

History of Green Building Code 2009 - 2017

December 15, 2009 – Council adopted a Green Building Ordinance¹ that took effect in January 2010. The ordinance required new residential projects to be GreenPoint Rated and score at least 50 points on the GreenPoint Rated checklist. In addition, projects were required to exceed energy efficiency standards by at least 15 percent.

Non-residential projects (were required to incorporate energy efficiency in one of three ways:

1. the lighting load for fixtures shall be reduced by at least 15 percent below new State energy efficiency standards;
2. 15 percent of lighting loads of such fixtures shall be provided by a renewable energy source; or
3. the project must show compliance for overall energy budget at 5 percent below the new State energy efficiency standards.

Also, for projects with new bathrooms or new water closets or urinals, indoor water use must be reduced by 20 percent below baseline per the 2007 California Plumbing Code, for each fixture.

April 3, 2013 – The Council Sustainability Committee² considered staff's recommendation to utilize the State Building Code to comply with Hayward's Climate Action Plan, Strategies 4 and 5 Related to New Development. It was recommended by the Committee to have a requirement for larger developers to offer solar as an upgrade option to homebuyers

December 17, 2013 – Council repealed Hayward's Green Building Ordinance³ because the 2013 California Green Building Code, which took effect on January 1, 2014, surpassed Hayward's ordinance. The 2013 Code increased energy efficiency requirements for residential projects by approximately 10% and for commercial projects by approximately 15%.

¹ Ordinance available at <http://citydocuments.hayward-ca.gov/weblink/0/doc/139715/Page1.aspx>

The report introducing the ordinance was presented on November 3, 2009 and is available at:

<http://citydocuments.hayward-ca.gov/weblink/0/doc/139648/Page1.aspx>

² <https://hayward.legistar.com/MeetingDetail.aspx?ID=505640&GUID=5E1D09C9-4640-42C3-87F3-7FD96ABA342D&Options=&Search=>

³ See Item 8 in the packet available at <https://hayward.legistar.com/MeetingDetail.aspx?ID=454227&GUID=89699A61-C46D-4BB8-A1C7-1828B7AFA1CE&Options=&Search=>

The report introducing the ordinance was presented on December 10, 2013 and is available at:

<https://hayward.legistar.com/MeetingDetail.aspx?ID=454225&GUID=59B62B6B-392C-4A2B-B699-54D63DED2939&Options=&Search=>

November 14, 2016 – The Council Sustainability Committee received a summary of the green building and energy efficiency aspects of the new State Code⁴. The 2016 Code included increased and new requirements for wall, attic, and duct insulation; water heating efficiency; lighting; and “solar ready” roof design.

December 13, 2016 – Council adopted⁵ the current state code, which took effect on January 1, 2017.

⁴ <https://hayward.legistar.com/LegislationDetail.aspx?ID=2881989&GUID=5240EB6B-AAAD-44BA-8EAE-EE4FAE1BA421&Options=&Search=>

⁵ See ordinance available at: <https://hayward.legistar.com/LegislationDetail.aspx?ID=2904769&GUID=64A5FA57-6CE8-466A-9CE7-2E7E9682EA7E&Options=&Search=>

The report introducing the ordinance was presented on December 6, 2016 and is available at: <https://hayward.legistar.com/LegislationDetail.aspx?ID=2898749&GUID=47C68937-A241-4C64-819F-523B223447AA&Options=&Search=>