



CITY OF HAYWARD

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Cover Memo

File #: ACT 19-173, **Version:** 1

DATE: September 17, 2019

TO: Council Sustainability Committee

FROM: Director of Public Works

SUBJECT

Draft Electrification Reach Codes for 2019 California Energy Code and California Green Building Standards Code

RECOMMENDATION

That the Committee reviews and comments on this report and recommends to Council adoption of the draft Reach Code.

SUMMARY

This report presents draft ordinances to address the electrification of buildings and vehicles related to new construction. Every three years, the California Building Code undergoes a full update and the 2019 Code will be in effect on January 1, 2020. Local jurisdictions can implement codes that are more stringent than the State Code. These “Reach Codes” can address the electrification of buildings and vehicles at the time of construction of new buildings.

The proposed Reach Codes would modify Part 6 (California Energy Code) and Part 11 (California Green Building Standards Code, aka CALGreen) of the California Building Code (Title 24 of the California Code of Regulations). This report includes an overview of the Statewide cost-effectiveness study, details findings, and provides language recommended for the associated reach codes for the 2019 building cycle. The draft ordinances would require that new buildings be either: constructed as all-electric (with no natural gas plumbing); or constructed as mixed fuel with extra energy efficiency, solar, and battery storage. As discussed in this report, the Committee may recommend that mixed -fuel be removed from the reach code as an option for low-rise residential (single-family and multi-family up to three stories).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Greenhouse Gas and Energy Savings and Cost-Effectiveness
Attachment III	Reach Code for Part 6 (California Energy Code)
Attachment IV	Reach Code for Part 11 (California Green Building Standards Code)