



CITY OF ENCINITAS

New Construction Energy Regulations

Encinitas Municipal Code Section 23.12.080



What projects are affected?

Ordinance 2024-04, adopted by City Council on June 12, 2024, requires that certain new residential projects meet higher energy performance standards than otherwise allowed under the State Energy Code, and that all residential buildings that are plumbed for natural gas be made ready for future conversion to electric equipment. To prevent climate pollution and reduce costs, it is recommended that project applicants consider an all-electric design for their project.

The ordinance is effective as of September 12, 2024 as part of EMC Section 23.12.080.

What are the requirements?

- New single-family homes, duplexes, and townhomes and low-rise multifamily projects must meet the following higher energy performance standards.
 - **New single-family homes, duplexes, and townhomes**, where dwelling units are 1,500 square feet or more of conditioned space, must achieve a source energy budget (i.e. Energy Design Ratio 1 or EDR1) that is at least 4.5 points lower than the State Energy Code requirement. If the compliance documents are prepared by a Certified Energy Analyst, the EDR1 may be at least 3.5 points lower than the State Energy Code requirement.
 - **New low-rise multifamily projects** (i.e., less than four habitable stories) must achieve a source energy budget that is at least 8% lower than the State Energy Code requirement. If the compliance documents are prepared by a Certified Energy Analyst, the source energy budget may be at least 7% lower than the State Energy Code requirement.
- All residential buildings that use gas for space or water heating must be designed and constructed for future conversion to electric heat pump technology. This includes requirements that exceed the State Energy Code for multifamily central gas water heating systems, which must have electrical capacity, space, ventilation, pathways, and drainage necessary to support conversion to an electric heat pump water heater in the future. For additional information, refer to [Guidance for Electric Readiness of Multifamily Central Hot Water Systems](#).

New buildings include major renovations involving more than 50% of the structural components or an addition that more than doubles the volume ([EMC Section 23.12.030.B.8](#)).

All-electric design and construction is encouraged for all buildings because these types of buildings produce less climate pollution, cost less to build, and can more readily achieve the higher energy performance standards. Heat pumps, in particular, are a good compliance strategy for the performance requirements. An all-electric building is a building that uses electricity as the source of energy for all its space heating, water heating, cooking, and clothes drying appliances, and has no fuel gas infrastructure within the building or building property lines for these end uses, except for abandoned fuel gas plumbing.

Where can I obtain additional information?

For more information, contact the Development Services Department at planning@encinitasca.gov or call 760-633-2710. You can also visit the department's public counter to learn more.