



CITY OF ENCINITAS

Residential Building Energy Efficiency Regulations

Encinitas Municipal Code Section 23.12.080.C



What projects are affected?

City Council Ordinance 2021-13, adopted by City Council on October 27, 2021 effects **existing** residential building **additions** or **alterations with a permit value of \$50,000 or higher**. The ordinance is effective as of August 2, 2022 as part of EMC Section 23.12.080.C.

What are the requirements?

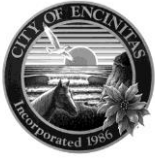
The following lists the requirements for Single-family and Multi-family residential projects by age of the building:

1. Additions or Alterations to **Single-family** residential buildings **built before 1978** shall include one of the following:
 - a. Duct Sealing; or
 - b. Cool Roof.
2. Additions or Alterations to **Single-family** residential buildings **built between 1978-present** shall include one of the following:
 - a. Lighting Package; or
 - b. Water Heating Package.
3. Additions and alterations to **Multi-family** residential buildings **built before 1978** shall include attic insulation with a minimum of R-38 rating.
4. Additions and alterations to **Multi-family** residential buildings **built between 1978 and 1990** shall include one of the following:
 - a. Duct Sealing; or
 - b. Cool Roof.
5. Additions and alterations to **Multi-family** residential buildings built **after 1991** shall include one of the following:
 - a. Lighting Package; or
 - b. Water Heating Package.

Are there any exceptions?

These requirements do not apply to residential buildings that receive a rating of seven (7) or higher on the U.S. Department of Energy's Home Energy Score rating system based upon an assessment by a Home Energy Score Certified Assessor, to the satisfaction of the Development Services Director or their designee. The insulation requirement does not apply to residential dwellings that 1) lack vented attic spaces; 2) have existing attic insulation levels greater than R-5; 3) or are currently unconditioned for space heating and cooling.

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Compliance Pathway

