

CITY OF
HAYWARD
HEART OF THE BAY

City Council Public Hearing
June 23, 2009

Amendment to Hayward's Green Building
Ordinance for Private Development



Need for Cost Effectiveness Study and Ordinance Amendment

State law indicates that in order to mandate green building measures that exceed State energy efficiency standards, a cost effectiveness study and findings must be submitted to the **California Energy Commission (CEC)** for approval.

Findings related to local climatic, geological, or topographical conditions, must also be filed with the **California Building Standards Commission (BSC)**.

¹to achieve energy efficiency 15% above 2008 T-24 standards compared with meeting 2008 standards

Summary of Case Studies (Climate Zone 3; 15% above 2008 T-24)

Building Prototype	1,582 sq. ft. One-story Home	2,025 sq. ft. Two-story Home	2-story Multifamily Project	5-story Multifamily Project	2-story Office Building	5-story Office Building
Incremental Added Cost¹	\$1.19 per sq. ft.	\$0.77 per sq. ft.	\$1.42 per sq. ft.	\$1.18 per sq. ft.	\$2.35 per sq. ft.	\$1.74 per sq. ft.
Payback for Energy Measures	29+ years	12+ years	25+ years	21+years	16+ years	9+ years
Annual Reduction in CO₂ Emissions	0.3+ lbs. per sq. ft.	0.5+ lbs. per sq. ft.	0.4+ lbs. per sq. ft.	<0.2 lbs. per sq. ft.	0.3+ lbs. per sq. ft.	0.7+ lbs. per sq. ft.

Relative Incremental Costs

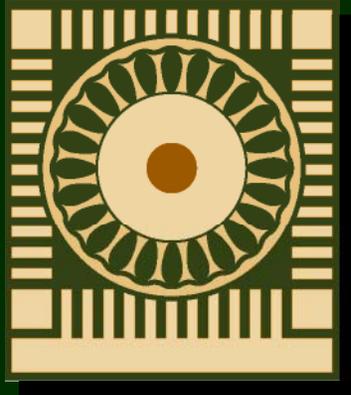
If the average cost for new construction in Hayward for these building types ranges from \$250 to \$400 per square foot, the added incremental cost to achieve energy efficiency 15% above 2008 standards would represent approximately **0.19% to 0.94%** of total construction costs.

Staff Recommendation

1. Adopt the attached Resolution finding the Ordinance amendment Categorically Exempt from the California Environmental Quality Act; and
2. Introduce the attached Ordinance, adding a new section to the existing Hayward Green Building Ordinance for Private Development.

Next Steps

1. Staff will file the Ordinance and findings with the California Energy Commission (CEC);
2. If the CEC approves the study and Ordinance findings, staff will bring the Ordinance back to Council for adoption.
3. Staff will file the ordinance and findings with the Building Standards Commission.



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