

# SMART BUILD SANTA BARBARA (SB<sup>2</sup>) PROGRAM

## PROGRAM STATEMENT

Smart Build Santa Barbara (SB<sup>2</sup>) is a free, voluntary program that encourages applicants early in the planning process to make their new or existing developments more energy efficient and sustainable and exceed the California Energy Efficiency State Standards (also known as Title 24). The ultimate goal of SB<sup>2</sup> is to encourage applicants to build developments that use little energy, which is 100% supplied by renewable sources, without forsaking comfort and reasonable building costs.

## DESCRIPTION

The County of Santa Barbara's (County) green building program was established in 1994 by implementing the County Comprehensive Plan's Energy Element Policy 2.1: *Voluntarily Going Beyond State Building Energy Standards*. Throughout the years, the program has been amended a number of times to incorporate new energy-efficient strategies and be consistent with Title 24.

Participation in SB<sup>2</sup> is available for any project in Santa Barbara County. Participants will receive free advice on energy-efficient strategies and will receive incentives for meeting SB<sup>2</sup> energy's efficient criteria. SB<sup>2</sup>'s advice comes from the SB<sup>2</sup> committee, which is made up of local professionals including contractors, architects, engineers, energy consultants, and government officials who have been appointed by the County Building Official and who have a remarkable amount of knowledge in innovative, energy-efficient and green developments. The Committee's advice will benefit the design, construction, and operation of the development in a number of ways, including increased marketability, increased comfort, and reduced utility bills.

There are two tiers for new and existing development, both of which exceed California's standard building and energy requirements:

- Tier 1: Ultra Low Energy Verified
  - Existing and new residential buildings will exceed Title 24 standards by 30% and earn 50 points from the [SB<sup>2</sup> checklist](#); or
  - Existing and new nonresidential buildings will exceed Title 24 standards by 30% and earn 30 points from the [SB<sup>2</sup> checklist](#).
- Tier 2: Zero Net Energy Design
  - Documentation and project plans shall demonstrate that, over the course of a year, 100% of the building's energy use will be met using onsite renewable technologies; and
  - Existing and new residential buildings will exceed Title 24 standards by 40% and receive 70 points from the [SB<sup>2</sup> checklist](#); or
  - Existing and new nonresidential buildings will exceed Title 24 standards by 40% and receive 40 points from the [SB<sup>2</sup> checklist](#).

Both tiers must meet CALGreen's mandatory requirements for residential and nonresidential buildings<sup>1</sup>.

The SB<sup>2</sup> committee functions on a voluntary basis and provides the following services:

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<sup>1</sup> Existing nonresidential development under 2,000 Sq. Ft. or less than \$500,000 in construction costs must meet the waste diversion and planning requirements for all nonresidential buildings.

- (a) Provide counseling to applicants free of charge during the early stages of design for new and existing development on cost-effective methods to meet Title 24 standards, as well as the [SB<sup>2</sup> checklist](#) and CALGreen's mandatory requirements.
- (b) Review developmental plans of consenting applicants, free of charge, to verify that the proposed design will exceed Title 24 standards by the required percentage.
- (c) Provide information on innovative building technology and design solutions; public utility rebates; non-profit, state, and federal energy efficiency and green building programs; and information on the health and economic benefits of energy efficient and green building.

Participation in SB<sup>2</sup> is not a building or zoning permit application requirement; however, the County encourages applicants to take full advantage of the free services listed above. As further incentive, all development plans that meet one of the two voluntary tiers and CALGreen's mandatory requirements will receive a Santa Barbara County Smart Building Award Certificate. Additional incentives for reaching the two tiers include:

- Tier 1: 50% reduction in energy plan check fee, expedited Building & Safety Division plan check review process (average 30%-50% time reduction), and use of SB<sup>2</sup> logo for marketing.
- Tier 2: All Tier 1 incentives and Resolution of Commendation from the County Board of Supervisors.

The County should evaluate the tiers periodically to consider new innovative strategies for energy efficiency and green building, to be consistent with amended local and state building codes, and to assure equitable application to all program participants. The County should promote the voluntary use of SB<sup>2</sup> by providing an informational SB<sup>2</sup> brochure with all initial permit applications, and distributing the brochure at the permit zoning counter and at pre-application meetings so that developers, architects, and home-builders may benefit from the free advice, incentives, and energy-savings. The County should keep permanent records of all applications and awarded tier levels.

## **APPLICATION PROCESS**

An applicant should complete the SB<sup>2</sup> application available at Planning and Development's permit zoning counters at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 West Foster Rd, Suite C, Santa Maria, CA 93455 or online at <http://sbcountyplanning.org/projects/ibrp/index.cfm>. Projects participating in the [County's emPowerSBC](#), Built Green Santa Barbara or LEED certification programs are also welcome but need to fill out the SB<sup>2</sup> application.

