want to recommend action to educate, incentivize, or mandate all-electric new construction and/or mixed-fuel new construction with efficiency measures for new residential buildings? (If found to be cost-effective)	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.	Commercial New Construction Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize, and/or mandate a local energy reach code for new commercial construction. 27% of participants recommended that the Town take action to educate the building and development community on building decarbonization and energy efficiency for new commercial construction. 64% of participants recommended the Town explore incentives to encourage building decarbonization and all-electric new commercial construction. 40% of participants recommended mandating all-electric new construction (with exemptions) and 10% recommended mandating efficiency measures for mixed-fuel new construction (with exemptions). 10% of participants recommended mandating specific end uses by phasing requirements over time and exempting certain end uses until a specific date.	Commercial New Construction Energy Reach Code Analysis: The majority of committee members recommended that the Town first take action to incentivize electrification for new commercial buildings. This was followed by recommended action to mandate a local reach code for new commercial construction. Out of the potential reach code pathways, the committee favored the all-electric new construction (with exemptions) approach.	Commercial New Construction Energy Reach Code Policy Direction: There is no policy action recommendation to mandate from the committee for fiscal year 2023. The committee recommended the Town prioritize incentivizing first and explore mandating during the next code cycle.
Policy Question #9b: For mandates, what is the recommended timeline?	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.	Commercial New Construction Energy Reach Code Comments: There were 7 participating members who engaged in the poll. The question asked the committee to recommend timelines in the event of a mandated local energy reach code for new commercial construction. 43% of participants recommended mandating a local energy reach code for new commercial construction by the upcoming code cycle (effective 1/1/23), while 43% of participants suggested mandates go into effect in the next code cycle (1/1/26). 17% of participants recommended the Town mandate a local reach code for new commercial construction by 2040.	Commercial New Construction Energy Reach Code Analysis: If the Town were to mandate an energy reach code for new commercial construction, the committee favored two different timelines. Half of participants suggested mandating for the next code cycle (effective 1/1/23) and half of participants recommended that the mandate become effective in the next code cycle (1/1/26).	Commercial New Construction Energy Reach Code Policy Direction: The committee recommended two different timelines for the Town to consider in the event of a local energy reach code for new commercial construction: 2022 code cycle (effective 1/1/23) and 2025 code cycle (effective 1/1/26).
Policy Question #9c: If you selected mandates, what exemptions would 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.	Commercial New Construction Energy Reach Code Comments: The question asked the committee to recommend exemptions for new commercial construction. The following is a summary list of exemptions recommended by participants: 1) need backup for space and heat (battery, gas); 2) Commercial kitchens 3) 80+ hotels for dryers; 4) Allow gas backup generators and gas-backup heating systems whereby gas furnace is only used during power outage. (rather than at temp. changeover.); 5) Commercial cooking.	Commercial New Construction Energy Reach Code Analysis: The following are the most common exemptions that the committee recommended. The committee strongly advocated for emergency backup power and backup heat sources as an exception, as well as commercial cooking. Many committee members also supported the exception for allowing gas dryers for hotels with 80+ units.	Commercial New Construction Energy Reach Code Policy Direction: A local energy reach code that impacts commercial new construction should include exemptions per the committee's recommendation.
Policy Question #9d: Do you have any additional comments?	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.	Commercial New Construction Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on local energy reach code requirements for new commercial construction. The following summarizes participants additional feedback on energy reach codes for new commercial construction: 1) Recommend mandating sooner rather than later to meet our climate goals; 2) I can't in good conscience vote to mandate anything without having genuine cost effectiveness tests indicating that the measures are legitimately cost effective (both cost data and projected impacts localized); 3) cost effectiveness should be societal in scope since the impact of electrification is broad reaching on the local grid and will impact maintenance/infrastructure costs which are generally spread across the users in the rate structure.	Commercial New Construction Energy Reach Code Analysis: The following are comments that were raised by multiple committee members regarding energy reach codes for new commercial buildings. The committee commented that it is critical to have the custom jurisdiction analyses and cost analyses be tailored to reflect the local climate, cost, and workforce conditions of Truckee. Most committee members agreed that the Town should first offer robust incentives to support building electrification in new construction.	Commercial New Construction Energy Reach Code Policy Direction: The committee recommended that the Town build up the electrification and efficiency incentives for new commercial construction before mandating a reach code.
Topic #10: Electric Vehicle Charging Station (EVCS) for New Residential				

