REPORT TO MAYOR AND COUNCIL **NO: _____**

Draft for Sustainability Commission Review on March 19, 2012 and Planning Commission Review on March 26, 2012

Council Meeting: April 24, 2012

SUBJECT: 2012-7019 – Update to Green Building Program (Residential and Public Buildings)

REPORT IN BRIEF

As part of the city's 2009 green building program, staff will return to Council approximately every 18 months to review the green building tables for possible implementation of a new phase. In September 2011, staff returned to Council with recommended program alterations primarily pertaining to non-residential construction. Council adopted those modifications and directed staff to return with further recommendations for public facilities and residential construction. This report addresses only residential and public facility projects.

As part of the study issue to Require Electric Car Chargers in New Residential Developments that was presented to Council in November 2011, Council adopted requirements for all new residential development to be pre-wired for electric car chargers. Additionally, Council directed staff to study possible incentives for the installation of actual car charging units in new residential development as part of this residential green building program review.

After over two years of experience, the green building program is working well overall; however, there is still a considerable learning curve for many design professionals and homeowners. Staff is recommending that the City Council adopt the attached resolutions regarding the green building tables (Attachments A) to include:

Residential Projects:

New Construction:

- Consolidate the requirement threshold so that all projects, regardless of square footage, will need to meet the same level;
- Raise the Build It Green point level to 80 points as the minimum and 110 points for the incentives;
- Modify the verification requirements to require a Green Point Rater (certified by Build It Green) for all residential projects; and
- Provide credit for three Build It Green points for the installation of electric car charging units at 3% of parking spaces.

Alterations:

- Modify the requirement for major alterations to include the CALGreen (the California Green Building Code) items that are

applicable to the scope of the alteration (over $100,000 for single family residential and over $250,000 for multi-family residential projects).

Public Facilities:

New Construction:

- Raise the requirement to LEED Silver for all projects over 5,000 square feet, and consider the feasibility of LEED Gold;

Alterations:

- Maintain the standards since they are slightly higher than those for private non-residential projects.

All proposed changes would be effective for all projects that submit building permit applications on or after October 1, 2012. As part of the overall green building program schedule, staff will return to Council in October 2013 (18 months) to review the provisions for the third phase of the green building program.

BACKGROUND

The City implemented the first city-wide green building program in 2004 which included public awareness policies and incentives for non-residential development. That same year green building requirements specific to Moffett Park were included as part of the Moffett Park Specific Plan (MPSP). The plan incentivizes the development of Class A office buildings through a streamlined review process subject to the provision of green buildings. The Plan acknowledges that the LEED standard may need to be changed over time to achieve the city's vision of a more sustainable and energy efficient community.

In March 2009, the City Council approved a citywide green building program that became effective January 1, 2010. The adopted ordinance sets up a framework for residential and non-residential projects that could be modified over time to require higher levels of "green" achievement. This framework is accomplished with a resolution that specifies the green standards and incentives for new construction as well as additions and alterations.

Action establishing the citywide green building program affected the already existing minimum green building requirements in Moffett Park (also effective on January 1, 2010). The MPSP was modified (by resolution) at that time to indicate that new standards and incentives apply.

There are two programs that are used throughout the state in providing green building guidelines for residential projects: CALGreen and Build It Green. CALGreen is developed by the State of California and is a part of the building code. Build It Green was developed by an independent non-profit organization

committed to promoting green building. The original Sunnyvale green building program used the Build It Green standards, but the City also incorporated the CALGreen standards when they became a part of the building code.

These programs were developed independently and are not coordinated with each other. Most of the requirements between the two programs are not aligned with each other and result in projects needing to meet two different standards. Therefore, the CALGreen program implementation resulted in an increase in green building standards.

On January 1, 2011 the statewide CALGreen code took effect for residential and non-residential projects. Staff administratively adjusted the tables in the informational handouts to reflect the minimum requirements to comply with the City's green building program and the CALGreen Code.

As part of the green building program, staff is scheduled to return to Council approximately every 18 months to determine if updates are needed. As part of the follow-up, in September 2011 Council approved modifications for non-residential projects (including in the Moffett Park area) and new multi-family residential construction. Council also directed staff to return with further recommendations for public facilities and residential projects.

