

## ERRATA SHEET

### D. 3 - Item No. 25-019 - City Council Meeting

#### Attachment 1 - Ordinance No 25-\_\_

2/4/2025

Below is a revised Attachment 1 which includes replacement chapter titles and associated numbering to correct code references. The revisions are shown in ~~strikeout~~ and red underline and highlighted for easy reference. The notable changes are:

- The Title of the Ordinance is amended to clarify that the Ordinance shall amend Chapter 15.15 "Energy Code" of the Goleta Municipal Code and not Chapter 15.03 "Electrical Code" of the Goleta Municipal Code
- Section 4 Code Amendments and the corresponding subsections are amended to reflect that the proposed ordinance will amend Chapter 15.15 "Energy Code" of the Goleta Municipal Code and not Chapter 15.03 "Electrical Code" of the Goleta Municipal Code

**ORDINANCE NO 25-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING TITLE 15, CHAPTER 15.15.03 ENTITLED “ENERGY ELECTRICAL CODE” OF THE GOLETA MUNICIPAL CODE TO ADOPT THE 2022 EDITION OF THE CALIFORNIA BUILDING AND ENERGY CODE AND LOCAL AMENDMENTS THERETO AND DETERMINE THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS** California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

**WHEREAS** the California Energy Code is a part of the California Building Standards which implements minimum energy efficiency standards in building through mandatory requirements, prescriptive standards, and performance standards; and

**WHEREAS** California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5 provide that the City may make changes or modifications to the building standards contained in the California Building Standards based upon express finding that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

**WHEREAS** the City Council of the City of Goleta finds that each of the amendment additions and deletions to the California Energy Code contained in this ordinance are reasonably necessary because of local climatic, geological or topographical conditions; and

**WHEREAS** Public Resources Code Section 25402.1(h)2 and Section 10-106 of the Building Energy Efficiency Standards (Standards) establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards, provided that such local standards are cost effective and the California Energy Commission finds that the standards will require building to be designed to consume no more energy than permitted by the California Energy Code; and

**WHEREAS** on or about September 20, 2016, the State of California enacted Senate Bill (SB) 32, which added Health and Safety Code Section 38566 to require greenhouse gas emissions to be reduced to 40 percent below 1990 levels by no later than December 31, 2030; and

**WHEREAS** the State of California updates and sets Building Codes and Standards on a triennial cycle for single-family, multifamily and nonresidential structures with the intended purpose to improve building efficiency and reduce greenhouse gas emissions; and

**WHEREAS** the City's local amendments to the 2022 California Building Codes, including the California Green Building Code, increase requirements for single-family (e.g., townhomes), multifamily, and nonresidential structures beyond that of the State's requirement because, based on local climatic, geological or topographical conditions, they are necessary to reduce demands for local energy and resources, reduce regional pollution, and promote a lower contribution to greenhouse gases emissions; and

**WHEREAS** the content and details of this ordinance were the subject of a public stakeholder workshop conducted on January 14, 2025, which included numerous stakeholders; and

**WHEREAS** staff has reviewed the cost effectiveness studies prepared by the California Statewide Codes and Standards Reach Code Program and associated study data and find them sufficient to illustrate compliance with the requirements set forth under California Administrative Code Chapter 10-106; and

**WHEREAS** the City's local amendments will result in designs that consume less energy than they would under the 2022 State Energy Code through the California Statewide Codes and Standards Reach Code Program, has performed cost effectiveness analyses as required by the California Energy Commission for the local amendments to the California Energy Code contained in this ordinance which is hereby incorporated by reference; and

**WHEREAS** based upon these analyses, the City Council of the Goleta finds that the local amendments to the California Energy Code contained in this ordinance have at least one cost effective pathway and will require buildings to be designed to consume no more energy than permitted by the California Energy Code; and

**WHEREAS** the Goleta City Council adopted a determination at a public meeting on [Month Day, Year], that the locally adopted energy efficiency standards contained in [Ordinance No. XX-XXXX] are cost-effective; and

