

ORDINANCE NO. 10-19

AN ORDINANCE AMENDING SECTION 10-22.140 (d)
COMMERCIAL COVERED PROJECTS SECTION OF
ORDINANCE 09-15 GREEN BUILDING REQUIREMENTS
FOR PRIVATE DEVELOPMENT

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS
FOLLOWS:

Section 10-22.140 (d): Commercial Covered Projects

Section 10-22.140 (d) is hereby deleted and a new section (d) is added as follows:

Commercial Covered Projects.

Additions and Alterations (Tenant Improvements) to Existing Commercial Covered
Projects.

For all tenant improvement projects entailing 1,000 square feet or more of new or remodeled space and where at least half of the light fixtures are new or replaced, one of the following must be met:

- 1) The lighting load for such fixtures shall be reduced by at least 15% below the requirements of the 2008 Building Energy Efficiency Standards (Title 24, Part 6) of the California Building Code, or
- 2) Comply with the requirements of Title 24, Part 6 and meet the California Green Building Standards Section A5.211.1 requirements by providing at least 1% or 1kw (whichever is greater) of the electrical power from a renewable source, or
- 3) Demonstrate an overall energy budget reduction of at least 5% below the requirements of Title 24, Part 6 using the performance method.

Newly Constructed Commercial Covered Projects

All newly constructed commercial covered projects shall exceed the 2008 Building Energy Efficiency Standards (Title 24, Part 6) of the California Building Code requirements by at least 15% using the performance method.

City plan check staff will verify that all energy savings required for commercial covered projects are demonstrated by the calculation of the time dependent valuation (TDV) energy for the proposed project as compared to the Title 24 Standard Building and that compliance with Title 24, Part 6 is demonstrated by the Title 24 Report and plans. Building inspection staff will field check the installation of all necessary equipment and devices and project construction as prescribed by the approved plans.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the 9th day of November, 2010, by Council Member Henson.

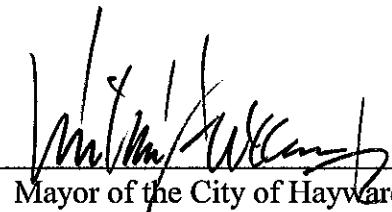
ADOPTED at a regular meeting of the City Council of the City of Hayward held the 16th day of November, 2010, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS: Zermeño, Quirk, Halliday, Peixoto, Salinas, Henson
MAYOR: Sweeney

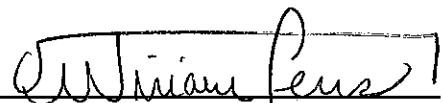
NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

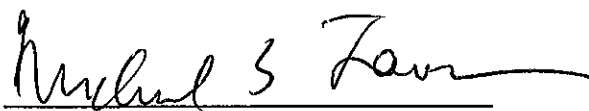
ABSENT: COUNCIL MEMBERS: None

APPROVED: 
Mayor of the City of Hayward

DATE: November 17, 2010

ATTEST: 
City Clerk of the City of Hayward

APPROVED AS TO FORM:


City Attorney of the City of Hayward