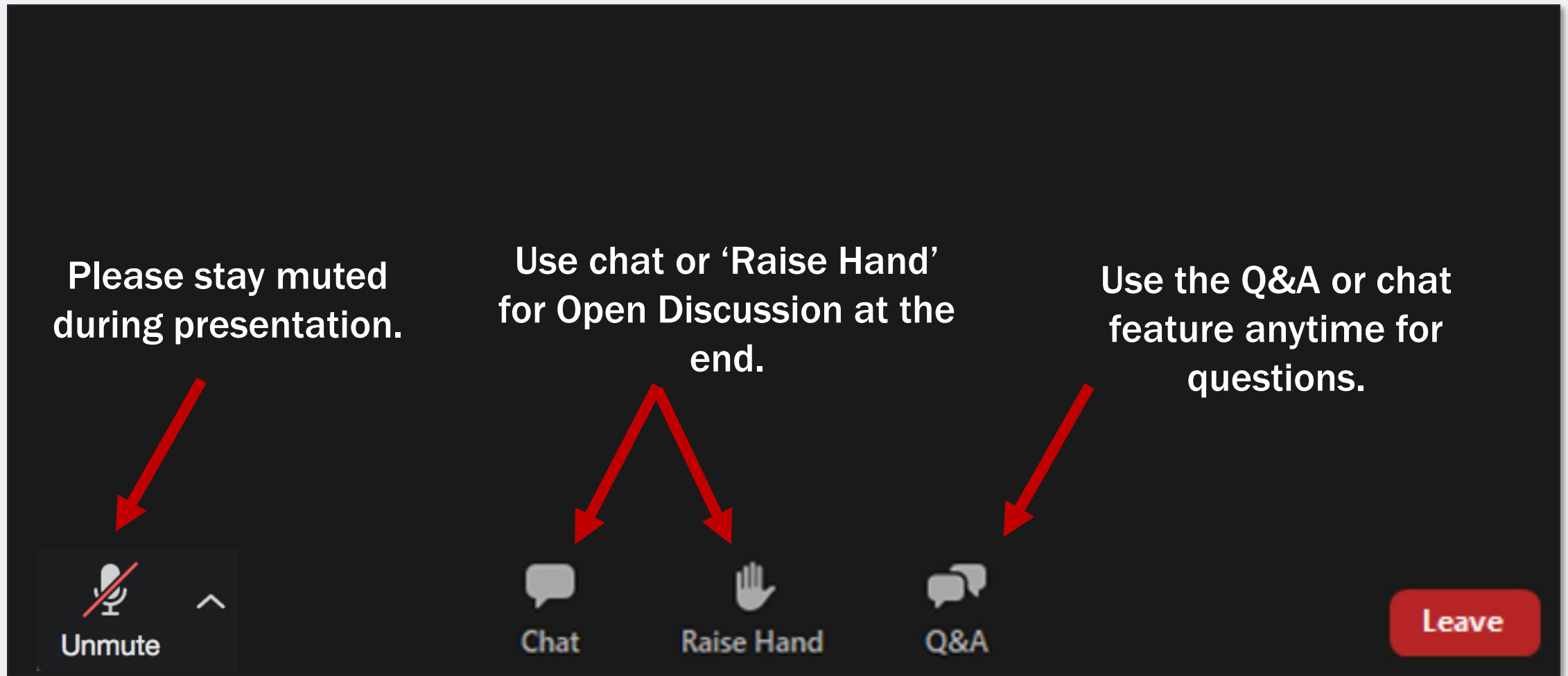




Green Building Incentive Program: Climate Action Plan (CAP) Implementation

Public Meeting
October 28, 2025

Housekeeping Items



**Polls will automatically pop up on Zoom when launched by host.*

Agenda

- Overview of Climate Action Plan
- Recap of Phase 1 Outreach
- Triennial County Building Code Update
- Green Building Incentive Program Update
- Open Discussion





Who is Joining Us Today?