**WHEREAS** adoption of Reach Codes support the Goleta City Council's Strategic Plan and climate action goals, which aim to reduce communitywide GHG emissions; and

**WHEREAS** the Goleta City Council adopted the 2023-24 and 2024-25 Planning and Environmental Review Annual Work Programs, which included developing Reach Codes that further building electrification as a top priority; and

**WHEREAS** scientific evidence has established that GHG accumulation in the atmosphere as the result of human activity is the primary cause of the global climate crisis; and

**WHEREAS**, in California alone, the initial impacts of climate change have resulted in unprecedented disasters with consequential human, economic, and environmental costs; and

**WHEREAS** the climate change crisis is happening now, impacting Goleta in unprecedented ways, and affecting the health and safety of the Goleta community; and

**WHEREAS** the Intergovernmental Panel on Climate Change estimates that global emissions need to be reduced by 45% from 2010 levels by 2030, and 100% by 2050 to prevent global catastrophe; and

**WHEREAS**, in 2016, the State of California enacted Senate Bill (SB) 32 to require GHG emissions to be reduced to 40% below 1990 levels by 2030 and in 2018 Governor Brown issued Executive Order B-55-18 establishing a statewide target of carbon neutrality by 2045; and

**WHEREAS** achieving climate goals will require action at all levels, including individual, community, local and state government, businesses and utilities, in order to protect the health and welfare of the community, while meeting state and federal efforts; and

**WHEREAS** the City must accelerate our actions to mitigate and adapt to climate change in Goleta, and more quickly move toward a low-carbon, sustainable, and resilient future; and

**WHEREAS**, in California alone, the initial impacts of climate change have resulted in unprecedented disasters with consequential human, economic, and environmental costs; and

**WHEREAS** Goleta is already experiencing and is at risk of more frequently experiencing the devastating effects of extreme heat and weather events and flooding caused by climate change, including increased frequency and magnitude of wildfires and associated air pollution, health impacts, utility and transportation service interruptions, economic disruption, property loss, dislocation, housing shortages, and increased demand on public sector resources and emergency response capacity; and

**WHEREAS** the City of Goleta is situated along a wildland-urban interface and as a result is extremely vulnerable to wildfires and firestorms according to the Federal Emergency Management Authority (FEMA) Wildfire Risk Index Map; and

**WHEREAS** Santa Barbara County is ranked in the 99.4<sup>th</sup> national percentile and 84.5<sup>th</sup> percentile in California for the natural hazard risk index; and

**WHEREAS**, because of the City's unique local climatic, geologic and topographic conditions, the City desires to make amendment and additions to the code.

**WHEREAS** using electric heating and cooling infrastructure in new buildings fueled by less greenhouse gas intensive electricity is linked to significantly lower greenhouse gas emissions and is cost competitive because of the cost savings associated with all-electric designs that avoid new gas infrastructure; and

**WHEREAS** the most cost-effective time to integrate electrical infrastructure is in the design phase of a building project because building systems and spaces can be designed to optimize the performance of electrical systems and the project can take full advantage of avoided costs and space requirements from the elimination of natural gas piping and venting for combustion air safety; and

**WHEREAS** it is the intent of the City Council to reduce natural gas emissions in new buildings where all electric infrastructure can be most practicably integrated, thereby reducing the environmental and health hazards produced by the consumption and transportation of natural gas; and

**NOW THEREFORE THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:**

### **SECTION 1. RECITALS.**

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

### **SECTION 2. PUBLIC HEALTH AND SAFETY FINDINGS.**

Pursuant to California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5, the City of Goleta City Council declares that the following amendments to the Goleta Green Building Code are reasonably necessary due to local climactic, geological, or topographical conditions listed below and as set forth in the Recitals incorporated herein.

Goleta is already experiencing and is at risk of more frequently experiencing the devastating effects of extreme heat and weather events and flooding caused by climate change, including increased frequency and magnitude of wildfires and associated air pollution, health impacts, utility and transportation service interruptions, economic disruption, property loss, dislocation, housing shortages, and increased demand on public sector resources and emergency response capacity.