During the first 18 months of the program the economy was weak and few projects were submitted that attempted any of the incentives. In recent months, however, residential construction has increased and many projects have been subject to the green building standards.

EXISTING POLICY

Community Vision Statement

A regional leader in environmental sustainability...advocating to reduce dependence on non-renewable resources by providing greater transportation options, reducing waste, protecting our natural resources, and promoting alternative energy usage and research. We take environmental preservation and protection seriously and consider how each action will affect Sunnyvale for future generations.

> **Community Vision Goal III. Environmental Sustainability:** To promote environmental sustainability and remediation in the planning and development of the City, in the design and operation of public and private buildings, in the transportation system, in the use of potable water and in the recycling of waste.

Green Building Requirements (Title 19)
19.30.030

(h) The city council shall establish by resolution, and shall periodically review and update as necessary, green building standards for compliance. The standards for compliance shall include, but are not limited to, the following:
   (1) The types of projects subject to regulation (covered projects);
   (2) The green building rating system to be applied to the various types of projects;
   (3) Minimum thresholds of compliance for various types of projects; and
   (4) Timing and methods of verification of compliance with these regulations.

DISCUSSION

Current Residential Green Building Program

The current Green Building tables include graduated requirements based on the size of a project. Although many projects have a requirement to comply with the program, smaller projects are exempt or need only to provide a completed checklist and not achieve a minimum standard. For residential projects especially, this approach has been used to educate the public about green measures and to influence their development decisions. The minimum required green effort increases with larger projects and includes voluntary incentives for higher levels of "green."

Staff has taken several actions to assist design professionals and homeowners in achieving the green building program requirements as well as the CALGreen requirements including the following:

- A website with information and links to resources at: GreenBuilding.inSunnyvale.com;
- Informational brochures and FAQs on the green building program; and
- Prescriptive checklists that provide applicants with pre-selected items that, if used, will ensure compliance with the green building requirements.

Currently, the green building tables for residential projects are as follows:

SINGLE-FAMILY AND DUPLEX			
Type of Project	**Minimum Standard**	**Verification/ Review Requirement**	**Voluntary Incentives**
New Construction			
≤ 1,500 sq.ft.	CALGreen Mandatory Measures	City staff	--
> 1,500 sq.ft.	GreenPoint Rated Checklist v4.2 or later with 70 points minimum and CALGreen Mandatory Measures	City staff	Achieve 100 points, with Green Point Rater verification, and the project can increase lot coverage by 5%
Remodel, Alteration, and Additions			
≤ $100,000 construction valuation	--	--	N/A
>$100,000 construction valuation	GreenPoint Rated Checklist v4.2 or later (no minimum points required)	City staff	N/A

MULTI-FAMILY (condominiums, townhouses, and apartments)			
Type of Project	**Minimum Standard**	**Verification/ Review Requirement**	**Voluntary Incentives**
New Construction			
All	GreenPoint Rated Checklist v2.2.1 or later with 70 points minimum and CALGreen Mandatory Measures	Green Point Rater*	Achieve 100 points, with Green Point Rater verification, and the project can increase height by 5', or lot coverage by 5%, or 5% density bonus
Remodel, Alteration, and Additions			
≤ $250,000 construction valuation	--	--	N/A
>$250,000 construction valuation	GreenPoint Rated Checklist v2.2.1 or later (no minimum points required)	City staff	N/A

* Changed in September 2011 from City staff

Current Residential Incentives

The green building program provides incentives for new residential construction to encourage a higher "green" level for obtaining 100 Build It Green points (rather than the current standard of 70 points). The incentives are shown in the table above.

The additional development capacity allowed by the incentive may be reviewed at staff level or may require Planning Commission review depending on the zoning district and/or need for further environmental review. Significant changes may require environmental analysis to assure no site-specific significant negative impacts are being created. In 2009, a Negative Declaration (ND) was adopted as part of the green building program. The ND discussed the general environmental benefit of the program and acknowledged that individual projects would still be subject to project specific environmental review. One aspect of the green building program requires projects taking advantage of the increased density incentives to prepare a Transportation Demand Management program to reduce the number of trips to no more than would be permitted by the standard zoning levels.

