



CITY OF ENCINITAS

Nonresidential Building Energy Efficiency Regulations

Encinitas Municipal Code Section 23.12.110



What projects are affected?

Ordinance 2024-04, adopted by City Council on June 12, 2024, affects **existing** nonresidential buildings, including nonresidential portions of mixed-use construction, high rise residential, and hotels/motels with **additions of 1,000 sq. ft.** or **alterations with a permit value of at least \$200,000.** The ordinance is effective in the second half of 2024 as part of EMC Section 23.12.080.F. Please consult with the Building Division for more information.

What are the requirements?

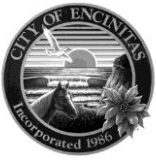
Steel Framing:

Projects with steel framing must maximize energy efficiency to avoid thermal bridging, as specified in Section A5.213.1 of the 2019 California Green Building Standards Code. Techniques for avoiding thermal bridging in the envelope include:

1. Exterior rigid insulation;
2. Punching large holes in the stud web without affecting the structural integrity of the stud;
3. Spacing the studs as far as possible while maintaining the structural integrity of the structure; and
4. Detailed design of intersections of wall openings and building intersections of floors, walls and roofs.

Are there any exceptions?

The nonresidential energy efficiency requirement only applies to projects that trigger square footage or permit value requirements. Where a project does not trigger requirements, this requirement does not apply.

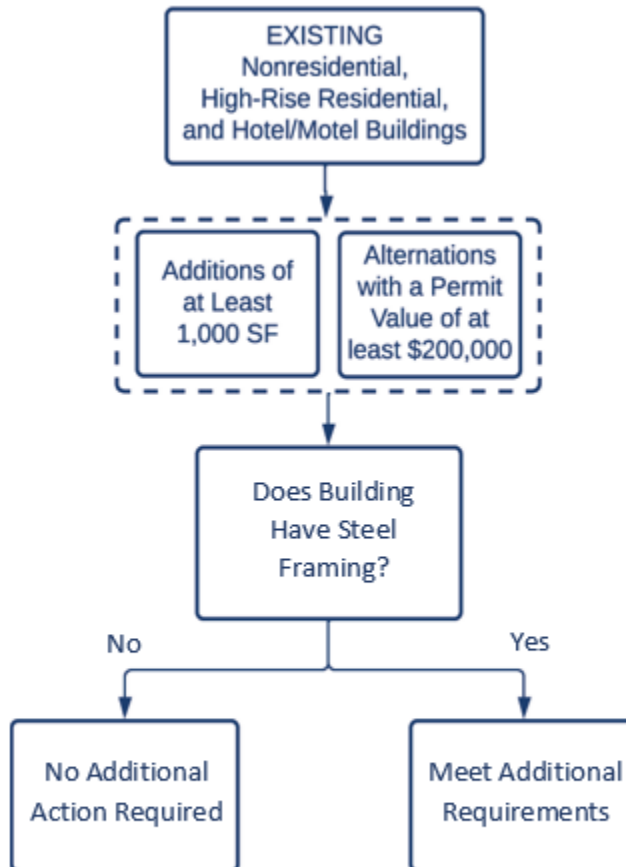


CITY OF ENCINITAS Nonresidential Building Energy Efficiency Regulations

Encinitas Municipal Code Section 23.12.110



Compliance Pathway



City of Encinitas Development Services Department
505 South Vulcan Avenue, Encinitas CA 92024
(760) 633-2710 • planning@encinitasca.gov • www.encinitasca.gov