The City of Goleta is situated along a wildland-urban interface and as a result is extremely vulnerable to wildfires and firestorms according to the Federal Emergency Management

Authority (FEMA) Wildfire Risk Index Map. Santa Barbara County is ranked in the 99.4<sup>th</sup> national percentile and 84.5<sup>th</sup> percentile in California for the natural hazard risk index.

According to the 100-year and 500-year flood maps provided by FEMA, the City of Goleta has a significant risk of flooding during extreme weather events and flood events can majorly disrupt access to utilities, emergency services, and transportation. Extreme weather events are expected to increase as the climate warms due to the greenhouse gas effect.

The amendment is in the interests of public health and safety and general community welfare, as City residents suffer from asthma and other health conditions associated with poor air quality exacerbated by burning fossil fuels. Census tract 6083003001, located in Old Town Goleta, is in the 85<sup>th</sup> percentile for pollution burden in the state, designating this tract as a state recognized Disadvantage Community per SB 535 and indicated in CalEnviroScreen 4.0.

The local amendments to the 2022 California Green Building Standards Code implemented by this ordinance will reduce GHG emissions within the City with the intent to reduce the City's contributions to climate change and in turn reduce the impacts of climate change.

**SECTION 3. ENVIRONMENTAL FINDINGS.** The City Council hereby finds and determines that this ordinance has been assessed in accordance with the California Environmental Quality Act (Cal. Pub. Res. Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (14 Cal. Code Regs. § 15000 et seq.) and is categorically exempt from CEQA under CEQA Guidelines, § 15061(b)(3), which states that CEQA does not apply, "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." These standards are more stringent than the State energy standards, and as such, there are no reasonably foreseeable adverse impacts, and there is no possibility that the Ordinance in question may have a significant effect on the environment. Adoption of the ordinance would not be an activity with potential to cause significant effect on the environment because the adoption and local amendments to the California Energy Code are enacted to provide more protection to the environment and therefore is exempt from CEQA. Therefore, it can be seen with certainty that there is no possibility that the ordinance in question may have a significant effect on the environment; accordingly, the ordinance is categorically exempt from CEQA.

#### **SECTION 4. CODE AMENDMENT.**

Chapter ~~15.15.03~~ **Energy Electrical** Code of Title 15 of the Goleta Municipal Code is hereby amended to read in its entirety as follows:

**15.15.03.010 Adoption of ~~Energy Electrical~~ Code**

**15.15.03.020 Local Amendments to Definitions**

15. ~~15.03~~.030 Local Amendments to Nonresidential, Hotel/Motel Occupancies and Covered Processes – Mandatory Requirements
15. ~~15.03~~.040 Local Amendments to Nonresidential and Hotel/Motel Occupancies – Mandatory Requirements for Lighting Systems and Equipment and Electrical Power Distribution Systems
15. ~~15.03~~.050 Local Amendments to Nonresidential and Hotel/Motel Occupancies – Performance and Prescriptive Compliance Approaches for Achieving Energy Efficiency
15. ~~15.03~~.060 Local Amendments to Single-Family Residential Buildings – Mandatory Features and Devices
15. ~~15.03~~.070 Local Amendments to Single-Family Residential Buildings – Performance and Prescriptive Compliance Approaches
15. ~~15.03~~.080 Local Amendments to Multifamily Buildings – Mandatory Requirements
15. ~~15.03~~.090 Local Amendments to Multifamily Buildings – Performance and Prescriptive Compliance Approaches

15. ~~15.03~~.010 Adoption of **Energy Electrical** Code

A. The California **Energy Electrical** Code, 2022 Edition including the appendices thereto, except as may be amended by this chapter, are hereby adopted as the **Energy Electrical** Code of the City.

B. One copy of the California **Energy Electrical** Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

15. ~~15.03~~.020 Local Amendments to Definitions

A. Chapter 1 "All Occupancies – General Provisions," Section 100.1(b), "Definitions and Rules of Construction," of Chapter 1 of the **Energy Electrical** Code is amended to add the following definitions:

**ELECTRIC HEATING APPLIANCE.** A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

**KITCHEN, INSTITUTIONAL COMMERCIAL** is a kitchen dedicated to a foodservice establishment that provides meals at institutions including schools, colleges and universities, hospitals, correctional facilities, private cafeterias, nursing homes, and other buildings or structures in which care or supervision is provided to occupants.