Meetings are held on the second and fourth Tuesdays of each month, at 3:30 p.m., in Santa Barbara's Planning & Development's third floor Courtyard conference room located at 123 E. Anapamu Street or at Santa Maria's conference room located at 624 West Foster Rd, Suite C. To sign up for a meeting, please call Kathy Pfeifer at 568-2507 or email [kathypm@countyofsb.org](mailto:kathypm@countyofsb.org) at least five business days prior to the meeting you would like to attend. Applicants may attend as many meetings as they need; furthermore, the County encourages applicants to participate early in the planning process. To take advantage of SB<sup>2</sup> incentives, a project must exceed Title 24 standards by a certain percentage, include all CALGreen mandatory requirements, and achieve a certain number of points from the [SB<sup>2</sup> checklist](#). The SB<sup>2</sup> Committee will verify that the proposed design will meet Title 24 standards and will assign and/or confirm the applicant's points using the [SB<sup>2</sup> checklist](#). The point total and the percentage improvement upon Title 24 are used to determine the tier achieved. The tiers and incentives are listed on the second page of the SB<sup>2</sup> application.

## WHAT TO BRING TO A SB<sup>2</sup> MEETING

If the applicant is attending a SB<sup>2</sup> meeting early in their project's planning process and are requesting free consultation on energy-efficient and green building designs, the applicant will only need to bring their preliminary plans to the meeting.

If the applicant is requesting final approval of their plans for a County Smart Building Program stamp, they will need to bring the following:

- Two sets of their final project plans.
  - On the front page of the final plans, please list:
    - All energy-efficient features the project is incorporating to get beyond Title 24;
    - All CALGreen mandatory requirements; and
    - All the required points from the [SB<sup>2</sup> checklist](#).
  - Within the final plans, please call out all energy-efficient and green building features the project is incorporating.
  - Final Title 24 calculations must be included as a page in the building plans, clearly stating the project's compliance percentage above Title 24 (e.g., 30% or 40%).
- For Tier 2 applicants, provide documentation from an approved ACM program (approved by the CA Energy Commission) that demonstrates that the yearly TDV energy demand has been met by renewable sources. Provide documentation on the capacity of proposed renewable energy sources.
- Title 24 calculations including quantifying percentage above baseline greenhouse gas emission reductions. (Please note that Title 24 calculations for additions must be for the complete structure, not just the addition).
- A completed and signed application.
- Someone at the meeting who is qualified to answer any questions pertaining to their project's specific architectural features and Title 24 calculations. If the applicant cannot answer specific questions about the Title 24 calculations project approval may be delayed.

## DEFINITIONS

Applicants – A builder, architect, developer, consultant, property owner, or person who applies to participant in the IBRP.

CALGreen – Statewide green building standards for residential, commercial, and public building construction adopted in 2010.

Checklist – The [SB<sup>2</sup> checklist](#) goes above and beyond the requirements for both CALGreen and Title 24.

emPowerSBC – A program developed by the County of Santa Barbara to help homeowners countywide overcome obstacles to making energy savings improvements to their homes.

Energy Efficiency – The goal of efforts to reduce the amount of energy required to provide products and services.

Existing Construction – A structure that includes additions, alterations or repairs.

Addition – An extension or increase in floor area of an existing building or structure.

Alteration – Any construction or renovation to an existing structure other than repair for the purpose of maintenance or addition.

Repair – To restore to original condition after damage.

Green Building – A holistic approach to design, construction, and demolition that minimizes the building's impact on the environment, the occupants, and the community.

Municipal Building – A building controlled or owned by the government of a town, city, county, or state.

New Construction – A newly constructed structure that does not include additions, alterations or repairs.

Non-Residential Structure – Mixed use building or all other structures, including municipal, not meeting the definition for residential structure.

Prerequisites – A measure required to achieve Tiers 1 or 2 status.

Residential Structure – A structure containing one or more dwelling units, except for a mixed use building.

Title 24 – Title 24, Part 6, of the California Code of Regulations are the energy efficiency standards for residential and nonresidential buildings established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

Ultra Low Energy Verified – Buildings with data that documents its energy performance as far better than the industry average.

Zero Net Energy Design– Buildings with a greatly reduced energy load such that, averaged over a year, 100% of the building's energy use can be met with onsite renewable energy technologies.

### **Program Funding**

Planning & Development Department staff time for SB<sup>2</sup> administration is approved within the Building & Safety Division Budget.