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY23
Policy Question #10a: Do we want to recommend action to educate, incentivize, or mandate additional Electric Vehicle Charging Station (EVCS) infrastructure for new residential buildings?	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.	EVCS New Residential Energy Reach Code Comments: There were 11 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize, and/or mandate a local EV infrastructure reach code for new single-family and multi-family residential construction. Regarding action to educate, 36% of participants recommended the Town provide education to the community on the benefits of EV infrastructure for new residential construction. 64% recommended the Town incentivize EV infrastructure for new residential construction. For new single-family residential construction projects, 27% of participants recommended the Town mandate EV Ready Spaces for new single-family residential construction projects. 36% of participants recommended the Town mandate EV Charger Installed for new multi-family residential construction above mandatory 2022 CALGreen requirements. Lastly, 9% of participants recommended the Town mandate EV Ready Spaces for new multi-family residential construction above mandatory 2022 CALGreen requirements.	EVCS New Residential Energy Reach Code Analysis: The majority of the committee recommended that the Town mandate EV requirements for new residential construction. The most favored mandate related to requiring EV charger installed for new multifamily buildings above CALGreen requirements.	EVCS New Residential Energy Reach Code Policy Direction: The committee recommended that the Town mandate EV reach codes for new multifamily buildings and not new single-family residential homes.

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY23
Policy Question #10b: For a potential new building mandate, which model reach code would you recommend?	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.	EVCS New Residential Energy Reach Code Comments: There were 8 participating members who engaged in the poll. The question asked the committee to recommend the type of model reach code to require EV infrastructure requirements for new residential construction. The committee considered three types of requirements: CALGreen Tier 1 (multi-family), CALGreen Tier 2 (multi-family), and the EV Model Reach Code. 50% of participants recommended the EV Model Reach Code, which is the most stringent of the EV reach code options.	EVCS New Residential Energy Reach Code Analysis: The majority of the committee recommended the EV Model Reach Code for new residential construction over the CALGreen Tier options.	EVCS New Residential Energy Reach Code Policy Direction: The committee recommended the Town use the EV Model Reach Code for new multifamily buildings.
Policy Question #10c: If you selected mandates, what exemptions would you recommend?	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.	EVCS New Residential Energy Reach Code Comments: The question asked the committee to recommend exemptions in the event of an EV infrastructure mandate for new residential construction. The following is a summary list of exemptions recommended by participants: 1) Load management systems are critical; 2) DC fast charger substitution; 3) require at least Level 2 EV Ready Spaces for affordable housing (do not waive requirements completely).	EVCS New Residential Energy Reach Code Analysis: In regard to EV exemptions for new residential buildings, many committee members agreed with the DC Fast Charging Substitution option and that load management systems (ALMS) are critical.	EVCS New Residential Energy Reach Code Policy Direction: The committee recommended that the Town include DC Fast Charging and ALMS exemptions for EV reach code requirements for new multifamily buildings.
Policy Question #10d: Do you have any additional comments?	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.	EVCS New Residential Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on EV reach code requirements for new residential construction. The following summarizes participants additional feedback on EV reach codes for new residential construction: 1) EV Model reach code for single family dwellings does not appear to offer much benefit since there is a dedicated garage 120V circuit that could be used for level 1 charging, it would however increase the load calc and may impact equipment cost; 2) For multifamily - this makes much more sense as a mandate; 2) Don't think we should mandate for single family homes. Seems like a waste if folks are set on not having an EV. 3) Multifamily seems more important because it provides the ability for residents to have an EV 4) Prioritize building electrification over EV capabilities; 4) State codes already have great options; just educate folks to the options, don't make it complicated by adding a local requirement.	EVCS New Residential Energy Reach Code Analysis: Many committee members did not see the need to extend EV reach code requirements to new single-family homes, as the statewide codes already include requirements. The committee also agreed that the Town should provide education on the different EV options.	EVCS New Residential Energy Reach Code Policy Direction: The committee recommended that the Town mandate EV reach codes for new multifamily buildings, with exceptions and exclude new single-family residential homes.
Topic #11: Electric Vehicle Charging Station (EVCS) for New Commercial				
Policy Question #11a: Do we want to recommend action to educate, incentivize, or mandate Electric Vehicle Charging Station (EVCS) infrastructure for new commercial buildings?	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.	EVCS New Commercial Energy Reach Code Comments: There were 9 participating members who engaged in the poll. The question asked the committee to recommend action to educate, incentivize, and/or mandate a local EV infrastructure reach code for new commercial construction. 22% of participants recommended the Town take action to educate the community on EV infrastructure for new commercial construction. 67% recommended the Town incentivize EV infrastructure in new commercial construction. 44% of participants recommended the Town mandate EV charger installed for commercial new construction above 2022 CALGreen requirements. 11% of participants recommended the Town mandate EV capable spaces for commercial new construction above 2022 CALGreen requirements.	EVCS New Commercial Energy Reach Code Analysis: The majority of participants recommended that the Town take action to incentivize EV charging in new commercial construction. Half of the participants agreed that the Town should mandate a local EV reach code above CALGreen.	EVCS New Commercial Energy Reach Code Policy Direction: There is no policy action recommendation to mandate from the committee for fiscal year 2023.
Policy Question #11b: For a potential new building mandate, which model reach code would you recommend?	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.	EVCS New Commercial Energy Reach Code Comments: There were 8 participating members who engaged in the poll. The question asked the committee to recommend the type of model reach code to require EV infrastructure requirements for new commercial construction. The committee considered three types of requirements: CALGreen Tier 1, CALGreen Tier 2, and the EV Model Reach Code. 50% of participants recommended mandating CALGreen Tier 1 EV requirements for new commercial construction and no committee members suggested adopting CALGreen Tier 2 requirements. 50% recommended mandating the EV Model Reach Code for new commercial construction.	EVCS New Commercial Energy Reach Code Analysis: The committee favored two model code options in the event that the Town mandates an EV reach code for new commercial construction: CALGreen Tier 1 or the EV Model Reach Code.	EVCS New Commercial Energy Reach Code Policy Direction: The committee recommended the Town consider the CALGreen Tier 1 EV requirements or the EV Model Reach Code requirements if the action is to mandate.