**KITCHEN, QUICK-SERVICE COMMERCIAL** is a kitchen dedicated to an establishment primarily engaged in providing fast food, fast casual, or limited services. Food and drink may be consumed on premises, taken out, or delivered to the customer's location.

**NET FREE AREA (NFA)** is the total unobstructed area of the air gaps between louver and grille slats in a vent through which air can pass. The narrowest distance between two slats, perpendicular to the surface of both slats is the air gap height. The narrowest width of the gap is the air gap width. The NFA is the air gap height multiplied by the air gap width multiplied by the total number of air gaps between slats in the vent.

#### **15.15.03-030 Local Amendments to Nonresidential, Hotel/Motel Occupancies and Covered Processes – Mandatory Requirements**

A. Section 120.2 “Required Controls for Space-Conditioning Systems” of Subchapter 3 is amended to add Section 120.2(l) to be numbered, entitled and to read as follows:

(a) – (k): Subsections 120.2(a) – (k) are adopted without modification.

(l) HVAC Hot Water Temperature. Zones that use hot water for space heating shall be designed for a hot water supply temperature of no greater than 130 °F.

B. Section 120.6 “General” of Subchapter 3 is amended to add Section 120.6 to be numbered, entitled, and to read as follows:

(a) – (j): Subsections 120.6(a) – (j) are adopted without modification.

(k) Mandatory requirements for commercial kitchens. Electric Readiness for Newly Constructed Commercial Kitchens shall meet the following requirements:

1. Quick-service commercial kitchens and institutional commercial kitchens shall include a dedicated branch circuit wiring and outlet that would be accessible to cookline appliances and shall meet all of the following requirements:

- a. The branch circuit conductors shall be rated at 50 amps minimum.
- b. The electrical service panel shall have a minimum capacity of 800 connected amps.



2. The electrical service panel shall be sized to accommodate an additional either 208v or 240v 50-amp breaker.

EXCEPTION 1 to Section 120.6(k): healthcare facilities.

EXCEPTION 2 to Section 120.6(k): all-electric commercial kitchens.

**15. ~~15.03~~ 040 Local Amendments to Nonresidential and Hotel/Motel Occupancies – Mandatory Requirements for Lighting Systems and Equipment and Electrical Power Distribution Systems**

A. Section 130.0 "Lighting Systems and Equipment, and Electrical Power Distribution Systems – General" of Subchapter 4 is amended to read as follows:

- a. The design and installation of all lighting systems and equipment in nonresidential and hotel/motel buildings, outdoor lighting, and electrical power distribution systems within the scope of Section 100.0(a), shall comply with the applicable provisions of Sections 130.0 through ~~130.5~~130.6.

**NOTE:** The requirements of Sections 130.0 through ~~130.5~~130.6 apply to newly constructed buildings. Section 141.0 specifies which requirements of Sections 130.0 through ~~130.5~~130.6 also apply to additions and alterations to existing buildings.

B. Section 130.6 "Electric Readiness Requirements for Systems Using Gas or Propane" of Subchapter 4 is amended to add Section 130.6 to be numbered, entitled and to read as follows:

**130.6 Electric Readiness Requirements for Systems Using Gas or Propane**

Where nonresidential systems using gas or propane are installed, the construction drawings shall indicate electrical infrastructure and physical space accommodating the future installation of an electric heating appliance in the following ways, as certified by a registered design professional or licensed electrical contractor.

- a) Branch circuit wiring, electrically isolated and designed to serve all electric heating appliances in accordance with manufacturer requirements and the California Electrical Code, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and

b) Labeling of both ends of the unused conductors or conduit shall be with “For Future Electrical Appliance”; and

c) Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (e.g. “Reserved for Future Electric Range”), and positioned on the opposite end of the panel supply conductor connection; and

d) Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electric heating appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code; and

e) Physical space for future electric heating appliances, including equipment footprint, and if needed a pathway reserved for routing of ductwork to heat pump evaporator(s), shall be depicted on the construction drawings. The footprint necessary for future electric heating appliances may overlap with non-structural partitions and with the location of currently designed combustion equipment.

