City of Edgewater Energy Code Change Information Sheet

The City of Edgewater cares about creating a safe, healthy, and vibrant place to live and work. As part of the 2019 Sustainability Plan, the City of Edgewater recognized the importance of leveraging building and energy code updates to ensure that new development and redevelopment in Edgewater enhances quality of life. In 2023, Edgewater updated our codes to align with the 2021 International Energy Conservation Codes*, including the adoption of Electric Vehicle (EV) Ready, Solar Ready and Electric Ready code provisions. These provisions will ensure that Edgewater develops in a manner that minimizes greenhouse gas emissions, promotes mobility opportunities and supports healthy air.

The purpose of this information sheet is to summarize some of the key energy code changes, and to share resources available to help developers go above and beyond to create desirable places to live and work in Edgewater.

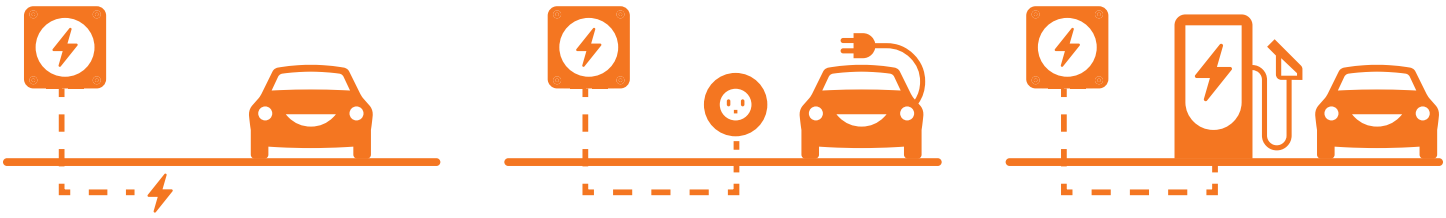
The City of Edgewater's full code language can be accessed here:
bit.ly/EdgewaterON2023-08

**The City of Edgewater also adopted the 2021 editions of the international building, mechanical, fuel gas, fire, residential, and existing building codes.*

Electric Vehicle (EV) Ready Appendices

The City of Edgewater adopted the 2021 IECC Appendix RD EV Readiness – Residential and Appendix CD EV Readiness – Commercial. New development is required to provide some combination of spaces that are EV-Capable, EV-ready, or with EVSE-Installed, depending on the building classification. See definitions for each category in Figure 1 and space requirements in Table 1.

EVSE Parking: A parking space with electric-vehicle-supply-equipment (EVSE) or an "EV charger" that can supply current at a minimum of 208/240 volts, either by EVSE directly serving the parking space or by adjacent EVSE capable of serving multiple parking spaces simultaneously. Commonly called a "level 2" charger.



EV-CAPABLE PARKING SPACE
Electric panel capacity + branch circuit + raceway

EV-READY PARKING SPACE
EV-Capable standards met + 240-volt outlet installed

EVSE-INSTALLED PARKING SPACE
Install a minimum number of Level 2 charging stations

Figure 1. Illustration of EV Readiness Definitions

Table 1. EV Space Requirements by Development Type

	EV Capable	EV Ready	EVSE Installed
Single-Family, Two-Family, and Townhomes		1 space	
Business, retail, educational, civic & religious institutions (Group A, B, E, M)	10%	5%	10%
Industrial (Group F, I, R-3, R-4)	5%	0%	2%
Multifamily, lodging (Group R-1 and R-2*)	40%	5%	15%
Storage, parking garages (Group S-2 Parking Garages)	N/A	5%	10%

**Where all (100%) parking serving R-2 occupancies are EV ready spaces, requirements for EVSE spaces for R-2 occupancies shall not apply.*

Attract More Buyers with EV Charging Infrastructure

EV charging is attractive to residents, tenants and potential customers. If you are considering adding more value to your building, Xcel Energy has resources that can bring down your project costs. Resources include rebates for EV Supply Infrastructure and rebates for EV charging equipment. **Learn more at: co.my.xcelenergy.com/s/business/ev.**

Solar Ready Appendices

The City of Edgewater adopted the 2021 IECC Appendix RB Solar Ready Provisions

All buildings regulated under the residential chapter* (e.g. Single Family, Duplex, Townhomes):

- Requires reserved rooftop space for future solar (AKA "Solar-ready zone") - at least 300 square feet for single-family and duplex, at least 150 square feet for townhomes
- Space should be free from obstructions and avoid shady areas
- Solar-ready zone shown on construction documentation and permanent certificate
- Adequate structural capacity and conduit to support future solar panels
- Space reserved on the electrical panel and labeled "For future solar electric"

**Roofs that are shaded for more than 70% of daylight hours annually are exempt.*

The City of Edgewater adopted the 2021 IECC Appendix CB Solar Ready Provisions

All buildings regulated under the commercial chapter (e.g., commercial, multifamily residential)

- Requires 40% or more of the roof area reserved for future solar and shown on plans as "Solar-Ready Zone") - minus skylights, occupied roof areas, green roofs, and IFC required setbacks
- Reserved space must be free from obstructions and avoid shady objects
- Reserved space must be shown on all plans, construction documents, and permanent certificate
- Additional 5 psf deadload must be included in the design
- Conduit is required from the Solar-Ready Zone to the panel and storage or hot water area
- Space required on the electrical panel that is labeled "For future solar electric and storage", also known as an Energy Storage-Ready area

**Roofs that are shaded for more than 70% of daylight hours annually, projects where solar is already being installed, or projects with extensive roof obstructions are exempt.*

Maximize the Market Value of Your Development

Maximize the market value of your new development by connecting potential home buyers or property managers with resources to unleash their rooftop solar potential. Xcel Energy has several programs available to help residents and businesses maximize their renewable energy benefits. **Learn more at: xcelenergy.com/Renewables.**

Electric Ready Appendices

The City of Edgewater adopted several provisions to ensure new development and redeveloped is designed to be "all-electric" or to support the installation of electric equipment at a future date.

Wherever combustion equipment is installed – including, but not limited to stoves, water heaters, furnaces, and cooling equipment – additional electric infrastructure must also be provided. This includes sizing the panel and conductors accordingly, reserving physical space in the panel, and marking "for future electric equipment" in the junction box and panel directory.

These provisions apply to every new home and building as well as homes and buildings undergoing a Level 3 remodel or renovation.

All-electric is defined as a building and building site that contains no combustion equipment, or plumbing for combustion equipment, and that uses heat pump technology as the primary supply for heating, cooling, and service water heating loads.

Level 3 Alterations are alterations/projects that exceed 50% of the aggregate building area.

Reduce the Cost of Increasing Your Value

Designing electric ready buildings offers health benefits, like improved indoor air quality, that can be marketed to potential customers. Trying to market to "green-minded" customers? When combined with energy-efficient design, electric-ready homes have massive potential to improve overall home efficiency and can increase the potential benefits of rooftop solar.

Leverage Xcel Energy rebates to reduce your overall project costs while maximizing the market value of your project. Commercial rebates are available for air source heat pumps and heat pump water heaters – for both residential and commercial projects. Xcel Energy also offers comprehensive programs to help you maximize your project's energy savings, while connecting you with rebates to bring down costs. **Learn more about all available programs here: co.my.xcelenergy.com/s/business/ways-to-save.**

city of edgewater

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