Poll Question #1

Which industry or sector are you most closely associated with? (Select one)

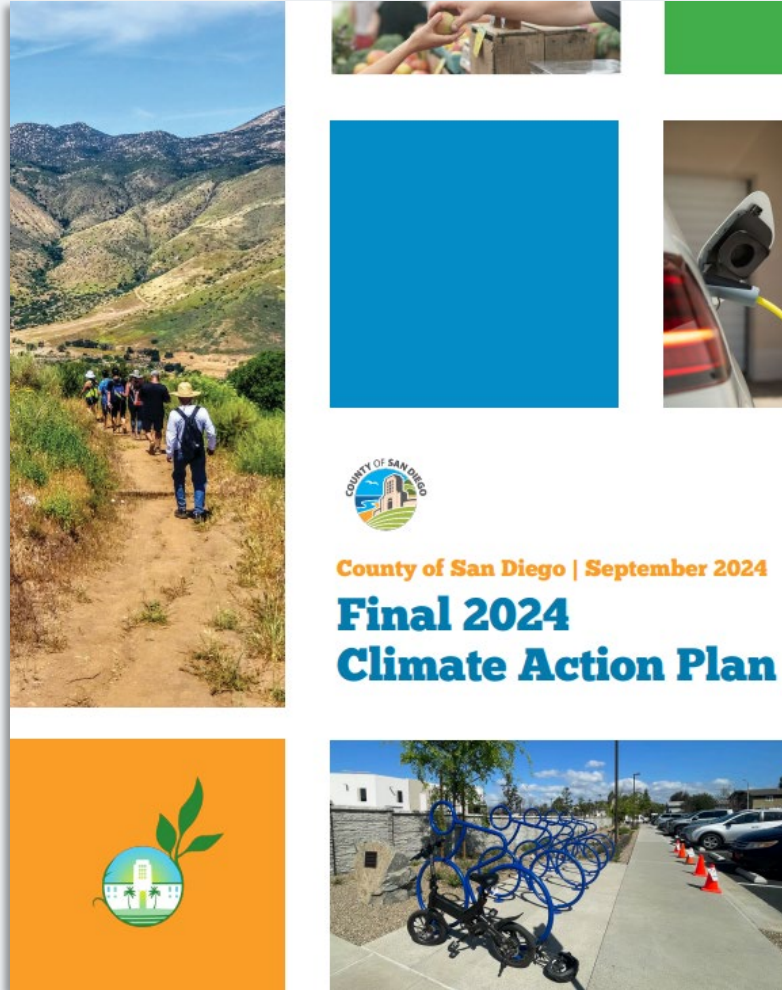
Energy (e.g., utilities, renewables, energy efficiency)

Building industry and development (e.g., construction, design, permitting)

Local government and non-profit (e.g., planner, CAP implementer)

Other (e.g., general public)

Climate Action Plan



- Adopted in September 2024
- Net zero emissions by 2045
- 21 Measures; 70 Actions
 - Reduce greenhouse gases (GHGs)
 - Achieve co-benefits
 - Advance equity-based outcomes
- **Ongoing** stakeholder engagement



BUILT ENVIRONMENT
& TRANSPORTATION



ENERGY



SOLID WASTE



WATER &
WASTEWATER



AGRICULTURE &
CONSERVATION

CAP Implementation Efforts



Purchase of
Agricultural
Conservation
Easements
Program



Equity-Driven
Tree Planting
Program



Sustainable
Operations in
Land Stewardship
Program



Native
Landscape
Program



Continued CAP Implementation Efforts



Do-It-Yourself
Sustainability
Toolkit Pilot
Program



Building
Decarbonization
Resources



Waterscape
Rebate
Program



Public EV
Charger Incentive
Pilot Program



Public Meeting — Overview

- July 22, 2025 on Zoom
- CAP staff presented on two major upcoming initiatives and gathered feedback from attendees
 - Green Building Incentive Program Update
 - Public Electric Vehicle Charger Incentive Pilot Program
- Past Meeting Materials:
<https://bit.ly/county-cap>
- Provide feedback at cap@sdcounty.ca.gov



Phase I Outreach Feedback

Green Building Incentive Program Overview

- Current GBIP (*since 2003*) includes fee reduction for energy, water, & resource conservation.
- Updating to reflect best practices.
- Considering qualifying criteria (e.g., *LEED*).

Fuel-Switching for Existing Buildings

- Existing buildings are a key focus.
- GBIP tied to permits; not all existing projects require permits.
- Exploring other programs to potentially support fuel-switching.