**15.15.03.050 Local Amendments to Nonresidential and Hotel/Motel Occupancies – Performance and Prescriptive Compliance Approaches for Achieving Energy Efficiency**

A. Section 140.0 “Performance and Prescriptive Compliance Approaches” of Subchapter 5 is amended to read as follows:

Nonresidential and hotel/motel buildings shall comply with all of the following:

- a) The requirements of Sections 100.0 through 110.12 applicable to the building project (mandatory measures for all buildings).
- b) The requirements of Sections 120.0 through 130.56 (mandatory measures for nonresidential and high-rise residential and hotel/motel buildings).
- c) Either the performance compliance approach (energy budgets) specified in Section 140.1 or the prescriptive compliance approach specified in Section 140.2 for the Climate Zone in which the building will be located. Climate zones are shown in FIGURE 100.1-A.

NOTE to Section 140.0(c): The Commission periodically updates, publishes and makes available to interested persons and local enforcement agencies precise descriptions of the Climate Zones,

which is available by zip code boundaries depicted in the Reference Joint Appendices along with a list of the communities in each zone.

NOTE to Section 140.0: The requirements of Sections 140.1 through 140.10 apply to newly constructed buildings. Section 141.0 specifies which requirements of Section 140.1 through 140.10 also apply to additions or alterations to existing buildings.

B. Section 140.1 “Performance Approach: Energy Budgets” of Subchapter 5 is amended to read as follows:

A building complies with the performance approach if provided that:

1. The time-dependent valuation (TDV) energy budget calculated for the Proposed Design Building under Subsection (b) is no greater than the TDV energy budget calculated for the Standard Design Building under Subsection (a), and
2. The source energy budget calculated for the proposed design building under Subsection (b) has a source energy compliance margin, relative to the energy budget calculated for the standard design building under Subsection (a), of at least 7 percent for all nonresidential occupancies.

EXCEPTION 1 to 140.1 item 2. A source energy compliance margin of 0 percent or greater is required when nonresidential occupancies are designed with single zone space-conditioning systems complying with Section 140.4(a)2.

(a) – (c): Subsections 140.1 (a) – (c) are adopted without modification.

## **15. ~~15.03~~.060 Local Amendments to Single-Family Residential Buildings – Mandatory Features and Devices**

A. Section 150.0 “Mandatory Features and Devices” of Subchapter 7 is amended as follows:

Single-family residential buildings shall comply with the applicable requirements of Sections 150(a) through 150.0(v).

**NOTE:** The requirements of Sections 150.0 (a) through (v) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(r) also apply to

additions or alterations. The amendments to sections 150.0 (t) do not apply to additions or alterations.

(a) – (s): Subsections 150.0(a) – (s) are adopted without modification.

(t) Heat pump space heater ready. Systems using gas or propane furnace to serve individual dwelling units shall include the following:

1. A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as “240V ready.” All electrical components shall be installed in accordance with the California Electrical Code.

2. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump space heater installation. The reserved space shall be permanently marked as “For Future 240V use.”

3. A designated exterior location for a future heat pump compressor unit with either a drain or natural drainage for condensate.

(u) – (v): Subsections 150.0(u) – (v) are adopted without modification.

### **15.15.03.070 Local Amendments to Single-Family Residential Buildings – Performance and Prescriptive Compliance Approaches**

A. Section 150.1 “Performance and Prescriptive Compliance Approaches for Single Family Residential Buildings” of Subchapter 8 is amended to read as follows:

(a) Section (a) is adopted without modification

(b) Performance Standards. A building complies with the performance standards if the energy consumption calculated for the proposed design building is no greater than the energy budget calculated for the standard design building using Commission-certified compliance

software as specified by the Alternative Calculation Methods Approval Manual, as specified in sub-sections 1, 2 and 3 below.

