

City Working Group Meeting #2 Notes
April 26, 2018

Meeting Minutes

- Global Green started the meeting by reviewing main themes identified in Meeting #1. These themes included:
 - o Water is an emerging issue with the greatest potential for innovation.
 - o The energy code has gotten increasingly stringent as we move towards ZNE.
 - o We shouldn't ignore infrastructure in our consideration of the Green Building Program update.
 - o WeHo's unique characteristics (e.g. east-west orientation, topography, etc.) --- how do we take advantage of these natural features?
 - o Where do we write/place the updated Green Building code?
 - In 2007, we had to put the Green Building Ordinance in the zoning code, but now we can incorporate it into the building code, if fitting.

Energy Modeling

- DNV GL presented energy-modeling results based on typical West Hollywood buildings and what is in the City's development pipeline. Prototypes compared energy performance of 2016 Title 24 Energy Code, 2019 Title 24 Energy Code, and an all-electric alternative with models including the following: single-family home, low-rise multi-family (2-4 units), low-rise multi-family (5-20 units), mixed use, public facility, large hotel, and large office space.
 - o Most of WeHo existing land use is residential (66%). Of that, 82% is mid-high rise multi-family residential, 8% is small multi-family, and 10% is single-family homes.
 - o Solar is a viable option for achieving NZE in single-family and low-rise multi-family buildings, but for buildings exceeding this size, it isn't possible to satisfy full energy demand through solar (limited roof space in proportion to energy use intensity/increased square footage of building).
 - o Current 2016 Title 24 Energy Code doesn't include EV charging stations in their calculations/ energy models, but they're trying to catch up.
 - o Given the energy models, mixed use buildings struggle to meet NZE
 - Idea posed to off-set inability to reach NZE by paying a fee to be used towards renovating oldest/ most affected buildings in City
 - City could potentially offer "Green Upgrades to Existing Buildings Program"
 - Greatest impact potential lies in renovations to existing buildings
 - o Idea posed to offer different strategies for different building types (solar for single-family and multi-family, but get creative for other typologies).
 - o There are currently no multi-family sub-meters in WeHo.
- Question about how EV charging, a new electrical load for buildings is being considered in the energy code
- Energy code is looking at awarding credit for solar storage – how can the code address the footprint for battery storage? The City should also start to consider its possible requirements regarding solar battery storage systems.

Next Steps

- Working Group asked to consider specific issues and/or solutions for water, energy, resource recovery, and administration/verification of the Green Building Program update for the next meeting.