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2022 Model Building Codes

Sonoma County

Permit and Resource Management

Department



Workshop Overview

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- Model Building Codes
- Code Changes for 2022
- 2022 Energy Codes Changes
- Tiny Homes and Emergency Housing

Model Code Adoption-Time Line

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- April 2022 – Workshop
- July 2022 – State Publication
- **August 2022 – Workshop**
- November 2022 – Hearing & Second Reading
- December 2022 – 30 day appeal period
- File with Building Standards Commission

2022 Energy Code

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- Energy Codes
 - PV systems for non-dwelling structures
 - Energy storage for non-dwelling structures
 - SFDs to be electric ready
 - Standards for Heat Pumps
 - Standards for Battery Storage

100% Electric Ready

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- 100% Electric Ready Dwellings
 - Infrastructure (conduit, wiring, electrical panel)
 - Electric Stove Tops
 - Electric Clothes Dryer
 - Energy Storage (Batteries)
 - Heat Pumps

100% Electric Dwellings

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- 100% Electric Dwellings
 - All electric appliances
 - No other forms of energy
 - Solar Panels already required
 - Two sources of electricity
 - the on-site solar system
 - the electrical grid

Energy Storage / Heat Pumps

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- Energy Storage (Batteries) / Heat Pumps
 - Not required for Residential
 - Storage required for Commercial
 - Options:
 - Require for Residential
 - Storage to match the solar system

Self-Sustaining Dwellings

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- Self-Sustaining Dwellings:
 - Required Solar Systems are Undersized
 - California's Electricity is reliant on Natural Gas
 - Option:
 - Size solar system to match the energy demand
 - Each dwelling become self-reliant

Other Key Findings

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- County (rural) vs City (urban)
 - Power Outages
 - Winter Storms
 - Boil Water Notices
 - Topography / Tree Canopy

- Options:
 - Exceptions
 - Allow some mixed fuel dwellings

Remodels/Additions

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- New Codes Affect New Development
- Existing Structures
- Solar Systems Installed
- Options:
 - Continue with Voluntary Approach
 - Require Solar Systems / Energy Storage
 - Based on Percent Remodel / Additions

Recommended Options -- Energy

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- Recommendations for Energy Code:
 - 100% Electric Ready Dwellings

Or

- 100% Electric Dwellings
- Energy Self-Sustaining Dwellings
- Exceptions:
 - Sites with little sunlight exposure
 - Natural gas/propane for cooking
 - Generators

Tiny Homes / Emergency Housing

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- Tiny Homes
 - Traditional / Permanent Dwelling
 - Temporary Housing
- Emergency Housing
 - Building Code Appendices

Tiny Homes – Permanent Dwellings

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- Traditional Housing
 - Single Family Dwellings
 - Accessory Dwelling Units

 - Constructed On-Site
 - Factory Built
 - Manufactured Homes

- Options
 - California Residential Code

Tiny Homes – Temporary Housing

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- Temporary Housing
 - Recreational Vehicles
 - Travel Trailers
 - Park Trailers

 - Factory Built
 - Custom Manufactured

Tiny Homes – Temporary Housing

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- Options
 - Regulating the Housing Unit
 - Regulation the Land Use
 - Regulation of Utilities

- Housing Unit
 - California Residential Code
 - HCD and ANSI

Tiny Homes – Temporary Housing

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- Land Use
 - Expand Allowed Uses
 - One per Legal Parcel
 - Parcel Size of 6,000 sq ft or more
 - Residential Uses Only
 - Rent Control

Tiny Homes – Temporary Housing

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- Utilities:
 - Waterless Toilets
 - Wastewater
 - Water Supply

Emergency Housing / Shelters

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- Emergency Housing
 - Building Code Appendices
 - Declared Shelter Crisis

 - Sleeping Cabins
 - Transportable Housing Units
 - Tents / Yurts
 - Membrane Structures

 - Limited to County projects

Housing Recommendations

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- Tiny Homes as Permanent Dwellings
- Tiny Homes as Temporary Housing
- Expand Temporary Housing
- Potable Water
- Sanitary Connection
- Utility Connection
- Amendments for Non-Flush and Flush Toilets
- Amendments to the Model Building Codes for Private Shelters

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Discussion / Direction