Triennial County Building Code Update Overview

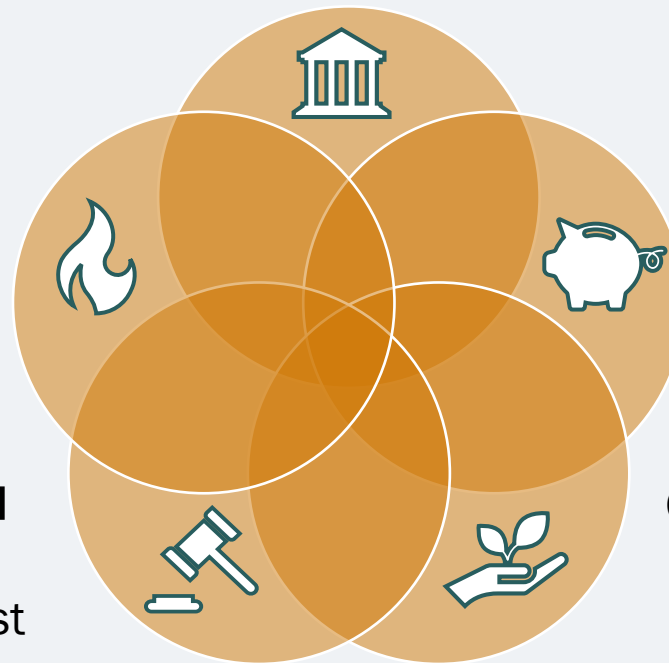
Every three years,* State updates **State Model Codes** – govern how new buildings, additions, & alterations must be designed & constructed.

2025 State Model Code takes effect **January 1, 2026**, covering energy efficiency, fire safety, green building, & accessibility.

2025 standards are designed to be cost-effective, with an estimated **\$4.8B in statewide energy cost savings** over 30 years.

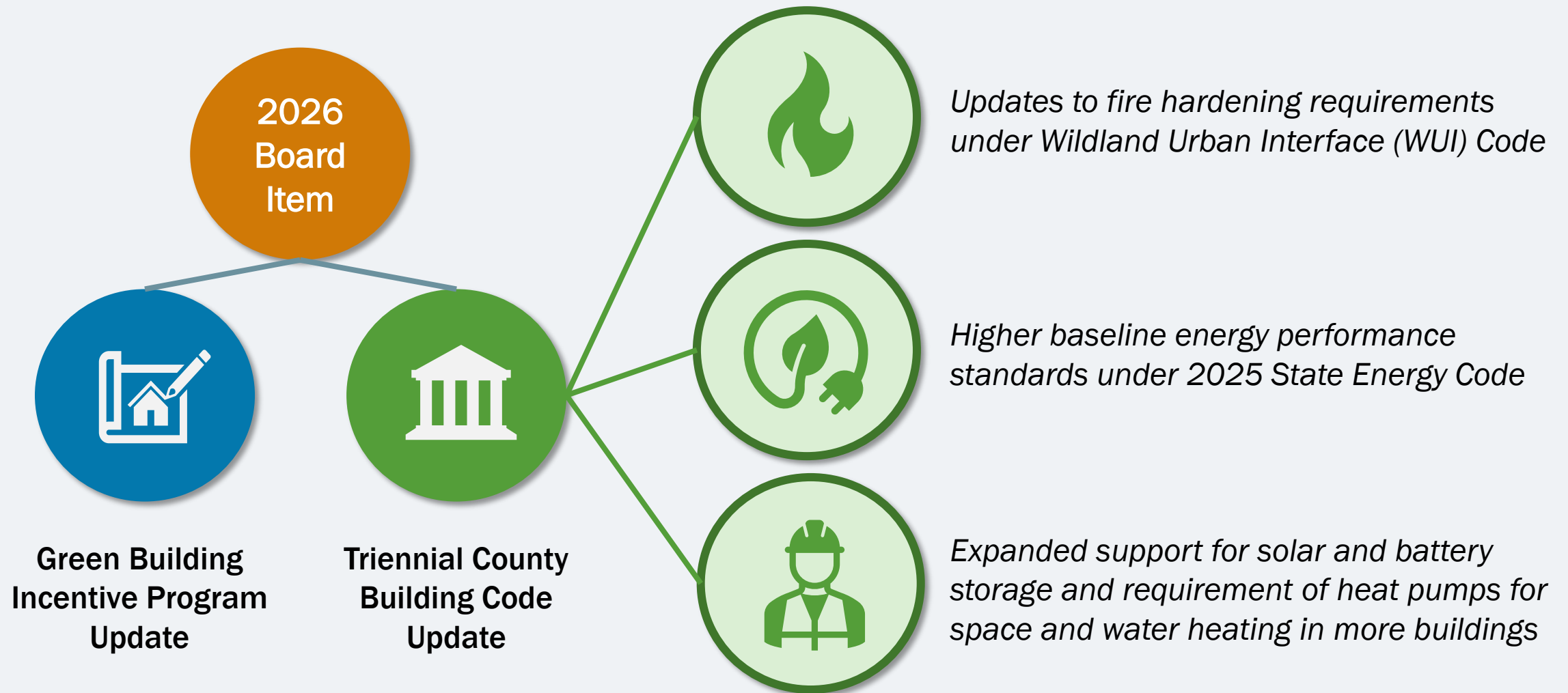
Updating the code is a **legal requirement**. As a **local government**, the County must adopt & enforce latest code.

