

Frequently Asked Questions about the CAP Consistency Review Checklist

June 19, 2015

1. What is the CAP Consistency Review Checklist?

Answer: The CAP Consistency Review Checklist is a CEQA streamlining tool for reducing greenhouse gas emissions from new development. (“CAP” stands for “Climate Action Plan”). The checklist provides more consistency in the review of development projects and improved certainty of outcome compared to a project-specific analysis of GHG emissions.

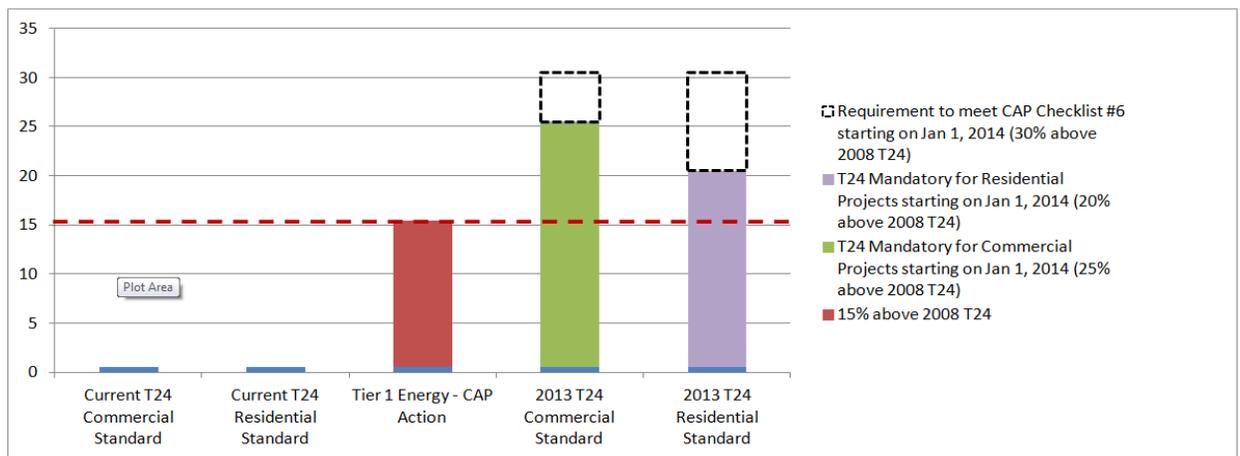
2. Must all discretionary projects use the CAP Consistency Review Checklist?

Answer: Not necessarily. Discretionary projects that are determined to be CEQA-exempt are also exempt from the CAP Checklist. In addition, projects that are not CEQA exempt may instead prepare a project specific analysis of GHG reductions at the City’s discretion. Please note that using the later method may increase the burden for GHG reduction on the project and may reduce certainty of the outcome.

3. Can I substitute increased energy efficiency for the on-site renewable energy requirement (#6)?

Yes, In lieu of installing PV systems that would generate 15% of the projects total energy, the project may exceed energy efficiency standards of Title 24, part 6 of the California Building Code, such as building to CALGreen Tier 1 energy standards. (Residential projects shall exceed the 2013 Title 24 energy efficiency by a minimum of 10% and commercial projects shall exceed 2013 Title 24 energy efficiency by a minimum of 5%), as depicted in the following diagram:

Relative Energy Efficiency Requirements diagram for CAP Consistency Review Checklist
 Percentage Change Compared to the Current Title 24 Energy Efficiency Standards (2008 T24)



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4. Can I substitute SMUD Greenergy for the on-site renewable energy requirement (#6)?

Answer: No, because long-term GHG reductions cannot be verified.

5. What is required to meet Tier 1 for water efficiency?

Answer: Please see 2010 California Green Building Standards Code, California Code of Regulations, Title 24, Part II, First Printing, June 2010. Residential standards are in Appendix A4, and Non-Residential standards are in Appendix A5. The checklists on the following page should be copied into the submittal for building plan check.

6. What can I do if I need assistance? What if I don't understand the CAP requirements?

Answer: You can contact Environmental Planning Services staff for basic questions. You may also want to retain the services of a specialized consultant who is experienced in analyzing and mitigating greenhouse gas emissions for more complex development projects.

