



CITY OF ENCINITAS
Development Services Department
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SINGLE-FAMILY GREEN BUILDING CHECKLIST

PURPOSE AND RELEVANCE TO CAP

The City's Climate Action Plan (CAP) outlines actions and measures to reduce greenhouse gas (GHG) emissions, including measures that must be implemented by development projects seeking building permits. This checklist provides a streamlined review process for proposed development projects that are subject to local CAP-related building requirements.

CHECKLIST PROCEDURE

- The applicant must complete this checklist and include it with the project submittal package or as part of a building permit application when seeking a permit for a New Construction, Addition, or Alteration project.
- The applicant must provide plan references, an explanation, and/or relevant supporting materials to demonstrate how the project satisfies, is not applicable to, or qualifies for an exception to the requirements.
- The applicable requirements in the checklist must be included in the project's conditions of approval (if discretionary permit needed) and on the permitted building plans.
- The applicant is responsible for recording/retaining all manufacturer name plate data or similar for equipment installed before it becomes inaccessible or illegible due to construction. Recording/retaining installed equipment information is mandatory.

REFERENCED CODE

Ordinances 2022-13, 2022-14, and 2024-04 were adopted and incorporated into Chapter 23 of the Encinitas Municipal Code. This checklist references sections of EMC Chapter 23, the California Energy code (Title 24, Part 6), and the California Green Building Code (Title 24, Part 11), where relevant. The links below may be used to review the code sections referenced.

Encinitas Municipal Code Chapter 23 - Denoted as "EMC" throughout the checklist.

Full Code: <https://ecode360.com/EN5042>

California Title 24 Part 6 - Denoted as "T24P6" throughout the checklist.

Full Code: <https://energycodeace.com/content/reference-ace-2022-tool>

California Title 24 Part 11 - Denoted as "T24P11" throughout the checklist.

Full Code: <https://codes.iccsafe.org/content/CAGBC2022P3>

Fact Sheets summarizing the requirements can be found [here](#).

CONTACT INFORMATION

Applicant Name/Company:	
Applicant Contact Phone:	Applicant Contact Email:

PROJECT INFORMATION

Project Number:	Project Name:
Project Address:	APN #:
Proposed Building Gross Sq Ft.:	Permit Valuation:

Scope of Work/Project Description:

Are you participating or interested in the City's Green Building Incentive Program?

PROJECT TYPE AND APPLICABLE CHECKLIST SECTIONS

Project Type	Required Sections	Notes
<input type="checkbox"/> New Construction	1, 2, 4, 5, 6	Includes new, detached ADUs
<input type="checkbox"/> Alteration/Addition:		Includes attached ADUs and attached, or detached garage conversions
<input type="checkbox"/> Permit Value <\$50,000	N/A	
<input type="checkbox"/> Permit Value ≥\$50,000	3	
<input type="checkbox"/> >50% of roof framing and exterior bearing walls/columns removed	1, 2, 4, 5, 6	Considered new construction, no longer addition/alteration
<input type="checkbox"/> Building conditioned area more than doubled	1, 2, 4, 5, 6	Considered new construction, no longer addition/alteration

Note: All projects require the Encinitas "Green Building Checklist" forms to be filled out and submitted for review. Please identify the "Applicability" of all sections as Required, Exception Requested, or Not Applicable. For sections marked as Exception Requested or Not Applicable, please provide documentation or clarification in the area provided on the form. For sections marked as Required, please include the information on the plans and note the sheet number on the form.

Definitions:

Single-family Buildings: Detached one- and two-family dwellings (e.g. duplexes), and townhouses. (See [T24P6 100.1\(b\)](#))

Accessory Dwelling Unit (ADU): Dwelling unit accessory to a primary dwelling. Detached and newly constructed ADUs are considered new residential. Attached ADUs in existing buildings are considered existing residential in Ordinances 2022-13 and 2022-14 and are subject to applicable addition/alterations requirements.

Multifamily: Buildings, other than townhomes, containing more than two dwelling units. Ex., apartment complex, condominium. (See [T24P6 100.1\(b\)](#)) (Multifamily projects should use the multifamily checklist available [here](#))

New Construction: All new buildings and any existing buildings where more than 50% of the roof framing and exterior bearing walls/columns are removed or conditioned area more than doubles.

