

ORDINANCE NO. 3227

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.12, GREEN BUILDING STANDARDS, OF THE
CHULA VISTA MUNICIPAL CODE, ADDING SECTION
15.12.030, COOL ROOF

WHEREAS, on May 3, 2011, City Council approved Resolution 2011-076 in which City Council adopted the Climate Adaptation Plans and approved their implementation; and

WHEREAS, the adopted Climate Adaptation Strategies will help reduce the City's future risks and costs from expected local climate change impacts; and

WHEREAS, the Implementation Plan for Strategy #3, Cool Roofs, proposed amending the City's Green Building Standards, Chula Vista Municipal Code (CVMC) Chapter 15.12, to require what are currently voluntary cool roof measures in the 2010 California Green Building Standards Code on new low-rise residential developments; and

WHEREAS, the California Energy Commission determined that because cool roofing is currently one of the compliance options available in the California Energy Code and because it affects the energy efficiency of buildings, mandating cool roofs requires the California Energy Commission's review and approval prior to a cool roof ordinance taking effect; and

WHEREAS, the California Energy Commission's review and approval process requires City Council's determination that the proposed local standards will not require buildings to consume more energy than permitted by the current California Energy Code and are cost-effective; and

WHEREAS, a study prepared by Gabel Associates, LLC analyzed the energy savings and cost-effectiveness of requiring Tier 1 and Tier 2 residential cool roof standards, which are currently voluntary standards in the 2010 California Green Building Standards Code, in the two Climate Zones that are within the boundary of Chula Vista; and

WHEREAS, the results of the study showed that requiring Tier 1 or Tier 2 cool roof standards in Climate Zone 7 is not cost-effective, however the requirements are cost-effective in Climate Zone 10; and

WHEREAS, based on the results of the study, Gable Associates, LLC recommends requiring Tier 1 or Tier 2 standards only in Climate Zone 10; and

WHEREAS, based on the results of the study, Tier 2 cool roof standards in Climate Zone 10 are more cost-effective than Tier 1 standards; and

WHEREAS, based on staff research, the majority of new residential developments in Chula Vista will have steep-sloped roofs with concrete or clay tile roofing that will meet or exceed Tier 1 cool roof standards; and

WHEREAS, the Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity falls within the Class 8 Categorical Exemption pursuant to California Code of Regulations Title 14, Chapter 3, Article 19 (the "State CEQA Guidelines") section 15308 and therefore is exempt from environmental review; and notwithstanding the Class 8 Categorical Exemption, the Director of Development Services has further determined that there is also no possibility that the activity may have a significant effect on the environment; therefore, pursuant to section 15061(b)(3) of the State CEQA Guidelines the activity is exempt from the provisions of CEQA.

SECTION I: NOW, THEREFORE, BE IT ORDAINED, that the City Council of the City of Chula Vista does hereby find and determine that:

Mandating Tier 2 cool roof standards in Climate Zone 10 will not require buildings to consume more energy than permitted by the current California Energy Code; and

Tier 2 cool roof standards in Climate Zone 10 are cost-effective; and

Mandating Tier 2 cool roof standards in Climate Zone 10 is necessary due to local climatic and environmental conditions.

SECTION II: BE IT FURTHER ORDAINED, that the City Council of the City of Chula Vista does hereby find and determine that Chapter 15.12 of the Chula Vista Municipal Code is hereby amended by adding Section 15.12.030, Cool Roof, as follows:

Section 15.12.030 Cool Roof

The voluntary Tier 2 cool roof measures found in Subsection A4.106.5 of the California Green Building Standards Code are mandatory in Climate Zone 10 for new low-rise residential developments.

SECTION III: EFFECTIVE DATE

This Ordinance shall take effect after the City Council acknowledges receipt of actions taken by the California Energy Commission pursuant to Title 24, Part 1 of the California Code of Regulations (the "California Administrative Code") section 10-106 but no sooner than the thirtieth day from and after this Ordinance's final adoption.

Presented by



Gary Halbert P.E., AICP
Assistant City Manager/Director of
Development Services

Approved as to form by



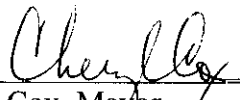
Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 27th day of March 2012, by the following vote:

AYES: Councilmembers: Bensoussan, Castaneda, Ramirez and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: Aguilar



Cheryl Cox, Mayor

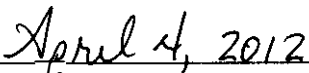
ATTEST:



Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3227 had its first reading at a regular meeting held on the 10th day of January 2012 and its second reading and adoption at a regular meeting of said City Council held on the 27th day of March 2012; and was duly published in summary form in accordance with the requirements of state law and the City Charter.



Dated



Donna R. Norris, CMC, City Clerk