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Residential Water Efficiency Checklist to meet Tier 1 Water Efficiency and Conservation Requirements

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency	Installer or Designer	Third party
		Tier 1	Tier 2	<input type="checkbox"/> All	<input type="checkbox"/> All	<input type="checkbox"/> All
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						
4.303.1 Indoor water use shall be reduced by at least 20 percent using one of the following methods. 1. Water saving fixtures or flow restrictors shall be used. 2. A 20 percent reduction in baseline water use shall be demonstrated.	<input checked="" type="checkbox"/> 7/01/2011			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.303.2 When using the calculation method specified in Section 4.303.1, multiple showerheads shall not exceed maximum flow rates.	<input checked="" type="checkbox"/> 7/01/2011			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.303.3 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with specified performance requirements.	<input checked="" type="checkbox"/> 7/01/2011			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.303.1 Kitchen faucets and dishwashers shall comply with this section. Tier 1. The maximum flow rate at a kitchen sink faucet shall not be greater than 1.5 gallons per minute at 60 psi. Tier 2. In addition to the kitchen faucet requirements for Tier 1, dishwashers in Tier 2 buildings shall be ENERGY STAR qualified and not use more than 5.8 gallons of water per cycle.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ² <input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.303.2 Nonwater supplied urinals or waterless toilets are installed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Water Use						
4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather-based.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.1 Install a low-water consumption irrigation system which minimizes the use of spray type heads.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.2 A rainwater capture, storage and re-use system is designed and installed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.3 A water budget shall be developed for landscape irrigation.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.4 Provide water efficient landscape irrigation design that reduces the use of potable water. Tier 1. Does not exceed 65 percent of <i>ET_o</i> times the landscape area. Tier 2. Does not exceed 60 percent of <i>ET_o</i> times the landscape area.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.5 A landscape design is installed which does not utilize potable water.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER REUSE SYSTEMS						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.305.2 Recycled water piping is installed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.305.3 Recycled water is used for landscape irrigation.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Residential Water Efficiency and Conservation. Project must (1) comply with the reduced flow rate for kitchen sink faucets in Section A4.303.1; (2) comply with Tier 1 potable water use reduction for landscape irrigation design in Section A4.304.4 (3) comply with at least one elective measure selected from Division A4.3.

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APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALL OUT/TIER 1	CALL OUT/TIER 2
Outdoor Water Use			
5.304.1 Water budget. A water budget shall be developed for landscape irrigation use. ¹	<input checked="" type="checkbox"/>		
5.304.2 Outdoor potable water use. For new water service, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas between 1,000 square feet and 5,000 square feet. A5.304.2.1 Outdoor potable water use. For new water service not subject to the provisions of Water Code Section 535, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas between 500 square feet and 1,000 square feet.	<input checked="" type="checkbox"/>		
5.304.3 Irrigation design. In new nonresidential projects with between 1,000 and 2,500 square feet of landscaped area (the level at which the MLO applies), install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations. 5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wind or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.	<input checked="" type="checkbox"/> As applicable <input checked="" type="checkbox"/>		
A5.304.4 Potable water reduction. Provide water efficient landscape irrigation design that reduces by the use of potable water. A5.304.4.1 Tier 1 – Reduce the use of potable water to a quantity that does not exceed 60 percent of ET _o times the landscape area. A5.304.4.2 Tier 2 – Reduce the use of potable water to a quantity that does not exceed 55 percent of ET _o times the landscape area. Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in A5.304.4 A5.304.4.3 Verification of compliance. A calculation demonstrating the applicable potable water use reduction required by this section shall be provided.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A5.304.5 Potable water elimination. Provide a water efficient landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation and establishment. Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in Section A5.304.4.		<input type="checkbox"/>	<input type="checkbox"/>
A5.304.6 Restoration of areas disturbed by construction. Restore all areas disturbed during construction by planting with local natives and/or noninvasive vegetation.		<input type="checkbox"/>	<input type="checkbox"/>
A5.104.7 Previously developed sites. On previously developed or graded sites, restore or protect at least 50 percent of the site area with native and/or noninvasive vegetation.		<input type="checkbox"/>	<input type="checkbox"/>
A5.304.8 Graywater irrigation system. Install graywater collection system for onsite subsurface irrigation using graywater.		<input type="checkbox"/>	<input type="checkbox"/>

Non-residential Water Efficiency Requirements: Projects must (1) Comply with the reduction for indoor potable water use in Section A5.303.2.3.1 (2) Comply with the reduction in outdoor potable water use in Section A5.304.1 (3) Comply with on elective measure selected from the table above.