To date, one residential project has taken advantage of the incentives. The Carmel Partners projects at the former Town and Country site adjacent to Plaza del Sol (approved in October 2011) will achieve a minimum of 100 Build It Green points in order to receive a 5% density bonus.

Comparison of Residential Requirements to Other Jurisdictions

As part of this study, staff researched the residential green building requirements in other local jurisdictions. The summary is provided in Attachment B. Sunnyvale's green building program is still a leader in the Bay Area. The requirements for new residential construction are still one of the highest with only San Francisco requiring a higher level of 75 Build It Green points. For residential alterations, several jurisdictions have specific green standards for major projects, while Sunnyvale's current standards are focused on education and encouragement.

Possible Changes to the Residential Requirements

Since the adoption and implementation of the local green building requirements, the State has adopted CALGreen which includes mandatory requirements for all new construction and provides optional tiers for higher standards. Sunnyvale did not adopt the optional CALGreen tiers since we had already adopted the Build It Green program as the standard for new residential construction. Maintaining the Build It Green program is typical among other local jurisdictions, as only the City of Los Altos has adopted a higher CALGreen tier.

Thresholds for Residential Requirements

When originally implemented, the green building program contained multiple threshold levels. This was because the green building standards were new at that time and many homeowners, designers, and design professionals were not familiar with the Build It Green program. Another factor was that the increased cost for smaller projects was proportionally higher than for larger.

New single-family and duplex projects are currently divided into two categories, up to 1,500 square feet and greater than 1,500 square feet. New multi-family projects were not divided into multiple categories since these projects are a minimum of three dwelling units, so the concern regarding the disproportionality of increased cost was not as significant a factor.

Major alterations are also divided into two categories for both single-family/duplex and multi-family projects. In addition to the increased cost factor, these thresholds were established because the scope of many smaller alteration projects may not be ample enough to obtain a minimum number of Build It Green points.

While there is still a large learning curve that needs to occur in the residential construction industry, staff recommends consolidating the requirement threshold for new single-family/duplex projects so that all homes, regardless of square footage meet the same standards (which would make the single-family/duplex new building requirements similar to the multi-family residential requirements).

Minimum Standards for New Residential Construction

The minimum point level to achieve certification through Build It Green is 50 points. Sunnyvale's program currently requires a minimum of 70 points so that we provide a green building standard above the Build It Green minimum. Based on programs in other local jurisdictions, the 70 points is still the highest level required, with the exception of San Francisco which requires 75 points for new residential construction. Almost half of the jurisdictions surveyed did not have any green building requirements beyond the State mandated CALGreen.

While working with design professionals and homeowners, staff has found that the general public is still in a learning curve regarding the green building requirements. Although the standards have been in effect for over two years, many design professionals do not have experience in this area, especially regarding single-family/duplex homes. One likely reason for this is because the requirements are not standardized across the various jurisdictions, so many design professionals who work primarily in other geographic areas have not experienced these green building standards.

Staff recommends continued use of the generally accepted Build It Green Program for new residential construction. With the objective of Sunnyvale maintaining a leadership role in promoting green building construction, staff recommends increasing the minimum Build It Green point requirement from the current 70 points to 80 points for all new construction. This point level would be higher than the minimum required from Build It Green and would be the highest standards among local jurisdictions surveyed. Staff also

recommends increasing the points required for the incentives to 110 (from 100). Based on current trends in green building construction, staff believes the higher point requirement will challenge residential builders but will not pose a significant hardship.

Minimum Standards for Residential Alterations

Alterations to existing buildings include a wide range of projects from replacing a sewer line to a large addition. Many of the smaller projects do not affect enough change in an existing building to achieve a minimum green building point level. Therefore, the alteration projects are separated into the following threshold categories based on improvement value:

- Single-family/duplex – up to $100,000 and over $100,000
- Single-family/duplex – over $100,000
- Multi-Family – up to $250,000 and over $250,000
- Multi-Family – over $250,000

Currently, the higher level category for each type of residential building requires that the project include a Build It Green checklist, but does not require a minimum point level. When this was first implemented in 2010, Sunnyvale was one of the first cities to include alterations in the green building program. At that time, it was unclear if even major alterations would be able to achieve a minimum point level. The intent of the green building program is to require the area being altered to be upgraded to the current standards. This is similar to other zoning and building code standards. For example, if a homeowner were to re-wire their kitchen or add a gas line to the stove, they would not be required to also re-wire any other portion of the house or upgrade the existing gas lines.

