

Energy Reach Code and Commissioning for Non-Residential New Construction and Renovation

Compliance Verification



Effective 4/1/2020

Instructions: Select the non-residential Energy Reach Code requirements applicable to the project and follow the compliance instructions listed in the right column. Please note that this verification form is for reference only and does not need to be submitted with the Permit Application.

New Construction Projects

Project Condition	Requirement	Compliance Schedule & Instructions
All new construction must meet the following:		
<input type="checkbox"/> <p>New non-residential construction, high-rise residential, and hotel/motel projects.</p> <p><i>Projects submitted prior to 4/1/2020 shall comply with 2019 California State Energy Standards, Title 24 Part 6.</i></p> <p>(PAMC 16.17.070, PAMC 16.17.080)²</p>	<p>All-Electric Design ¹</p> <p>Option 1: A newly constructed All-Electric Building complies with the performance approach if the energy budget calculated for the proposed design building under Subsection (b) is no greater than the energy budget calculated for the Standard Design Building under Subsection (a) of PAMC 16.17.</p>	<p>Planning Phase: Select Energy Reach Code Option 1 on the preliminary Green Building Checklist "GB-1 Non-Res Mandatory Plus Tier 2" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p>Permit Phase: Show compliance with the Energy Reach Code Option 1 on the completed Green Building Checklist "GB-1 Res Mandatory Plus Tier 2" sheet and include in in the Permit Plans. Energy compliance sheet on plans must demonstrate that the Energy Reach Code has been met. Include the energy margin savings in the Green Building Survey. The Certificate of Compliance must be prepared and signed by a Certified Energy Analyst and the Total Energy Design Rating of the Proposed Design shall be no greater than the Standard Design Building.</p> <p>Inspection Phase: Install measures as shown on the Energy Compliance Report within the Permit Plans. Should any revisions occur that impact the Energy Compliance Report, the project must resubmit the Energy Compliance Report and the revision must maintain the option selected.</p>
<input type="checkbox"/> <p>New non-residential construction, high-rise residential, and hotel/motel projects.</p> <p><i>Projects submitted prior to 4/1/2020 shall comply with 2019 California State Energy Standards, Title 24 Part 6.</i></p> <p>(PAMC 16.17.070, PAMC 16.17.080)²</p>	<p>Mixed-fuel Design ¹</p> <p>Option 2: A newly constructed Mixed-Fuel Building complies with the performance approach if the energy budget calculated for the proposed design building under Subsection (b) has a compliance margin, relative to the energy budget calculated for the Standard Design Building under Subsection (a), of at least the value specified for the corresponding occupancy type in Table 140.1-A.³</p>	<p>Planning Phase: Select Energy Reach Code Option 2 on the preliminary Green Building Checklist "GB-1 Non-Res Mandatory Plus Tier 2" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p>Permit Phase: Show compliance with the Energy Reach Code Option 2 on the completed Green Building Checklist "GB-1 Res Mandatory Plus Tier 2" sheet and include in in the Permit Plans. Energy compliance sheet on plans must demonstrate that the Energy Reach Code has been met. The Certificate of Compliance must be prepared and signed by a Certified Energy Analyst and the Total Energy Design Rating of the Proposed Design shall be no greater than the Standard Design Building.</p> <p>Inspection Phase: Install measures as shown on the Energy Compliance Report within the Permit Plans. Should any revisions occur that impact the Energy Compliance Report, the project must resubmit the Energy Compliance Report and the revision must maintain the option selected.</p>

¹ Local amendment to the California Energy Code, Section 100.3 Local Energy Efficiency Reach Code can be found in PAMC 16.17.

² Time Dependent Valuation (TDV) Energy is the varying energy caused to be used by the building to provide space conditioning and water heating and for specified building lightings. TDV energy accounts for the energy at the building site and consumed in producing and in delivering energy to a site, including, but not limited to, power generation, transmission and distribution losses.

³ Projects shall comply with Table 140.1-A Mixed Fuel Building TDV Compliance Margins: Office Building = 12%; Retail Store = 12%; Hotel/motel and High-rise residential = 5%; Industrial/Manufacturing = 0%; All other Nonresidential occupancies = 5%.

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Non-Residential Building Commissioning (New Construction)

Project Condition	Requirement	Compliance Schedule & Instructions
Choose one of the following:		
<input type="checkbox"/> <p>Non-residential buildings with conditioned space less than 10,000 sq. ft. (CEC, Section 120.8(d) & 120(e))</p>	<p>Design Phase Commissioning Requirements</p>	<p>Planning Phase: Prior to submitting for Planning, conduct a formal design phase review of the schematic design documents in accordance with Section 120.8 (d) 1 and 2. Include the Design Review kickoff Certificate of Compliance (See Section 10-103).</p> <p>Permit Phase: Prior to submitting for permit, conduct a formal review of the construction documents in accordance with Section 120.8 (d)(3). Include the Construction Documents Design Review Certificate of Compliance Form (see Section 10-103). Show commissioning measures in the construction documents in accordance with Section 120.8 (e).</p>
<input type="checkbox"/> <p>Non-residential buildings with conditioned space of 10,000 sq. ft .or more (CEC, Section 120.8(a) through 120.8 (i))</p>	<p>Design Phase and Construction Phase Building Commissioning Requirements</p>	<p>Planning Phase: Prior to submitting for Planning, conduct a formal design phase review of the schematic design documents in accordance with Section 120.8 (d) (1) and (2). Include the Design Review kickoff Certificate of Compliance (See Section 10-103). Include sheet GB-3 showing the Owner's Project Requirements and Basis of Design in accordance with Section 120.8 (b) and (c).</p> <p>Permit Phase: Prior to submitting for permit, conduct a formal review of the construction documents in accordance with Section 120.8 (d) (3). Include the Construction Documents Design Review kickoff Certificate of Compliance Form (see Section 10-103). Show commissioning measures in the construction documents in accordance with Section 120.8 (e). Include a GB-3 showing the Owner's Project Requirements and Basis of Design in accordance with Section 120.8 (b) and (c). Include GB-4 outlining the Commissioning Plan in accordance with Section 120.8 (f).</p> <p>Construction Phase: Complete functional performance testing in accordance with Section 120.8 (g). Submit a copy of the systems manual and evidence of completed training in accordance with Section 120.8 (h) and a copy of the final commissioning report in accordance with Section 120.8 (i) at Final Inspection.</p>

¹ Local amendment to the California Energy Code, Section 100.3 Local Energy Efficiency Reach Code can be found in PAMC 16.17.

³ Building commissioning is a systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated, and maintained to meet the owner's project requirements. Commissioning requirements are outlined in Section 120.8 of the California Energy Code.