

Energy Code Update

Town Council Study Session

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Overview

- Proposed energy code updates
- State requirement and alternatives
- Feedback from Council



Scope and Intent of the Update

- Focus is on three targeted code adoptions rather than a full code cycle overhaul.
- Intent is to stay aligned with the Town's 2019 Sustainability Plan and 2024 Comprehensive Plan while minimizing disruption for staff and the building community.
- Reduce complexity and minimize impacts to permit applicants.



Timing

- Updating these select energy codes keeps Erie aligned with the most current safety and sustainability standards.
- Moves the Town towards its energy-efficiency goals and greenhouse gas reduction commitments.
- July 1, 2026, any jurisdiction that updates any portion of their building codes must adopt the State's Model Low Energy and Carbon Code (MLECC)



Proposed Update

- Staff recommend adopting the 2024 IECC while retaining previously adopted State required electric and solar ready code provisions.
- Include a small package of amendments to match local conditions and reduce enforcement complexity.
- Adopt the latest 2026 National Energy Code (NEC) and International Fire Code (IFC) recently adopted by the Mountain View Fire Protection District (MVFPD).

Benefits

- Improved energy performance and lower long term operating costs for residents and business owners.
 - 7.8 percent site energy savings
 - 6.6 percent energy cost savings
- Moves the Town towards its sustainability and greenhouse gas reduction goals.
- Ensures new construction is future-ready for electrification and renewable energy technologies.
- Net first cost **savings** under 2024 IECC vs. 2021 IECC

2021 IECC to MLECC

Climate Zone	All Electric House	Mixed Fuel House
CZ 4	(\$5,344)	(\$1,705)
CZ 5	\$12	(\$1,107)
CZ 6	\$8,915	\$7,796
CZ 7	\$6,908	\$5,789

Alternatives

- State Model Low Energy and Carbon Code (MLECC)
- Metro Cohort Model Code (MCMC)
- **Challenges:**
 - Changes to compliance structure for builders and requires additional training for staff to implement;
 - Compliance tools like REScheck and COMcheck are not yet available for the State's MLECC or MCMC; and
 - Construction cost uncertainty for builders due to tiered performance requirements & enhanced building envelopes



Council Feedback Requested

- Confirm whether staff should prepare an update to the 2024 IECC or an alternative code (State MLECC or MCMC)
- Confirm next steps:
 - Target adoption date: April/May 2026 to TC
 - Recommend adoption no later than July 1, 2026, to avoid State mandated change to MLECC
 - This allows adequate time for outreach and communication to building community



Questions & Discussion