The Build It Green program does include a checklist for alterations to an existing building called the Elements program. Based on experience with this program, staff research, and feedback at the public outreach meetings, this program can be difficult and expensive to implement. The average market cost for the Green Point Rater verification for the Elements program is $2,500 compared with about $1,200 for a New Construction program. This additional cost is due to the increased time needed to verify existing items in a home that may not be visible or may be difficult to reach. Additionally, it is difficult to set a minimum point level for all alterations as each project can vary so much.

As adopted by the State, the CALGreen code is applicable only to new construction. This code provides straightforward requirements for a variety of topics including site design, energy efficiency, water efficiency, material conservation, and environmental quality. Staff recommends the requirement for major alterations be strengthened to include the CALGreen items that are

applicable to the scope of the alteration. For example, if the alteration included remodeling the bathroom, in addition to the standard energy efficiency upgrades required by the State Title 24 Energy Regulations, the project would also need to meet the CALGreen requirements for water efficient plumbing fixtures, use low VOC adhesives/paints, and install an exhaust fan with a humidistat (humidity sensor which automatically turns the fan on and off based on the humidity level).

Requirements for Verification of Residential Green Building Items

An important factor in assuring the green building items are met is the verification that items are included in the construction documents and are installed properly. As part of the original green building program, much of the verification was to be completed by City staff to reduce the cost and avoid a barrier for homeowners and developers in meeting the new standards.

If a project takes advantage of an incentive, then verification by a qualified third party (a Build It Green certified Green Point Rater) is required. Similar to the LEED requirements for non-residential construction, registration and certification from Build It Green is not required because the purpose of the program is to improve the green features included in construction projects. A few residential developers have chosen to submit their projects to Build It Green as a marketing tool, but it does not appear to result in a greener building.

Since the adoption of the green building program, the number of Green Point Raters has increased significantly and the cost of their services has decreased. Therefore, staff is recommending that all new construction be verified by a Green Point Rater.

Incentive for Installing Electric Car Chargers in New Residential Construction

In November 2011, as part of the study issue titled "Require Electric Car Chargers in New Residential Developments," Council adopted standards for all new residential construction to require a minimum of 12.5% of parking spaces to be pre-wired with electric car chargers. At the same time, Council directed staff to study the option of providing incentives to the installation of electric car charging units in new residential developments.

The current CALGreen and Build It Green programs do not require or provide points for electric car chargers. The LEED program (Leadership in Energy and Environmental Design) allows three points for the category titled "Alternative Transportation – Low-Emitting and Fuel-Efficient Vehicles." There are four options available in order to obtain these three points; one option is to provide electric car charging units for a minimum of 3% of the parking spaces on site.

Staff recommends including an incentive for new residential construction that follows the LEED standard. The recommended incentive would allow a new residential project to receive credit for three Build It Green points if electric car charging units were installed at a minimum of 3% of the parking spaces. For single-family/duplex projects this could be obtained by providing a charging unit in the garage. This would meet the minimum 3% requirement since a total of four parking spaces are required for each dwelling unit and one charging unit would be provided. For multi-family projects, charging units would need to be provided for 3% of the total parking spaces on the site, including garage spaces, covered spaces, and uncovered spaces.

Possible Requirement for Duct Sealing for Residential Projects

At recent public outreach meetings, a suggestion was made that all major alterations should be required to seal any new and existing conditioned air ducts to a maximum leakage level of 6% as included in the CALGreen code. Duct sealing prevents loss of conditioned air and intrusion of other materials (dust, insulation, etc.) into the building through the ducts, which increases the efficiency of the forced air system.

Staff does not recommend this item be included in the green building program for the following reasons: First, as discussed above, zoning and building code requirements are applied to areas being altered. Requiring upgrades to areas of an existing building that are not part of the scope of work for a project may result in significant increased cost to the project.

