

CITY OF ALAMEDA

Memorandum

To: Honorable Mayor and
Members of the City Council

From: Ann Marie Gallant
Interim City Manager

Date: October 20, 2009

Re: Introduce an Ordinance to Amend the Alameda Municipal Code by Amending Chapter XIII (Building and Housing) by Adding Article I Section 13.13 (Alameda Green Building Code) to Adopt the 2008 California Green Building Standards Code

BACKGROUND

Periodically, the State of California adopts new sets of technical building and fire regulations known as the California Building Standards Code. The State has adopted the 2008 edition of the California Green Building Standards Code, which became effective statewide on August 1, 2009.

Late last year, staff conducted public workshops to discuss the City's adoption of the Green Building Code, and Stopwaste.org made a presentation outlining a path to adoption. Stopwaste.org pointed out that the City of Alameda has already made significant strides in "greening" Alameda. Green initiatives currently in place in Alameda include:

- A minimum of 50% construction and demolition debris must be diverted;
- All new building or renovation projects that equal or exceed \$3,000,000 in construction costs, and are either owned or occupied by a City department or agency or developed as a public-private partnership, must meet specific green building standards;
- All new landscaping projects or renovations of landscapes that are either owned or maintained by the City or developed as a public-private partnership that equal or exceed \$100,000 must meet the most recent minimum Bay-Friendly Landscape Scorecard points and required practices as recommended by StopWaste.Org or its designee; and
- Adoption of the California Plumbing Code Appendix allowing for the installation of Graywater systems.

DISCUSSION

The State of California has adopted the 2008 California Green Building Standards Code. This code became effective throughout California on August 1, 2009. By locally adopting

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this code, the City clearly establishes legal authority for enforcement of this code. This also enables the City to adopt various administrative amendments and all technical amendments necessary due to local climactic, geological or topographical conditions.

The California Green Building Code contains a number of voluntary measures as well as 17 measures that will become mandatory with the adoption of the 2010 California Building Code. These upcoming mandatory measures include:

- Management of storm water during construction,
- Sealing of joints and openings around the exterior of buildings,
- 20% reduction of indoor water usage through the use of water saving fixtures and flow restrictors,
- Indoor Air Quality improvements through the use of Low-VOC adhesives, paint, and carpet, and
- Requirements for interior moisture control.

The State has also adopted a new and more stringent California Energy Code that will become effective on January 1, 2010. This new code will require the further reduction in energy use in new construction by 10 to 15%.

FINANCIAL IMPACT

Adoption of the 2008 California Green Building Standards Code will require that the Building and Safety staff of the Community Development Department be trained on the new code. Staff training will cost approximately \$500 and is included in the department's fiscal year 2009/2010 budget. Permit fees cover funding for the code training.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

All other sections of the Municipal Code dealing with this subject matter have been thoroughly analyzed and found to be compatible with the proposed amendment to the Municipal Code.

RECOMMENDATION

Introduce an Ordinance to amend the Alameda Municipal Code by amending Chapter XIII (Building and Housing) by adding Article I Section 13.13 (Alameda Green Building Code) to adopt the 2008 California Green Building Standards Code.

Honorable Mayor and
Members of the City Council


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Respectfully submitted,



Gregory J. McFann
Building Official

Approved as to funds and account,



Glenda D. Jay
Interim Finance Director

GM:nm

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

Approved as to Form



City Attorney

AMENDING THE ALAMEDA MUNICIPAL CODE BY
AMENDING CHAPTER XIII (BUILDING AND
HOUSING) BY ADDING ARTICLE I SECTION 13.13
(ALAMEDA GREEN BUILDING CODE) TO ADOPT
THE 2008 EDITION OF THE CALIFORNIA GREEN
BUILDING STANDARDS CODE

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. The Alameda Municipal Code is amended by adding a new Article I Section 13.13 to Chapter XIII of the Alameda Municipal Code which shall read as follows:

**ARTICLE I. UNIFORM CODES RELATING TO BUILDING, HOUSING
AND TECHNICAL CODES**

13.13 ALAMEDA GREEN BUILDING CODE

13-13.1 Adoption of California Green Building Standards Code.

The California Green Building Standards Code, 2008 Edition, published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Green Building Code.

**13-13.2 Copy of California Green Building Standards Code with
the Building Official.**

A copy of the California Green Building Standards Code, 2008 Edition, has been deposited in the Office of the Building Official of the City and shall be maintained for use and examination by the public.

Section 2. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council of the City of Alameda hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 3. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance hereby adopted, to the extent of such conflict only, are hereby repealed.

Section 4. The City Clerk of the City of Alameda is hereby directed to cause this ordinance to be published in the Official Newspaper of the City of Alameda

Section 5. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 30 days after the date of its final passage and adoption.

Presiding Officer of the Council

Attest:

Lara Weisiger, City Clerk

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the _____ day of _____, 2009, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this _____ day of _____, 2009.

Lara Weisiger, City Clerk
City of Alameda