1. Newly Constructed Buildings. The Energy Budget for newly constructed buildings is expressed in terms of the Energy Design Ratings, which are based on source energy and time-dependent valuation (TDV) energy. The Energy Design Rating 1 (EDR1) is based on source energy. The Energy Design Rating 2 (EDR2) is based on TDV energy and has two components, the Energy Efficiency Design Rating, and the Solar Electric Generation and Demand Flexibility Design Rating. The total Energy Design Rating shall account for both the Energy Efficiency Design Rating and the Solar Electric Generation and Demand Flexibility Design Rating. The proposed building shall separately comply with the Source Energy Design Rating, Energy Efficiency Design Rating and the Total Energy Design Rating. A building complies with the performance approach if the TDV energy budget calculated for the proposed design building is no greater than the TDV energy budget calculated for the Standard Design Building AND Source Energy compliance margin of at least 5, relative to the Source Energy Design Rating 1 calculated for the Standard Design building.

EXCEPTION 1 to Section 150.1(b)1. A community shared solar electric generation system, or other renewable electric generation system, and/or community shared battery storage system, which provides dedicated power, utility energy reduction credits, or payments for energy bill reductions, to the permitted building and is approved by the Energy Commission as specified in Title 24, Part 1, Section 10-115, may offset part or all of the solar electric generation system Energy Design Rating required to comply with the Standards, as calculated according to methods established by the Commission in the Residential ACM Reference Manual.

EXCEPTION 2 to Section 150.1(b)1. A newly constructed building with a conditioned floor area less than 1,500 square feet shall achieve a Source Energy compliance margin of 2 or greater, relative to the Source Energy Design Rating 1 calculated for the Standard Design building.

EXCEPTION 3 to Section 150.1(b)1. If due to conditions specific to the project it is technically infeasible to achieve compliance, the Building Official may reduce the compliance margin for a dwelling unit of not more than 1,500 square feet of conditioned floor space.

EXCEPTION 4 to Section 150.1(b)1. A newly constructed Accessory Dwelling Unit, as defined by Goleta Municipal Code [Section 17.41.030](#), shall achieve a Source Energy compliance margin of 0 or greater, relative to the Source Energy Design Rating 1 calculated for the Standard Design building.

2. Section (b)(2) is adopted without modification.
3. Section (b)(3) is adopted without modification.

## **15. ~~15.03~~ 080 Local Amendments to Multifamily Buildings – Mandatory Requirements**

A. Section 160.4 “Mandatory Requirements for Water Heating Systems” of Subchapter 10 is amended to remove subsection (a) as follows:

- (a) ~~Reserved. Systems using gas or propane water heaters to serve individual dwelling units shall include the following components:~~
- ~~1. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible to the water heater with no obstructions. In addition, all of the following:~~
    - ~~A. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated; and~~
    - ~~B. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words “Future 240V Use”; and~~
  - ~~2. A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; and~~
  - ~~3. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance; and~~
  - ~~4. A gas supply line with a capacity of at least 200,000 Btu/hr.~~

Sections (b) to (f) are adopted without amendments.

B. Section 160.9 “Mandatory Requirements for Electric Ready Buildings” of Subchapter 10 is amended to read as follows:

- (a) – (c): Subsections 160.9(a) – (c) are adopted without modification.

(d) Individual Heat Pump Water Heater Ready. Systems using gas or propane water heaters to serve individual dwelling units shall include the following components and shall meet the requirements of Section 160.9(f):

1. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, copper branch circuit rated to 30 amps, within 3 feet from the water heater and accessible to the water heater with no obstructions. In addition, all of the following:
  - A. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated; and
  - B. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V Use";
2. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance,
3. The construction drawings shall indicate the location of the future heat pump water heater. The reserved location shall have minimum interior dimensions of 39"x39"x96",
4. A ventilation method meeting one of the following:
  - A. The designed space reserved for the future heat pump water heater shall have a minimum volume of 700 cubic feet; or
  - B. The designed space reserved for the future heat pump water heater shall vent to a communicating space in the same pressure boundary via permanent openings with a minimum total net free area of 250 square inches so that the total combined volume connected via permanent openings is 700 cu. ft. or larger. The permanent openings shall be:
    - i. Fully louvered doors with fixed louvers consisting of a single layer of fixed flat slats; or
    - ii. Two permanent fixed openings, consisting of a single layer of fixed flat slat louvers or grilles, one commencing within 12 inches from the top of the

enclosure and one commencing within 12 inches from the bottom of the enclosure.