Secondly, the State has two regulations that include the potential for duct sealing; the Title 24 Energy Regulations and the CALGreen code. The Title 24 Energy Regulations require duct sealing with a maximum leakage of 15% in the extreme climate zones of the State; this regulation is not applicable to Sunnyvale since the moderate climate does not result in significant use of the forced air systems. The CALGreen requirement is applicable only to new construction and requires duct sealing with a maximum leakage of 6%. However, this is not a mandatory requirement. Rather it is an optional item that a homeowner may select from in order to achieve one of the higher voluntary tiers. The voluntary tiers may also be achieved by selecting from the many other 21 items offered in the Energy Efficiency category. As previously noted in this report, Sunnyvale did not adopt the voluntary tiers as we were already using Build It Green as the standard.

If a homeowner were to choose to seal their ducts to a minimal leakage level in a new home, they could receive additional Build It Green points through the overall increased efficiency of the home.

Possible Changes to Public Facility Requirements

No new public facilities or major alterations to City facilities have been permitted since the implementation of the green building program. With the updated requirements approved in September 2011 for private non-residential projects, the new public facility project requirements are at a lower level. Staff recommends modifying the requirements for new public facilities to meet the standards for private non-residential projects. Staff has discussed this with the Public Works department, and recommends new public facility projects meet LEED Gold, unless infeasible.

Historically, the City has set a higher bar and example for the community by requiring a higher level of LEED for City facilities than for private development. Because City facilities can range greatly in scope (i.e. park buildings, fire stations, water treatment facilities, etc.) it may be difficult to meet a LEED rating higher than Silver for all facilities. Many public buildings do not meet typical office or commercial characteristics, and meeting a high LEED level would simply be impossible. The feasibility of exceeding LEED Silver would be evaluated on a case-by-case basis.

For major alterations, the public facility standards are still slightly higher than those for private non-residential projects. Currently, major alterations to public facilities that affect 25,000 square feet or more should meet the LEED Certified level. However, for private development projects, the LEED Certified level is not required until the alteration affects 50,000 square feet. Staff recommends maintaining that higher level.

ENVIRONMENTAL REVIEW

The proposed amendments to the Green Building Tables have been determined to be exempt from environmental review since a Negative Declaration was prepared for the 2009 green building ordinance and program, and the proposed changes do not substantially exceed that contemplated by that negative declaration.

FISCAL IMPACT

The staff recommended changes to the green building program would not have a fiscal impact. Although additional staff time (plan review and inspection) will be required as more projects will be subject to the green building program, this additional time will be off-set by a saving of staff time resulting in all new construction having a third-party verification, rather than staff continuing to verify these items.

If further modifications are made to the green building program, there may be a fiscal impact to the Building Division as additional plan review and inspection resources may be needed if significant new requirements are implemented.

PUBLIC CONTACT

Public contact was made by posting the agendas on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's Web site.

Notifications

Notices were sent to the Sunnyvale Chamber of Commerce; neighborhood associations; and over 100 design professionals and contractors involved in development in Sunnyvale.

Outreach Meetings

Three public outreach meetings were held in January and February 2012. The meetings were attended by seven people representing the builders, realtors, and the community at large.

Study Session

A joint study session with the Planning Commission, Sustainability Commission, and Board of Building Code Appeals was held on February 27. Following is a summary of the comments that were made at this meeting:

Public Facilities:

- The City should set a higher bar for new construction of City buildings and have standards above those for non-residential.
- The Council should determine the LEED level for new City buildings based on the cost of each level. However, this may be difficult to justify as private development is required to meet a certain level regardless of the cost.
- City facilities should be one level higher than the requirements for private development.

Residential Projects:

- Major alterations need a minimum standard, not just fill out a checklist.
- Major alterations should meet the CALGreen requirements for water efficiency and heating/ventilation.
- The green features that are more impactful should be required
- Multi-family requirements should be higher than those for single-family/duplex.
- New construction should require 100 Build It Green points.
- Questions arose regarding how to measure success with the green building program.

- Multi-family projects should be required to register with Build It Green.
- Most impactful projects are new multi-family construction and single-family major alterations.

