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## San Mateo MANDATES High Priced Solar Energy in New Construction

October 6, 2016 By Stephen Frank [1 Comment](#)

If I wanted to assure only the very rich can live in a community I would do two things. First, I would severely limit the number of new homes that could be built. This increases the value of homes already built, making them less affordable for those that want to buy. Then I would create mandates making it very expensive to build new housing—and at the same time assure higher prices for energy if you move in. All of this is about creating an elitist community—and San Mateo is doing well to push out the poor and middle class—and making sure they can not come to this community.

“Energy efficiency and reducing greenhouse gas emissions is a priority for the city of San Mateo. Starting January 1, 2017, San Mateo will require the installation of solar systems in all new construction projects. The city also requires cool roof installation on all new multi-family and commercial developments with low-sloped roofs.

Approved by the City Council on May 16, 2016, the energy reach code ordinance will impact new single-family, multi-family, and non-residential construction. Following approval by the San Mateo City Council, the California Energy Commission (CEC), approved the ordinance and commended San Mateo for its leadership and commitment to environmental stewardship and sustainability.”

Any wonder California is in trouble—the public policy is literally to kick out the middle class and replace us with illegal aliens. California is a sick State. Angry yet?



### [Energy Efficient Building and Construction a Priority in San Mateo](#)

The Registry, 10/6/16

The city of San Mateo adopts ordinance requiring solar and cool roof installation on new construction projects.

San Mateo, CA (October 5, 2016)... Energy efficiency and reducing greenhouse gas emissions is a priority for the city of San Mateo. Starting January 1, 2017, San Mateo will require the installation of solar systems in all new construction projects. The city also requires cool roof installation on all new multi-family and commercial developments with low-sloped roofs.

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“Congratulations to the City of San Mateo City Council for providing leadership in this area,” said California Energy Commissioner Andrew McAllister. “We want to highlight what San Mateo is doing to encourage other local governments to go forward to help the State achieve its energy goals.”

The ordinance aligns with the City’s Climate Action Plan (CAP). San Mateo City Council adopted the CAP in 2015. San Mateo’s climate action plan directs the city to develop policies to reduce its

greenhouse gas (GHG) emissions and includes energy efficiency measures to require new buildings to incorporate renewable energy readiness.

“Requiring solar and cool roofs on new construction reflects San Mateo’s vision for energy efficiency and greenhouse gas reduction,” said Mayor Joe Goethals. “This ordinance is an important milestone in realizing the objectives of the Climate Action Plan.”

The new ordinance outlines local amendments to the 2016 California Energy Code, Title 24, Chapter 6. Starting January 1, 2017, all new construction must install a minimum size solar photovoltaic installation. As an alternative, projects may provide a solar hot water (solar thermal) system with a minimum collector area of 40 square feet. In addition to the solar panel requirement, the ordinance also includes a cool roof requirement for non-residential and high-rise multi-family residential buildings. A cool roof simply requires a lighter color to be installed on low-sloped roofs to reflect more sun and less energy for cooling buildings.

The new Energy Reach Code Ordinance # 2016-5 was developed in tandem with a comprehensive cost-effectiveness study, which was required by the California Energy Code. The study outlines that the measures included in the ordinance are fiscally responsible. The minimum size systems required are very small, and most projects typically exceed that requirement. The idea behind the requirement is that by mandating solar installation, the owner or project developer will be incentivized to right-size the system themselves based on the site and building requirements to maximize cost effectiveness.



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This report does not include the "costs" associated with these projects that will increase the cost to the middle class who will then be forced out of the area.

Santa Barbara County has a "green" retrofit for all homes with a minimum add on or inside upgrades. The cost is about 30% greater and if the home was built prior to 1980 it can be 50% cost.

Using these figures the costs in this community could be 40% greater.

This quote "... the measures included in the ordinance are fiscally responsible." is a joke when the median price is at the edge of affordability.


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