C. The designed space reserved for the future heat pump water heater shall include two 8" capped ducts, venting to the building exterior:

- i. All ducts, connections and building penetrations shall be sealed.
- ii. Exhaust air ducts and all ducts which cross pressure boundaries shall be insulated to a minimum insulation level of R-6
- iii. Airflow from termination points shall be diverted away from each other.

**(e) Central Heat Pump Water Heater Electric Ready.** Central water heating systems using gas or propane to serve multiple dwelling units shall include the following:

1. The system input capacity of the gas or propane water heating system shall be determined as the sum of the input gas or propane capacity of all water heating devices associated with each gas or propane water heating system.
2. Space reserved shall include:
  - A. Heat Pump. The minimum space reserved shall include space for service clearances and air flow clearances and shall meet one of the following:
    - i. If the system input capacity of the gas water heating system is less than 200,000 BTU per hour, the minimum space reserved for the heat pump shall be 2.0 square feet per input 10,000 BTU per hour of the gas or propane water heating system, and the minimum linear dimension of the space reserved shall be 48 linear inches.
    - ii. If the system input capacity of the gas water heating system is greater than or equal to 200,000 BTU per hour, the minimum space reserved for the heat pump shall be 3.6 square feet per input 10,000 BTU per



hour the gas or propane water heating system, and the minimum linear dimension of the space reserved shall be 84 linear inches.

- iii. The space reserved shall be the space required for a heat pump water heater system that meets the total building hot water demand as calculated and documented by the responsible person associated with the project.

B. Tanks. The minimum space reserved shall include space for service clearances and shall meet one of the following:

- i. If the system input capacity of the gas water heating system is less than 200,000 BTU per hour, the minimum space reserved for the storage and temperature maintenance tanks shall be 4.4 square feet per input 10,000 BTU per hour of the gas or propane water heating system.
- ii. If the system input capacity of the gas water heating system is greater than or equal to 200,000 BTU per hour, the minimum physical space reserved for the storage and temperature maintenance tanks shall be 3.1 square feet per input 10,000 BTU per hour of the gas or propane water heating system.
- iii. The space reserved shall be the space required for a heat pump water heater system that meets the total building hot water demand as calculated and documented by the responsible person associated with the project.

3. Ventilation shall be provided by meeting one of the following:

- A. Physical space reserved for the heat pump shall be located outside, or
- B. A pathway shall be reserved for future routing of supply and exhaust air via ductwork from the reserved heat pump location to an appropriate outdoor location. Penetrations through the building envelope for louvers and ducts shall be planned and identified for

future use. The reserved pathway and penetrations through the building envelope shall be sized to meet one of the following:

- i. If the system input capacity of the gas water heating system is less than 200,000 BTU per hour, the minimum air flow rate shall be 70 CFM per input 10,000 BTU per hour of the gas or propane water heating system and the total external static pressure drop of ductwork and louvers shall not exceed 0.17 inch when the future heat pump water heater is installed.
- ii. If the system input capacity of the gas water heating system is greater than or equal to 200,000 BTU per hour, the minimum air flow rate shall be 420 CFM per input 10,000 BTU per hour of the gas or propane water heating system and the total external static pressure drop of ductwork and louvers shall not exceed 0.17 inch when the future heat pump water heater is installed.
- iii. The reserved pathway and penetrations shall be sized to serve a heat pump water heater system that meets the total building hot water demand as calculated and documented by the responsible person associated with the project.

