



Memorandum

CITY MANAGER'S OFFICE

MAIN 209.831.6000
FAX 209.831.6120
www.cityoftracy.org

Date: February 23, 2022
To: Mayor and Council Members
From: Michael Rogers, City Manager
Via: William Dean, Interim Development Services Director
Kevin Jorgensen, Building Official
Robert Armijo, City Engineer
Subject: Request for installation of solar system on City buildings,
and requiring solar on non-residential projects

This memorandum serves to provide background on the Council's request for installation of solar system on City buildings and requiring solar on non-residential projects.

1. Currently, electrical solar systems (photovoltaic systems or PV) are being installed on a voluntary basis throughout the City on the rooftops of non-residential buildings as well as associated ground-mounted systems. Many businesses in Tracy have taken advantage of tax breaks as well as the long-term advantage of manufacturing one's own electrical power needs.
2. Effective January 1, 2023, the 2022 California Energy Code has been mandated by the California Building Standards Commission for all California jurisdictions (including the City of Tracy) to begin enforcement thereof. This forthcoming edition of the energy code will require electrical solar systems on all new building of the following types or where such types constitute 80% of the building's area:
 - a. Grocery stores
 - b. High-rise multi-family residential
 - c. Offices
 - d. Unleased tenant spaces
 - e. Private and public schools
 - f. Warehouses
 - g. Retail
 - h. Auditoriums
 - i. Convention centers
 - j. Hotels/Motels
 - k. Libraries
 - l. Medical offices/clinics
 - m. Restaurants
 - n. Theaters

3. Also, effective January 1, 2023, the 2022 California Energy Code will require battery storage systems for all of the above-noted building types and corresponding area percentages. The storage of electrical energy allows for the use of electricity from the battery during high peak period demands for electricity, the time when such delivered energy is the most expensive. This, of course, will reduce the cost of energy consumption even further.
4. Since the 2022 California Energy Code is making it mandatory for all the specified types of new buildings and structures noted above to have both electrical solar systems generating electrical power and battery storage systems to store such generated electrical power, that through a local ordinance the City of Tracy impose more restrictive standards (e.g. require existing non-residential buildings intending to undergo building improvements to add electrical solar systems to the scope of work) would make the City of Tracy significantly less competitive economically than most of our regional jurisdictional counterparts.
5. There are not currently any projects in design that include PV systems on City owned buildings. It is possible that the Multi-Generational Center might include them if the design allows, and the park trees do not interfere. The Police Multipurpose Training Building is being designed with structural capacity for PV on the roof, but there is no funding for a system installation. Boyd Service Center has some PV on the admin building and the shop.