ALTERNATIVES

1. Adopt the Resolution in Attachment A to Update the Green Building Tables for Residential Buildings and Public Facilities which includes the following:

   Residential Projects:

   New Construction:

   - Consolidate the requirement threshold so that all projects, regardless of square footage, will need to meet the same level;
   - Raise the Build It Green point level to 80 points as the minimum and 110 points for the incentives;
   - Modify the verification requirements to require a Green Point Rater (certified by Build It Green) for all residential projects.
   - Provide credit for three Build It Green points for the installation of electric car charging units at 3% of parking spaces.

   Alterations:

   - Modify the requirement for major alterations to include the CALGreen (the California Green Building Code) items that are applicable to the scope of the alteration (over $100,000 for single family residential and over $250,000 for multi-family residential projects).

   Public Facilities:

   New Construction:

   - Raise the standard to LEED Silver for projects over 5,000 square feet, and consider the feasibility of LEED Gold;

   Alterations:

   - Maintain the standards since they are slightly higher than those for private non-residential projects.

2. Modify and adopt the attached resolution and, if needed, direct staff to evaluate the potential increased costs and return with a budget modification.

3. Take no action and maintain the current green building standards.

RECOMMENDATION

Adopt the Resolution in Attachment A to Update the Green Building Tables for Residential Buildings and Public Facilities.

The staff recommendation considers consistency with other jurisdictions, ease of use of the program, and minimum impact on express plan reviews at the One-Stop Permit Center. In order to be both consistent with other jurisdiction and a leader, staff is recommending using the standardized programs (Build It Green and CALGreen), but require a higher level than most other jurisdictions. This provides some level of consistency for design professionals in that they can familiarize themselves with these programs. While a higher point level may be the standard in Sunnyvale, it is based on the same overall programs.

Ensuring the program is easy to use is also important in developing a program that will be usable to design professionals as well as staff. By providing clear requirements based on the square footage or valuation of a project, design professionals and homeowners can incorporate the requirements into their design plans.

Finally, an important factor in developing any program related to development review is ensuring that there is minimal impact on the express plan review process at the One-Stop Permit Center. Over 90% of all building permits are reviewed at the One-Stop Permit Center the same day the customer submits the plans. In order to maintain this level of service and staff efficiency, requirements need to be clear and understandable. By maintaining the current programs already in use and familiar to staff, but increasing the standards, the impact on the One-Stop Permit Center will be minimal.

Reviewed by:

Hanson Hom: Director, Community Development
Reviewed by: Trudi Ryan, Planning Officer and Ali Fatapour, Chief Building Official
Prepared by: Andrew Miner, Principal Planner and Diana Perkins, Permit Center Coordinator

Approved by:

Gary M. Luebbers
City Manager

Attachments

A. Resolution to Update the Green Building Tables for Public Facilities and Residential Buildings
B. Green building programs from other local Jurisdictions

RESOLUTION NO. _____-11

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE TO UPDATE AND ADOPT THE GREEN BUILDING TABLES AND CLARIFY INCENTIVES

WHEREAS, on August 27, 2008, the City Council directed staff to develop sustainable building guidelines to adopt for new construction, remodels and additions to buildings in the City; and

WHEREAS, on March 24, 2009, the City Council adopted Resolution 368-09, the Green Building Tables, which included a phased approach to full implementation of green building intent for building construction throughout the City; and

WHEREAS, the Green Building Tables were to be reviewed by the City Council after approximately 18 months to provide information on effectiveness of the policies and opportunity to refine its impacts; and

WHEREAS, the Green Building Tables attached hereto as Exhibit "A" will be an integral part of shaping an improved future for development of property throughout the City of Sunnyvale, meeting the City's goals of sustainability.

WHEREAS, on September 13, 2011, the green building tables were revised to provide all non-residential zoning districts an additional 10% floor area ratio will be allowed as an incentive for implementing green building techniques.

ing Tables attached hereto as Exhibit "A" will be an integral part of shaping an improved future for development of property throughout the City of Sunnyvale, meeting the City's goals of sustainability.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT the City Council of the City of Sunnyvale adopts the Green Building Tables attached hereto as "Exhibit A" and directs staff to apply the requirements listed in the Green Building Tables to all building construction (as appropriate) in the City of Sunnyvale. These updated tables become effective October 1, 2012.