4. Condensate drainage piping. An approved receptacle that is sized in accordance with the California Plumbing Code to receive the condensate drainage shall be installed within 3 feet of the reserved heat pump location, or piping shall be installed from within 3 feet of the reserved heat pump location to an approved discharge location that is sized in accordance with the California Plumbing Code, and meets one of the following:

- A. If the system input capacity of the gas water heating system is less than 200,000 BTU per hour, condensate drainage shall be sized for 0.2 tons of refrigeration capacity per input 10,000 BTU per hour.
- B. If the system input capacity of the gas water heating system is greater than or equal to 200,000 BTU per hour, condensate drainage shall be sized for 0.7 tons of refrigeration capacity per input 10,000 BTU per hour.

C. Condensate drainage shall be sized to serve a heat pump water heater system that meets the total building hot water demand as calculated and documented by the responsible person associated with the project.

5. Electrical.

A. Physical space shall be reserved on the bus system of the main switchboard or on the bus system of a distribution board to serve the future heat pump water heater system including the heat pump and temperature maintenance tanks. In addition, the physical space reserved shall be capable of providing adequate power to the future heat pump water heater as follows:

i. Heat Pump. For the Heat Pump, the physical space reserved shall comply with one of the following:

A. If the system input capacity of the gas water heating system is less than 200,000 BTU per hour, provide 0.1 kVA per input 10,000 BTU per hour.

B. If the system input capacity of the gas water heating system is greater than or equal to 200,000 BTU per hour, provide 1.1 kVA per input 10,000 BTU per hour.

C. The physical space reserved supplies sufficient electrical power required to power a heat pump water heater system that meets the total building hot water demand as calculated and documented by the responsible person associated with the project.

ii. Temperature Maintenance Tank. For the Temperature Maintenance Tank, the physical space reserved shall comply with one of the following:

A. If the system input capacity of the gas water heating system is less than 200,000 BTU per hour, provide 1.0 kVA per input 10,000 BTU per hour.

B. If the system input capacity of the gas water heating system is greater than or equal to 200,000 BTU per hour, provide 0.6 kVA per input 10,000 BTU per hour.

C. The physical space reserved supplies sufficient electrical power required to power a heat pump water heater system that meets the total building hot water demand as calculated and documented by the responsible person associated with the project.

(f) The building electrical system shall be sized to meet the future electric requirements of the electric ready equipment specified in sections 160.9 a – e. To meet this requirement the building main service conduit, the electrical system to the point specified in each subsection, and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each electric ready appliance in accordance with the California Electric Code.

## **15.15.03.090 Local Amendments to Multifamily Buildings – Performance and Prescriptive Compliance Approaches**

A. Section 170.1 “Performance Approach” of Subchapter 11 is adopted with amendments as follows:

A building complies with the performance approach if the TDV energy budget calculated for the proposed design building under Subsection (b) is no greater than the TDV energy budget calculated for the Standard Design Building under Subsection (a). Additionally,

1. The energy budget, expressed in terms of source energy, of a newly constructed low-rise multifamily building (three habitable stories or less) shall be at least 7 percent lower than that of the Standard Design Building.

Sub-sections (a) to (d) are adopted without amendments.

## **SECTION 5. SEVERABILITY.**

If any word, phrase, sentence, part, section, subsection, or other portion of this Chapter, or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Chapter, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City Council hereby declares that it would have passed this title, and each section, subsection, sentence, clause, and phrase of this Chapter, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases is declared invalid or unconstitutional.

**SECTION 6. CERTIFICATION.**

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

**SECTION 7. EFFECTIVE DATE.**

This ordinance shall take effect 30 days following adoption by the City Council.

**INTRODUCED ON** the \_\_\_\_ day of \_\_\_\_\_, 2025.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
PAULA PEROTTE, MAYOR

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK

\_\_\_\_\_  
ISAAC ROSEN  
ACTING CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SANTA BARBARA ) ss.  
CITY OF GOLETA )

I, Deborah S. Lopez, City Clerk of the City of Goleta, California, do hereby certify that the foregoing Ordinance No. 25-\_\_ was introduced on \_\_\_\_\_, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the \_\_\_\_\_, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

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DEBORAH S. LOPEZ  
CITY CLERK