



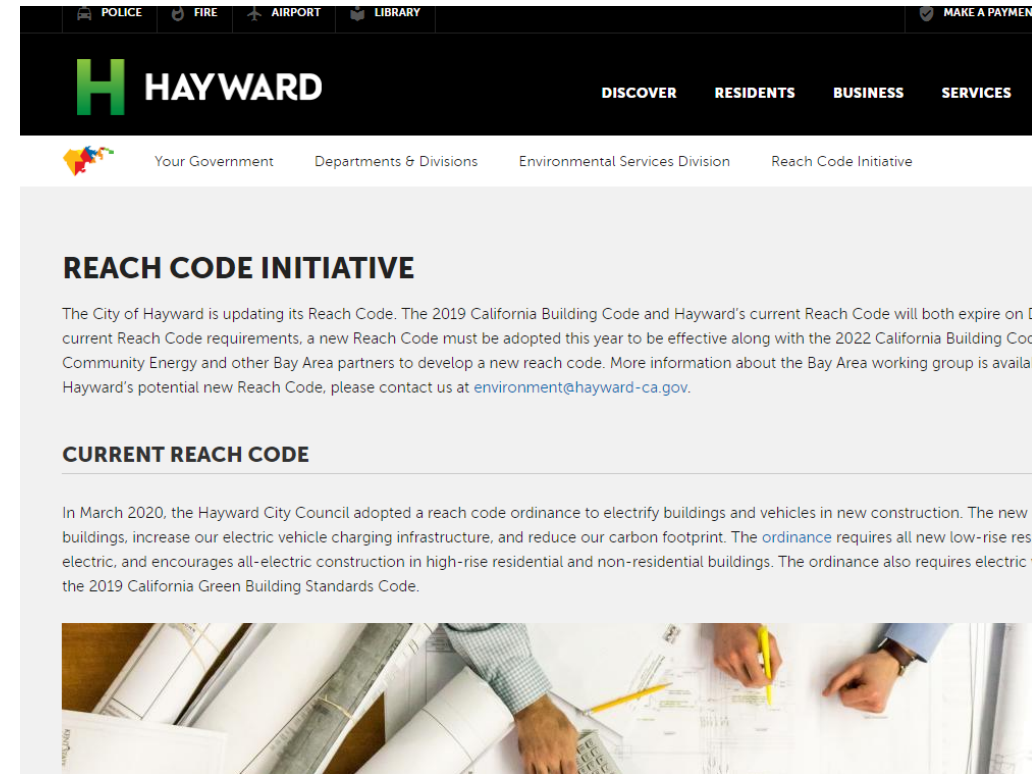
Council Sustainability Committee

2023 Reach Code

October 6, 2022

Hayward's Current Reach Code

- Modifies the California Building Code
- Adopted by Council March 3, 2020
- Approved by California Energy Commission on June 10, 2020



<https://www.hayward-ca.gov/reach-code>

Hayward Reach Code – Current Requirements

1. Single-family and Multi-family Residential (up to 3 stories)
 - Must be all-electric
2. Non-residential and High-rise Residential
 - Can be all-electric or mixed-fuel. Mixed-fuel buildings must have additional solar and energy efficiency.
3. Enhanced EV Charging required for all Building Types.

Current Reach Code Expiring

The 2022 California Building Code has been approved and will take effect January 1, 2023.

To continue Hayward's current Reach Code requirements, a new Reach Code must be adopted this year to be effective along with the 2022 California Building Code in January 2023.

Strategic Roadmap – Climate Change Projects

Reduce GHGs & Dependency on Fossil Fuels.

