



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

Single Family Dwelling Energy Efficiency Ordinance (SFDEEO)

The Marin County Single Family Dwelling Energy Efficiency Ordinance (SFDEEO) was originally adopted by the Board of Supervisors on October 22, 2002. The most recent revision of the SFDEEO was adopted on June 3, 2008. The goal of the SFDEEO is to reduce energy consumption and the resultant greenhouse gas emissions of homes in Marin County.

Buildings Covered by the Ordinance

The Ordinance applies to single family homes in the County’s **unincorporated** areas and includes:

1. **New single family dwellings** resulting in a total dwelling size of 1,500 square feet or greater of total conditioned floor area.
2. **Additions** resulting in a total dwelling size of 1,500 square feet or greater of total conditioned floor area and where Title 24 energy performance documentation is submitted which uses the Existing + Addition or Existing + Addition + Alteration calculation method.
3. **Substantial remodels**, defined in the code, to single family dwellings resulting in a total dwelling size of 1,500 square feet or greater of total conditioned floor area and where Title 24 energy performance documentation is submitted which uses the Existing + Alteration or Existing + Addition + Alteration calculation method.

Compliance Requirements

1. All single family dwellings subject to the Ordinance shall exceed the Standard Design by the percentage (%) indicated in the Compliance Table corresponding to the dwelling’s resultant total conditioned floor area and applicable Climate Zone.

Compliance Table		
Dwelling Size ¹ (Total Conditioned Floor Area)	Buildings in Climate Zone 2 Must Exceed the Standard Design by:	Buildings in Climate Zone 3 Must Exceed the Standard Design by:
1,500 - 4,499 SF	15.0%	15.0%
4,500 – 5,499 SF	17.5%	15.0%
5,500 – 6,499 SF	30.0%	27.0%
6,500 – 7,499 SF	37.0%	33.5%
7,500 – 8,499 SF	43.0%	39.5%
8,500 – 9,499 SF	47.5%	44.0%
9,500 – 10,499 SF	51.5%	48.0%
10,500 – 11,499 SF	55.0%	51.5%
11,500+ SF	57.5%	54.0%

Submittal Requirements

For any single family home permit application covered by the Ordinance, **all applicants must:**

1. Submit the standard **Title 24 Report, indicating the Proposed Design exceeds the Standard Design by 15% or more depending on square footage**, with the building permit application.

2. Submit the “*SDFDEEO Compliance Form*” with the building permit application and Title 24 Report, signed by the Title 24 Report Author.
3. Include the “*SDFDEEO Compliance Form*” on all sets of the submitted Architectural Plans on the same page as the CF-1R.

Energy Plan Review Procedures

1. The building department will review all drawings and specifications and the Title 24 energy report in the usual manner; and confirm that the house meets all the state’s energy code requirements and exceeds the Standard Design by 15% or more *without the benefit of PV CREDIT or ALTERNATIVE PROPOSED DESIGN CREDIT*.
2. The building department will review the “*SDFDEEO Compliance Form*” to verify compliance with the SFDEEO requirements. **All energy measures needed to comply with the Ordinance must be listed on the CF-1R or on the Addendum to the CF-1R.**
3. If the PV CREDIT is used, the building department will verify the nominal KW of the solar photovoltaic system.
4. If ALTERNATIVE PROPOSED DESIGN CREDIT is used, the application will be forwarded to the Green Building Program Coordinator of the Marin County Community Development Agency for further evaluation and review.

Energy Field Inspection

Building inspectors will look for all energy measures listed on the CF-1R form as required by law; and all HERS energy measures must be verified by a certified HERS Rater as required by law. If a photovoltaic system is specified to meet the SFDEEO requirements, the building inspector will verify that the approved size of the PV system is installed. If the ALTERNATIVE PROPOSED DESIGN CREDIT is claimed for measures not covered by Title 24, the building inspector will verify the installation of those measures in the field.

Additional Information

Electronic Form: The “*SFDEEO Compliance Form*” is available online at:
<http://www.co.marin.ca.us/nav/FormList.cfm?ServDeptCd=CD>

Ordinance Text: Ordinance 3492 (County Code Section 19.04.100) is available online at:
<http://www.co.marin.ca.us/depts/BS/Main/BOsagmn/ordinances/ord-3492.pdf>

Energy Consultants: Qualified building energy consultants can assist permit applicants. A list of Certified Residential Energy Analysts is available on the California Association of Building Energy Consultants (CABEC) website at: <http://www.cabec.org/cearoster.php>

Title 24: Detailed information on the Residential Title 24 Standards is available in the state’s **Residential Manual**, available at: http://www.energy.ca.gov/title24/2005standards/residential_manual.html

Special Cases & Questions:

For questions regarding the scope, application or enforcement of the Ordinance, please contact:

Building and Safety Division
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