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY23
Policy Question #11c: If you selected mandates, what exemptions would you recommend?	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.	EVCS New Commercial Energy Reach Code Comments: The question asked the committee to recommend exemptions in the event of an EV infrastructure mandate for new commercial construction. The following is a summary list of exemptions recommended by participants: 1) load limitations and 2) separating requirements for offices and hotel/motels.	EVCS New Commercial Energy Reach Code Analysis: The committee did not raise many exceptions for new commercial construction in the event of an EV reach code mandate. Some committee members suggested that considerations be given to load limitations and the DC fast charging substitute.	EVCS New Commercial Energy Reach Code Policy Direction: The committee recommended that the Town continue discussions around exemptions for EV reach code for new commercial buildings in the event of a mandate.

Town of Truckee Energy Reach Code & EV Infrastructure Reach Code

Policy Direction Summary



A. Potential Policy Measures	B. Technical Summary	C. Committee Comments	D. Analysis	E. Policy Direction for FY23
Policy Question #11d: Do you have any additional comments?	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.	EVCS New Commercial Energy Reach Code Comments: The committee was asked to provide any additional comments, challenges or questions on EV reach code requirements for new commercial construction. The following summarizes participants additional feedback on EV reach codes for new commercial construction: 1) Some committee members expressed the need for incentivizing EV charging, in particular during the day when the cleanest energy is available; 2) incentivize EV infrastructure for housing and mandate for commercial new construction.	EVCS New Commercial Energy Reach Code Analysis: The committee agreed that incentives play an important role for increasing EV charging access in the community and that mandates can also go far with commercial new construction (i.e., charging during the day when user is at a commercial site).	EVCS New Commercial Energy Reach Code Policy Direction: The committee recommended that the Town take action to incentivize commercial buildings first and then mandate.

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