VOLUNTARY MEASURE	APPLICABILITY
1. ALL-ELECTRIC - NEW BUILDINGS	
<p>All-Electric Building Recommendation. The City of Encinitas recommends that all residential new construction projects be designed and built as all-electric.</p> <p>All-Electric buildings must:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Use electricity as the source of energy for space heating, water heating, cooking appliances, and clothes drying appliances; <input type="checkbox"/> Do not have natural gas or propane plumbing in the building or on the property; <input type="checkbox"/> Have no gas meter connection; <input type="checkbox"/> Use a heat pump or solar thermal system for pool heating. 	<p>To be completed by Applicant:</p> <p><input type="checkbox"/> Voluntarily Comply</p> <p>Plan Sheet Reference(s):</p> <hr/> <p><input type="checkbox"/> Opt Out</p>

MANDATORY MEASURE	APPLICABILITY								
2. ENERGY PERFORMANCE AND ELECTRIC READINESS									
<p>Energy Performance Requirements (EMC 23.12.080). <i>(These requirements will be effective on or after September 12, 2024. Please consult with the Building Division for the final effective date.)</i></p> <p>For any new dwelling unit with more than 1,500 square feet of conditioned space, the total source energy (EDR1) of the Proposed Design Building shall be less than the EDR1 of the Standard Design Building by a compliance margin of 4.5. If the Certificate of Compliance is prepared by a Certified Energy Analyst, the compliance margin shall be at least 3.5.</p> <p>To be completed by Applicant:</p> <p>Certificate of Compliance prepared by Certified Energy Analyst? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>For each dwelling unit with more than 1,500 square feet of conditioned floor space, report the compliance margins below.</p> <table border="1" data-bbox="110 1491 1027 1659"> <thead> <tr> <th>Address/Unit Number (add page if needed)</th> <th>Compliance Margin (EDR1)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Address/Unit Number (add page if needed)	Compliance Margin (EDR1)							<p>To be completed by Applicant:</p> <p><input type="checkbox"/> Required</p> <p>Plan Sheet Reference(s):</p> <hr/> <p><input type="checkbox"/> Exception Request*</p> <p><input type="checkbox"/> Not Applicable*</p> <p>*Provide documentation, see below.</p>
Address/Unit Number (add page if needed)	Compliance Margin (EDR1)								

Electric Readiness Requirements (EMC 23.12.080 and T24P6 §150.0(n, s, t, u and v). Any new dwelling unit with natural gas piping must satisfy the electric readiness requirements of the California Energy Code. In addition, if there is a gas furnace, designate a location for a future heat pump compressor with drainage.

To be completed by Applicant:

Does the project include gas plumbing? YES NO

If yes, provide documentation demonstrating that the design meets the electric readiness requirements.

To be completed by Applicant:

Required

Plan Sheet Reference(s):

***For section 2 substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.**

MANDATORY MEASURE	APPLICABILITY																																																											
3. EXISTING RESIDENTIAL ENERGY EFFICIENCY																																																												
<p>Single-family additions or alterations (EMC 23.12.080.D) shall include any one of the measures identified in Table 150.2-E, Single-family Requirements, where vintage shall refer to the year in which the building was originally permitted for construction. The following requirements shall apply to the entire dwelling unit, not just the addition or altered portion. Measure used in the project must be checked off in the table below.</p> <p>Table 150.2-E: Single-family Requirements</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th rowspan="2">Measures</th> <th colspan="3">Building Vintage</th> </tr> <tr> <th>Pre-1978</th> <th>1978-1991</th> <th>Post-1991</th> </tr> </thead> <tbody> <tr> <td>LED Lamps, Vacancy Sensors and Exterior Photocells</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Water Heating Package</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Cool Roof</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>R-38 Attic Insulation and Air Sealing</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Duct Sealing</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>New Ducts + Duct Sealing</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Windows</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="background-color: #cccccc;"></td> </tr> <tr> <td>R-13 Wall Insulation</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="background-color: #cccccc;"></td> <td style="background-color: #cccccc;"></td> </tr> <tr> <td>Heat Pump Water Heater (HPWH)</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Heat Pump HVAC</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Heat Pump Clothes Dryer</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Induction Cooktop</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>PV + Electric Ready Pre-Wire</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table> <p>The measures shall be installed to the specifications in Table 150.2-F, Single-Family Measure Specifications. Existing measures that meet the specifications in Table 150.2-F may be used to satisfy the requirements. Specifications can be found in Table 150.2-F in Ordinance 2022-13 (EMC 23.12.080.D).</p>	Measures	Building Vintage			Pre-1978	1978-1991	Post-1991	LED Lamps, Vacancy Sensors and Exterior Photocells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heating Package	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cool Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R-38 Attic Insulation and Air Sealing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Duct Sealing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New Ducts + Duct Sealing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>		R-13 Wall Insulation	<input type="checkbox"/>			Heat Pump Water Heater (HPWH)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Pump HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Pump Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Induction Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PV + Electric Ready Pre-Wire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>To be completed by Applicant:</p> <p><input type="checkbox"/> Required</p> <p>Year Built: _____</p> <p>Measure Selected: _____</p> <p>Plan Sheet Reference(s): _____</p> <p><input type="checkbox"/> Exception Request* <input type="checkbox"/> Not Applicable*</p> <p>*Provide documentation, see below.</p>
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***For section 3 substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.**