Adopted by the City Council at a regular meeting held on_____, 2011, by the following vote:

AYES:
NOES:
ABSTAIN: NONE
ABSENT: NONE

ATTEST: APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM AND LEGALITY:

_____

David Kahn, City Attorney

Non-Residential Projects

NON-RESIDENTIAL			
Type of Project	**Minimum Standard**	**Verification/Review Requirement**	**Voluntary Incentives**
New Construction and Initial Tenant Improvements			
≤ 5,000 s.f.	CALGreen Mandatory Measures	Verified/Reviewed by City Staff	--
> 5,000 s.f. *(excluding Moffett Park Specific Plan area)*	CALGreen Mandatory Measures and LEED **Checklist** with **Silver** Level	Verification by LEED AP	Achieve LEED **Gold** Level with USGBC **certification** and the project can increase: 10% FAR OR 10 ft. height.
Moffett Park Specific Plan **> 5,000 s.f.**	CALGreen Mandatory Measures and LEED **Checklist** with **Silver** Level	Verification by LEED AP	Achieve LEED **Checklist Gold** Level and the project can increase: 15% FAR (MP-I) 20% FAR (MP-TOD)
			Achieve LEED **Gold** Level with USGBC **certification** and the project can increase: 10% FAR additional
Major Alterations (structural, mechanical, plumbing, and electrical alterations)			
5,000 - 50,000 s.f.	LEED Checklist: ***no minimum*** *points required*	Verified/Reviewed by City Staff	--
> 50,000 s.f.	LEED **Checklist**: **Certified** Level	Verification by LEED AP	--

PUBLIC FACILITY*			
Type of Project	**Minimum Standard**	**Verification/Review Requirement**	**Voluntary Incentives**
New Construction			
≤ 5,000 s.f.	CALGreen Mandatory Measures	Verified/Reviewed by City Staff	N/A
> 5,000 s.f.	LEED **Checklist**: **Silver** Level	Verification by LEED AP	N/A
Major Alterations			
>5,000 - 25,000 s.f.	LEED Checklist	Verification by LEED AP	N/A
>25,000 s.f.	LEED **Checklist**: **Certified** Level	Verification by LEED AP	N/A

* These are the minimum standards for public facilities; higher levels of LEED and green building are strongly encouraged and should be considered for all projects.

Residential Projects*

SINGLE-FAMILY AND DUPLEX RESIDENTIAL			
Type of Project	**Minimum Standard**	**Verification/Review Requirement**	**Voluntary Incentives**
New Construction			
All	GreenPoint Rated Checklist V4.2 or later: **80 points** minimum and CalGreen Mandatory Measures	Verification by GreenPoint Rater	Achieve **110 points** with GreenPoint Rater verification and the project can increase: 5% lot coverage
Residential Alterations to existing			
Up to $100,000 construction valuation**	None	N/A	None
> $100,000 construction valuation*	CalGreen Mandatory Measures as applicable to the scope of work	Verified/Reviewed by City Staff	None

**Valuation per square foot of construction is determined in the annually adopted fee resolution

MULTI-FAMILY RESIDENTIAL (including condominiums, townhouses and apartments)			
Type of Project	**Minimum Standard**	**Verification/Review Requirement**	**Voluntary Incentives**
New Construction			
All	GreenPoint Rated Checklist V4.2 or later: **80 points** minimum and CalGreen Mandatory Measures	Verification by GreenPoint Rater	Achieve **110 points** with GreenPoint Rater verification and the project can increase: 5% lot coverage, OR 5 ft. height OR 5% density
Residential Alterations to existing			
Up to $250,000 construction valuation*	None	N/A	None
> $250,000 construction valuation**	CalGreen Mandatory Measures as applicable to the scope of work	Verified/Reviewed by City Staff	None

**Valuation per square foot of construction is determined in the annually adopted fee resolution

*All new residential projects can receive credit for three Build It Green points if electric car charging units are installed at a minimum of 3% of the required parking spaces.