- C1 – Ban natural gas in new residential buildings
- C2 – Require EV charging infrastructure in new construction
- C10 – Explore feasibility of banning natural gas in non-residential (commercial) buildings



Regional Working Group

The screenshot displays the website for the Bay Area Reach Codes initiative. At the top, there are five logos: East Bay Community Energy, Peninsula Clean Energy, Silicon Valley Clean Energy, Office of Sustainability (County of San Mateo), and The County of Santa Clara. Below the logos is a navigation menu with the following items: City Participation, Recommended Reach Codes, About Reach Codes, Process & Timeline, Resources, FAQ, Events, and Stay in Touch. The main content area features the heading "2022 Building Electrification & EV Infrastructure Reach Code Initiative" and a photograph of a modern building with large glass windows and palm trees in the foreground.

<https://bayareareachcodes.org/>

Reach Code Public Meetings

- March 14 & May 9 - CSC meetings
- May 26 – Planning Commission
- June 14, 2022 – City Council Work Session

Recommended Reach Code Requirements

| Building Type | Current Reach Code (2020 – 2022) | 2022 State Code (Effective Jan. 2023) | Recommended Reach Code (Effective Jan. 2023) |
|---|---|---------------------------------------|---|
| Low Rise Residential (≤ 3 stories) | All-electric | Allows gas | All-electric |
| Accessory Dwelling Units (ADUs) | All-electric <ul style="list-style-type: none"> Exempt if detached & less than 400 sq. ft. | Allows gas | All-electric |
| High Rise Residential (> 3 stories) | Electric Preferred | Allows gas | All-electric |
| Mixed Use (Non-Residential & Residential) | Not addressed | Allows gas | All-electric |
| Non-Residential | Electric Preferred | Allows gas | <ul style="list-style-type: none"> Allow gas. Require electric readiness. |

New Detached Accessory Dwelling Units

- Current reach code exempts ADUs less than 400 sq. ft.
 - Can include natural gas appliances for water heating, space heating, etc.
 - Heat pump water heaters have tanks.
- New state code allows tankless electric water heaters.
 - Easier to go all-electric with small ADU.
 - Cost effective to go all-electric with small ADU.

New Nonresidential Buildings

Currently, new non-residential and high-rise residential buildings can be either all-electric or mixed-fuel.

For new Reach code, staff recommends:

- a) Allow gas; and
- b) Require electric readiness.

CEQA Thresholds of Significance

- Adopted by Bay Area Air Quality District on April 20, 2022
- To meet state's goal of Carbon Neutrality by 2045, new buildings must either:
 1. not include natural gas; or
 2. be consistent with a local climate action plan (CAP).
- The recommended updated CAP will likely call for a complete ban on new gas infrastructure effective in January 2026.
 - Staff is seeking CSC comments on this potential gas ban.

EV Charging Requirements

| Land Use Type | Current Requirements | Recommended Requirements |
|-------------------------------------|---|--|
| Single Family & Townhome | Two Level 2 EV Ready spaces per dwelling unit | Two Level 2 EV Ready spaces per dwelling unit |
| Multi-Family Residential | 25% Level 2 EV Capable; and 75% Level 2 EV Ready | 20% of units with parking, Level 2 EVSE; and 80% of units with parking, Low Power Level 2 EV Ready. |
| Non-Res Office | 20% Level 2 EVSE; and 30% Level 2 EV Capable | 20% Level 2 EVSE; and 30% Level 2 EV Capable |
| Non-Res Non-Office | 15% Level 2 EVSE | 10% Level 2 EVSE; and 10% Level 2 EV Capable |
| Hotel/Motel | NA | 5% Level 2 EVSE; and 25% Low Power Level 2 EV Ready |

Community Engagement

- Early February - Email to 658 builders and developers
- February 15 and 16 - Regional Workshops
- February & March - Conversations with Affordable Housing Developers
- May - Conversations with Chamber of Commerce, Business Owners and Commercial/Industrial Developers
- September – Update to Developers & Stakeholders

Next Steps

| | |
|------------------|--|
| November 1, 2022 | Council considers adoption of Ordinance |
| December 2022 | File with CA Building Standards Commission |
| January 2023 | Reach Code takes effect |

Staff Recommendation

That the Committee:

- accepts public comments;
- reviews and comments on this report;
- provides direction to staff; and
- makes a recommendation to Council.