MANDATORY MEASURE	APPLICABILITY
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4. SOLAR PHOTOVOLTAIC SYSTEMS	
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Single-family Solar PV. (T24P6 §150.1(c)14)
 All single-family new construction projects must include solar photovoltaic equipment sized according to CA Title 24, Part 6, Energy Code Section 150.1(c)14. Single-family homes, including detached ADUs, with a system size specified by Section 150.1(c)14 greater than or equal to 1.8 kW_{dc} also apply.

To be completed by Applicant:
 Conditioned Floor Area: _____sq. ft.
 Min. System Size: _____kW_{dc} Actual System Size: _____kW_{dc}
 Battery Size: _____kWh (optional)

To be completed by Applicant:
 I acknowledge that solar PV is required as a deferred submittal and is included as a note in the building plans. Plan Sheet Reference(s):

 Exception Request*
 Not Applicable*
 *Provide documentation, see below.

***For section 4 substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.**

5. ELECTRIC VEHICLE CHARGING	
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EV Charging: New 1 and 2-family dwellings and townhouses with attached private garages (EMC 23.12.110 E).
 For each new dwelling unit with a garage, a **dedicated 208/240-volt branch circuit** shall be installed in the **raceway** required by CALGreen Section 4.106.4.1 ("EV-Ready¹"). The branch circuit and overcurrent protective device shall be rated at 40 amperes minimum.

To be completed by Applicant:
 Required*
 Plan Sheet Reference(s):

 Exception Request*
 Not Applicable*
 *Provide documentation, see below.

¹ **EV-Ready:** energized electrical outlets installed at the time of construction that are capable of charging an EV when a charging station is installed the future.

EV-Capable: A parking space linked to a listed electrical panel with sufficient capacity to provide at least 110/120 volts and 20 amperes to the parking space.

<p>To be completed by the applicant:</p> <p>Total number of EV spaces by type:</p> <p>EV Ready: _____</p> <p>Level 2 (optional): _____ DC Fast (optional): _____</p>	
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***For section 5, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.**

MANDATORY MEASURE	APPLICABILITY
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6. GRAYWATER	
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<p>Graywater Systems (EMC 23.12.110 D).</p> <p>Newly constructed single-family dwellings shall be pre-plumbed for a graywater system in accordance with Chapter 15 of the California Plumbing Code and including a connection to in a convenient location for integration of the graywater system with landscape irrigation systems and accepting graywater from all sources permissible in conformance with the definition of graywater as per Section 14876 of the California Water Code. Accessory Dwelling units are exempt from graywater requirements.</p>	<p>To be completed by Applicant:</p> <p><input type="checkbox"/> Required</p> <p>Plan Sheet Reference(s): _____</p> <p><input type="checkbox"/> Exception Request*</p> <p><input type="checkbox"/> Not Applicable*</p> <p>*Provide documentation, see below.</p>
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***For section 6, substantiate any request for exception or non-applicability. Submit any necessary supplementary documentation.**

DETERMINATION OF COMPLETION

By signing below, the applicant confirms having read, understood, and filled out the checklist truthfully and accurately and hence affirming compliancy of the Encinitas Local Energy and Green Building Ordinances 2022-13, 2022-14, and 2024-04. Applicant further acknowledges that the required energy and green building measure will be installed per the checklist and approved plan.

Applicant Name (print) _____ Signature _____ Date: _____