



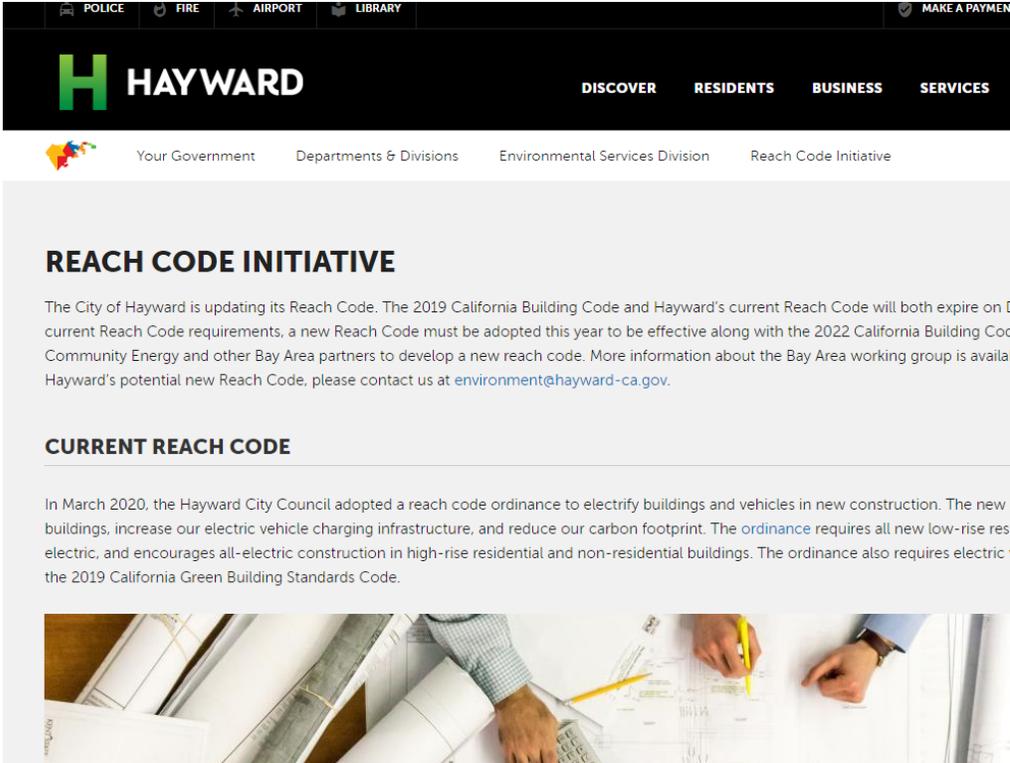
# City Council

## 2023 Reach Code

November 1, 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



The screenshot shows the top portion of the Hayward City website. At the top, there is a navigation bar with icons for POLICE, FIRE, AIRPORT, LIBRARY, and MAKE A PAYMENT. Below this is the Hayward logo and a secondary navigation bar with links for DISCOVER, RESIDENTS, BUSINESS, and SERVICES. A third navigation bar includes links for Your Government, Departments & Divisions, Environmental Services Division, and Reach Code Initiative. The main content area features a section titled "REACH CODE INITIATIVE" with a sub-section "CURRENT REACH CODE". The text under "CURRENT REACH CODE" states: "In March 2020, the Hayward City Council adopted a reach code ordinance to electrify buildings and vehicles in new construction. The new buildings, increase our electric vehicle charging infrastructure, and reduce our carbon footprint. The ordinance requires all new low-rise residential buildings to be electric, and encourages all-electric construction in high-rise residential and non-residential buildings. The ordinance also requires electric buildings to meet the 2019 California Green Building Standards Code." Below the text is a photograph of people's hands working with architectural blueprints and a calculator.

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

# Hayward Reach Code – Current Requirements

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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

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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.

# Bay Area Reach Code Adoption

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## Cities in Alameda County:

- Alameda City – 12/6
- Albany – November
- Berkeley – November
- Dublin – 11/1
- Emeryville – 11/1
- Hayward – 11/1
- Livermore – 10/24
- Piedmont – 10/3
- Pleasanton – 11/1
- San Leandro – 10/17

## Other Bay Area Cities/Counties:

- |                         |                               |
|-------------------------|-------------------------------|
| <u>Atherton</u> – 10/19 | Palo Alto City – 10/17        |
| Burlingame - 11/7       | <u>Portola Valley</u> - 10/26 |
| Campbell - 11/1         | Redwood City - 10/24          |
| Gilroy – 10/17          | <u>San Bruno</u> - 10/11      |
| Los Altos Hills – 10/20 | San Carlos - 10/24            |
| Los Gatos - 11/1        | San Jose – 11/15              |
| Marin County – 10/18    | San Mateo – 10 /17            |
| Menlo Park - 11/1       | Santa Clara County -11/15     |
| Milpitas – 10/18        | Santa Rosa - 10/25            |
| Morgan Hill - 11/2      | Saratoga - 11/2               |
| Mountain View - 11/1    | Sunnyvale - 10/25             |
| Pacifica - 11/14        |                               |

Underlining = first time adopting a reach code

# 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

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March 14, 2022	Sustainability Committee meeting
May 9, 2022	Sustainability Committee meeting
May 26, 2022	Planning Commission
June 14, 2022	City Council Work Session
October 6, 2022	Sustainability Committee meeting

# 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 ( $\leq 3$ stories)	All-electric	Allows gas	All-electric
Accessory Dwelling Units (ADUs)	All-electric <ul style="list-style-type: none"> <li>Exempt if detached &amp; less than 400 sq. ft.</li> </ul>	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"> <li>Allow gas.</li> <li>Require electric readiness.</li> </ul>

# New Detached Accessory Dwelling Units

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- 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

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Currently, new non-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

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- 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 Council comments on this potential gas ban.

# EV Charging Requirements

Land Use Type	Current Requirements	Recommended Requirements
<b>Single Family &amp; Townhome</b>	Two Level 2 EV Ready spaces per dwelling unit	Two Level 2 EV Ready spaces per dwelling unit
<b>Multi-Family Residential</b>	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.
<b>Non-Res Office</b>	20% Level 2 EVSE; and 30% Level 2 EV Capable	20% Level 2 EVSE; and 30% Level 2 EV Capable
<b>Non-Res Non-Office</b>	15% Level 2 EVSE	10% Level 2 EVSE; and 10% Level 2 EV Capable
<b>Hotel/Motel</b>	NA	5% Level 2 EVSE; and 25% Low Power Level 2 EV Ready

# Community Engagement

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- 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

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November 15, 2022	Council Meeting – 2 <sup>nd</sup> Reading of Ordinance
December 2022	File with CA Building Standards Commission
December 2022	Prepare Educational Materials for Builders/Developers
January 1, 2023	Reach Code takes effect

# Staff Recommendation

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That Council:

- 1) Finds the Reach Code exempt from CEQA; and
- 2) Adopts the resolution; and
- 3) Introduces the Reach Code ordinance including:
  - a) electrification requirements for new buildings; and
  - b) amendments to the Off-Street Parking Regulations; and
  - c) repeal of the current Reach Code.

