

2022 Model Building Codes Local Workshop II

Attachment 2 – Summary of Options

Energy Code Options				
Topic/Option	Rationale	Required/Optional	Pro's	Con's
Electric Ready Dwellings		Mandated by Energy Code		
100% Electric Dwelling		Optional	Eliminates fossil fuels as a source of energy in dwellings	Does not eliminate the use of electricity that may be generated by fossil fuels
Require solar systems be sized to match the energy demand		Optional	Create self-sustaining dwellings relative to energy Reduces reliance on electric grid	Increases costs Usefulness based on exposure to sunlight
Require energy storage systems		Optional	Assists during power outages Reduces operational cost Assists grid performance in peak demand time periods	Increases initial costs Limited duration of power based on capacity of the energy storage system
Provide exception that allows mixed fuel dwelling for cooking only	There are areas in the County where solar panels are not effective and power outages are longer in duration	Paired with 100% Electric Dwelling	Provides an alternative source of energy during emergencies such as power outages and boil water notices	Creates CO2 emissions
Provide an exception allowing a hard wired fossil fuel generator. (Appliance size/configured generators are not regulated by the building code)	There are areas in the County where solar panels are not effective and power outages are longer in duration	Paired with 100% Electric Dwelling	Provides an alternative source of electricity during emergencies such as power outages and boil water notices	Creates CO2 emissions

	Energy storage systems do not have capacity for multi-day power outage			
Remodels/Additions to Dwellings: Add a solar system Add a heat pump Add energystorage	Existing dwellings far outnumber new construction. Concept is to require a solar system or to convert to 100% electric appliances when a specified amount of improvements to the dwelling are undertaken	Optional	Applying 100% electric dwellings or solar systems to existing housing accelerates the transition off fossil fuels	Increases cost for the remodel or addition Cost may be recovered over time

Temporary Housing / Emergency Housing

Topic/Option	Rationale	Required/Optional	Pro's	Con's
Tiny Home as permanent dwelling	Tiny home is defined in residential code as dwelling 400 square feet or less	Conformance with residential code is required when a small dwelling is proposed	Permanent dwelling	Increase costs relative to a temporary housing unit
Tiny Home as temporary housing unit	Recreational vehicles, park trailers and travel trailers are allowed in the residential code as temporary housing unit These units are inspected at the factory and require an ANSI certification	Conformance with the residential code is required for RV's, park trailers and travel trailers Local jurisdictions verify the ANSI certificates	Less expensive	Not a permanent dwelling
Temporary Housing – creating new category for the general public	Pricing for the dwellings and rent are too high for many residents of Sonoma County	Optional	Provides lower cost housing	Does not provide permanent dwellings

	The goal is to provide additional and lower cost housing solutions			
Wastewater	Each dwelling and temporary housing units needs to be connected to wastewater system	Connect to an on-site system Connect to a sanitary system Hold and Haul similar to Fire Rebuilds	Proper treatment and disposal of wastewater	Increase costs
Water Supply	Each dwelling and temporary housing units needs to be connected to a potable water system.	Connect to an on-site well Connect to a water system Current water availability testing for permanent dwellings Do not require water availability testing for temporary housing	Provides safe drinking water to residents	Increase costs
Power/Utilities	Each dwelling and temporary housing units needs to connected to a have a wastewater system	Required	Ensures dwellings and housing units are provide heating, cooling and lighting	Increase costs
Waterless Toilets	Provide an additional treatment method	Optional Amend Sonoma County Code to allow for non-flush and flush toilets	Provides an additional option	Potential risk of solids disposal/handling on-site, however, could requirement to haul solids to a treatment plant
Private Homeless Shelters	Allows the private sector to create homeless shelters	Optional	Potentially increases the number of shelters available to at-risk population	Potential impacts to neighbors