Opportunity to **improve safety & resilience**, lower utility costs & emissions, & support long-term zero-carbon community goals.



*Assembly Bill 130 paused residential code updates for six years until 2031.

2025 Triennial County Building Code Changes



Poll Question #2

Have you filed a building permit with the County of San Diego? (Select one)

Yes, I have

No, I haven't

Poll Question #3

Have you heard about the County's Green Building Incentive Program? (Select one)

Yes, I have

No, I haven't

Green Building Incentive Program – Current

Purpose: Established in 2003; Encourage voluntary adoption of sustainable building practices for new & remodeled *residential & commercial* projects.

Current Eligibility Options:



- **Natural Resource Conservation** – Use of recycled-content materials ($\geq 20\%$) or straw bale construction.



- **Water Conservation** – Installation of graywater systems for irrigation reuse.



- **Energy Efficiency** – Residential projects $\geq 15\%$ and commercial $\geq 25\%$ above Title 24 standards.

Current Incentives:

- **7.5% Reduction** in plan check & building permit fees
- **Expedited Processing** (saves ~7-10 days)

Green Building Incentive Program – Update

Purpose: Modernize to align with the CAP & upcoming Triennial County Building Code Update, expanding pathways for *high-performance & equitable* green building.

Updated Eligibility Options:

- **Natural Resource & Water Conservation** – Maintain existing options: 7.5% discount.
- **Energy Efficiency** – Reflects advances in State Energy Code:
 - *CALGreen Tier I (or equivalent): 7.5% discount.*
 - *CALGreen Tier II (or equivalent): 15% discount.*
 - *Third-party certifications* accepted as *equivalent*.
 - *Emerging technologies* recognized at Building Official's discretion.

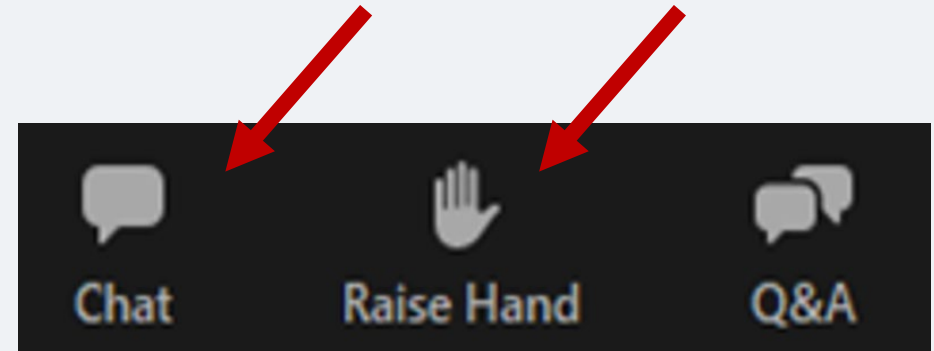


Goals:

- Cost-effective sustainable building
- Voluntary, early adoption of high-performance standards
- Equity & resiliency
- Energy sector progress

Open Discussion

- Use the chat or click 'Raise Hand' in the Zoom meeting controls.
- We will call on participants in the order received.
- Please unmute and share:
 - Your Name
 - Any Relevant Background
 - Your Question/Comment



Stay Connected!

Energy

Alyssa Way, Sustainability Planning Division

Alyssa.Way1@sdcounty.ca.gov

(619) 972-1176

Moe Zarabi, Building Services Division

Moe.Zarabi1@sdcounty.ca.gov

(858) 694-3012

Built Environment & Transportation

Chad Spoon, Sustainability Planning Division

Steven.Spoon@sdcounty.ca.gov

(619) 510-2291

 @SDCoSustainable

 @SDCountySustainable

 @SDCountySustainable

CAP Projects Website:

<https://bit.ly/CAPPROJECTS>

Subscribe to CAP e-Newsletter:

