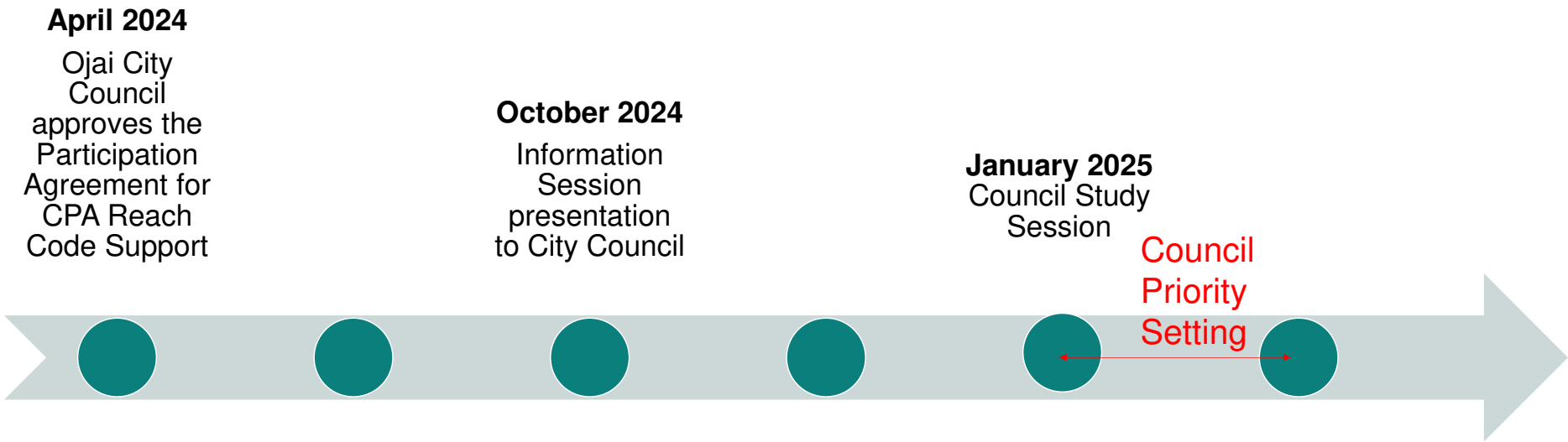
Ojai Existing Building Energy Efficiency Code

Stakeholder Workshop – August 5, 2025

Purpose

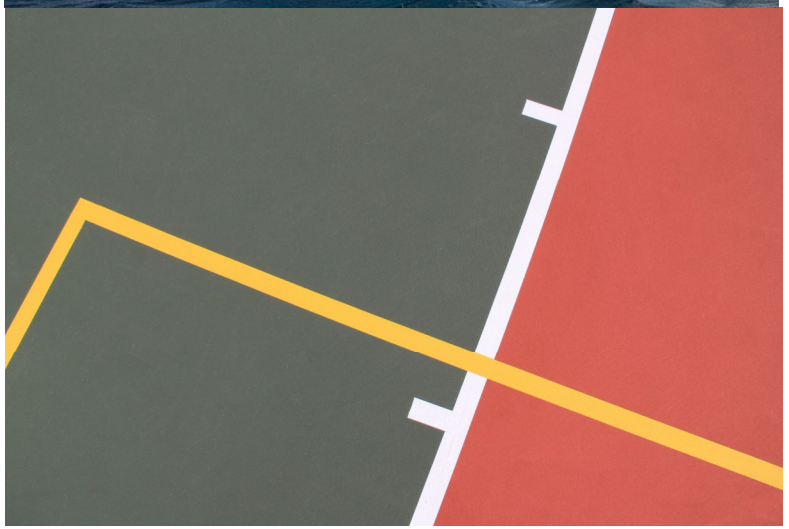
The purpose of this meeting is to give stakeholders and the community an opportunity to learn about and provide feedback on the energy efficiency ordinance proposed by City staff.

Flexpath Development Timeline



FlexPath Approach

- Leverages CPA's access to clean energy
- Responds to 9th Circuit ruling on Berkeley gas ban.
- Meets Federal Energy Policy and Conservation Act (EPCA)and State Energy Commission requirements.
  - Use of Federally-regulated appliances is not restricted.
  - Compliance pathways determined to be cost-effective
- Provides multiple pathways for applicants to comply.
- Administration can be folded into existing plan check procedures.
- San Luis Obispo and Santa Cruz have adopted a FlexPath approach. Menlo Park, Carson, West Hollywood and Santa Monica are currently developing FlexPath codes.



Resources (localenergycodes.com)

AB 130 Adoption Urgency

- Prohibits new state and local buildings standards on **residential buildings** from **October 1, 2025 – December 31, 2031.**

- Key exceptions allow for amendments that are:
  - Equivalent to codes adopted before Sept 30, 2025
  - In alignment with local general plan goals before June 10, 2025, and incentivize all-electric construction as part of an adopted GHG reduction strategy
  - Home hardening codes
  - Permit modernization strategies

Homeowner and Community Benefits

By introducing additional efficiency measures during time of major renovation, homeowners enjoy the below benefits at a small, incremental cost (usually less than 10%) as contractors are already on-site and performing work. Many of the measures homeowners can choose to include might already be part of the original renovation, further reducing incremental cost.

- Energy and bill savings
- Improved comfort
- Reduced asthma risk and improved indoor air quality
- Safer buildings from removing combustion risks
- Higher performing windows, insulation, air and duct sealing increase fire resistance
- Improved outdoor air quality

Flexpath Requirements

Trigger:

- Additions and Alterations or combination of **300 square feet** or larger:
  Target Score of 8

- Additions and Alterations or combination of **1,000 square feet** or larger:
  Target Score of 19

1 point equals 1 MMBTU saved per year
These are determined by the statewide cost-effectiveness study approved by the California Energy Commission (CEC)

Energy Efficiency Measures

	Measures	Points
	Water Heating Package	1
	Induction Cooktop	1
	Heat Pump Clothes Dryer	1
*	Air Sealing	1
*	Duct Sealing	3
	R-49 Attic Insulation	5
*	Windows	5
*	R-13 Wall Insulation	3
	New Ducts + Duct Sealing	6
*	R-19 Floor Insulation	1
*	R-30 Floor Insulation	2
	Heat Pump Water Heater (HPWH)	12
	Solar PV + Electric Ready Pre-Wire	17
	Heat Pump Space Heater	7
	Utility Room, Kitchen & Laundry-Related Electric Ready Pre-Wire	Mandatory
	Panel-Related Electric Ready Pre-Wire	Mandatory
	Electric Vehicle Infrastructure Pre-Wire for Parking Additions or Panel Upgrade	Mandatory

*** Measures that have a fire-hardening co-benefit**

Flexpath Requirements

Energy Efficiency Measures

Trigger:

- Additions and Alterations or combination of **300 square feet** or larger: **Target Score of 8**

Cost-Effective Pathway that Does Not Require Electrification

1 point equals 1 MMBTU saved per year
These are determined by statewide cost-effectiveness study approved by the California Energy Commission (CEC)

	Measures	Points
	Water Heating Package	1
	Induction Cooktop	1
	Heat Pump Clothes Dryer	1
*	Air Sealing	1
*	Duct Sealing	3
	R-49 Attic Insulation	5
*	Windows	5
*	R-13 Wall Insulation	3
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*** Measures that have a fire-hardening co-benefit**

Flexpath Requirements

Energy Efficiency Measures

Trigger:

- Additions and Alterations or combination of **1,000 square feet** or larger: **Target Score of 19**

Cost-Effective Pathway that Does Not Require Electrification

	Measures	Points
	Water Heating Package	1
	Induction Cooktop	1
	Heat Pump Clothes Dryer	1
*	Air Sealing	1
*	Duct Sealing	3
	R-49 Attic Insulation	5
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How were the target scores selected?

There are two rules to consider when selecting the target score:

The California Energy Commission (CEC) requires at least one cost-effective compliance pathway to meet the target score

The Energy Policy and Conservation Act requires at least one compliance pathway that does not require electrification

How were the target scores selected?

The highest score that the CEC would approve for Ojai is **37.** The lower target scores of **8** for 300 square feet and **19** for 1,000 square feet allow for more flexibility, options and reduces compliance cost.

Single Family | Climate Zone 9

Pre-1978 | Existing Single Family Building Upgrades [1] | Release Date: May 23, 2024

Maximum Cost-Effective Target Score Calculation

Cost-Effective Measures and Packages	Energy Savings site MMBtu/year	Flexible Score
Solar PV	17.25	17
New Ducts, R-8 Insulation + Duct Sealing	6.70	7
R-49 Attic insulation	5.14	5
Windows	4.55	5
R-13 Wall Insulation	2.97	3
Maximum using available flexible measures (On-Bill (2025) or LSC)	36.61	37

Maximum Cost-Effective Score

The maximum cost-effective score is the highest flexible score that can be met cost-effectively, based on the energy savings of measures for your policy. Any required flexible score that falls below or is equal to this maximum score has a cost-effective pathway available to permit applicants.

Source: Local Energy Codes Cost-Effectiveness Explorer Tool Cost-effectiveness Evidence

How were the triggers selected?

- **300 square feet** was set as the minimum trigger because at this stage we start to see:
  - Larger, more expensive projects
  - Projects that might include some of the measures in the flexpath
- **1,000 square feet** was selected to meet a higher threshold because the larger projects present an opportunity for additional energy and bill savings
- Expected to impact less than **10 projects/year**
- Excludes most permits submitted in Ojai: small projects, repairs, ADUs, electrical work

Proposed Exceptions

1. Repairs → The reconstruction, replacement, or renewal of any part of an existing building for the purpose of its maintenance or to correct damage

2. Cost Burden→ Costs associated with ordinance compliance exceed 20% of the project valuation

3. Pre-Compliance → Homeowners get credit toward the required target score for installing items from the measures table prior to their permit application, including those installed before the effective date of the ordinance

4. Historic Building → City landmark or contributing structure to a City-designated historic district

5. Hazard Mitigation → e.g., seismic retrofit and fire hardening

Proposed Exceptions

6. Temporary Structures
7. Projects that consist solely of roof and/or windows upgrades
8. Manufactured Homes, Mobile Homes, and Factory-Built Housing
6. Properties in Ojai in CZ16 → a tiny proportion of Ojai city limits that lies within the National Forest
7. All ADUs
6. Instances where an EPCA-covered appliance is prohibited

Major Alteration Example – 440 ft^2

Project Characteristics

- Single family home
- Remodels 440 sq.ft.
- Target score: 8
- Construction cost approximately $220,000 ($500/ft2)

Compliance Path 1

- Project chooses a heat pump hot water heater to comply: 12 points
- Total compliance cost = $7,300
- **3.3% cost increase**

Does not include rebates or incentives

Compliance Path 2

- Project chooses duct sealing + attic insulation: 8 points
- Total compliance cost = $10,000
- **4.5% cost increase**

Major Alteration Example – 875 ft^2

Project Characteristics

- Single family home
- Adds 671 sq.ft. second story and 204 sq.ft. to the first floor
- Target score: 8
- Construction cost approximately $437,500 ($500/ft2)

Compliance Path 1

- Project chooses a heat pump space heater and duct sealing to comply: 8 points
- Total compliance cost = $20,290
- **4.6% cost increase**

Does not include rebates or incentives

Since this adds a second story, it is possible this would need a new space conditioning system anyway further reducing the compliance cost

Compliance Path 2

- Project chooses duct sealing + attic insulation: 8 points
- Total compliance cost = $10,000
- **2.3% cost increase**

Major Alteration Example – 1,304 ft^2

Project Characteristics

- Single family home
- Remodels 1,304 sq.ft.
- Target Score: 19
- Construction cost approximately $652,000 ($500/ft2)

Compliance Path 1

- Project chooses a heat pump hot water heater + heat pump space heater to comply: 19 points
- Assumes no A/C existing or proposed
- Total compliance cost = $25,000
- **3.8% cost increase**

Does not include rebates and incentives
Additional benefit of added air conditioning

Compliance Path 2

- Project chooses new ducts + windows + attic insulation + wall insulation: 19 points
- Keeps existing gas furnace and excludes A/C
- Total compliance cost = $28,200
- **4.3% cost increase**

Pre-Wiring Example – Kitchen Renovation

Project Characteristics

- Single family home
- 200 sq.ft. kitchen remodel with electrical permit
- Construction cost approximately $100,000 ($500/ft2)

Requirements

- 240 volt, 50 amp branch circuit within 3 feet from the cooktop (Up to $1,000*)
- Reserved space in panel - Exception if service upgrade is required only to meet compliance ($150*)

- Total compliance cost = Up to $1,150
- **1% cost increase**

- ***Source:** RSMeans

Available Incentives and Rebates

- **TECH Clean California**
  - Heat pump water heaters – **Up to $5,700**
  - Heat pump space heaters – **Up to $4,000**
- **Energy Smart Homes**
  - Up to **$6,500** for whole-home electrification
  - Must install
    - Heat pump space heater;
    - Heat pump water heater;
    - Electric or induction; and
    - Electric clothes dryer
  - Can be layered with TECH incentives
- **Golden State Rebate** – Customer rebate up to **$900** off HPWH

Source: The Switch is On

Available Tax Credits

Federal Tax Credits available for:

- Heat pump space heater – Up to **$2,000**
- Air sealing, insulation, ductwork – up to **$1,200**
- Heat pump water heater – Up to **$2,000**
- Solar Panels – Up to **30% of project cost**

Source: The Switch is On

Implementation Resources

- TRC hosted an implementation working group on 7/31- Recording will be available this week on the CPA reach code website: cpareachcodes.org.
- Checklists and other resources will be updated and available on the local energy codes resources page on localenergycodes.com.

Questions