Local Residential Green Building Program Requirements for Various Jurisdictions

Updated 3/2/2012

Jurisdiction	Single-Family		Multi-Family	
	Remodel, Alteration or Addition	New	Remodel, Alteration or Addition	New
City of Santa Clara	None	• CALGreen Mandatory	None	• CALGreen Mandatory
City of Mountain View	Additions >1,000 sq. ft.: • CALGreen (indoor water and pollutant controls) • Exceed Title 24 by 10%	• CALGreen Mandatory • Exceed Title 24 by 15% (<5 units)	Additions >1,000 sq. ft.: • CALGreen (indoor water and pollutant controls) • Exceed Title 24 by 10%	• CALGreen Mandatory • BIG - 70 Points (≥5 units)
City of San Jose	None	• CALGreen Mandatory	None	• CALGreen Mandatory (<10 units) • CALGreen Mandatory • BIG - 50 Points (≥10 units)
City of Milpitas	None	• CALGreen Mandatory • BIG or LEED – no points (<5 units)	None	• CALGreen Mandatory • BIG or LEED – 50 points (≥5 units)
City of Los Altos	Additions/Remodels >50%: • BIG Whole House – 50 Points	• CALGreen Mandatory • CALGreen Tier 1	Additions/Remodels >50%: • BIG Whole House – 50 Points	• CALGreen Mandatory • CALGreen Tier 1
City of Campbell	• BIG – no points	• CALGreen Mandatory	• BIG – no points	• CALGreen Mandatory
Town of Los Altos Hills	None	• CALGreen Mandatory • BIG - 50 Points	N/A	N/A
City of Gilroy	None	• CALGreen Mandatory • BIG or LEED – no points (>5,000 sq. ft.)	None	• CALGreen Mandatory • BIG or LEED – no points (>5,000 sq. ft.)

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Jurisdiction	Single-Family		Multi-Family	
	Remodel, Alteration or Addition	New	Remodel, Alteration or Addition	New
Town of Los Gatos	None	• CALGreen Mandatory • BIG or LEED – no points	None	• CALGreen Mandatory • BIG or LEED – no points
City of Palo Alto	Additions or Remodels >$25,000 that include site changes and Architectural Review: • Meet specified CALGreen items Additions or Remodels >$100,000 that include site changes and Architectural Review: • Meet specified CALGreen items • BIG Existing Home – no points Additions >1,250 sq. ft.: • BIG - 50 Points	• CALGreen Mandatory • BIG - 70 Points, +1 point for each 70 sq. ft. over 2,550 sq. ft. (with local mandatory points required)	Additions or Remodels >50% and include 2 of the following: HVAC, building envelope, hot water system, lighting system: • BIG - 70 Points	• CALGreen Mandatory • BIG - 70 Points
City of Cupertino - (Council consideration of green building requirements planned for May 2012)	None	• CALGreen Mandatory	None	• CALGreen Mandatory

Jurisdiction	Single-Family		Multi-Family	
	Remodel, Alteration or Addition	New	Remodel, Alteration or Addition	New
Santa Clara County	Remodels > $100,000 value & additions >500 sq. ft.: • BIG Existing Home – no points	• CALGreen Mandatory • BIG - 50 Points (1,200 – 3,000 sq. ft.) • CALGreen Mandatory • BIG - 50 Points, +1 point for each 100 sq. ft. over 3,000 sq. ft. (>3,000 sq. ft.)	Remodels > $100,000 value & additions >500 sq. ft.: • BIG Existing Home – no points	• CALGreen Mandatory • BIG - 50 Points (1,200 – 3,000 sq. ft.) • CALGreen Mandatory • BIG - 50 Points, +1 point for each 100 sq. ft. over 3,000 • (>3,000 sq. ft.)
City and County of San Francisco	N/A	• CALGreen Mandatory • BIG - 75 Points	N/A	• CALGreen Mandatory • BIG - 75 Points •
City of Sunnyvale (current)	Remodels or additions >$100,000 : • BIG Checklist – no points	≤1,500 sq. ft.: • CALGreen Mandatory >1,500 sq. ft.: • CALGreen Mandatory • BIG - 70 Points	Remodels or additions >$250,000 : • BIG Checklist – no points	• CALGreen Mandatory • BIG - 70 Points
City of Sunnyvale (proposed)	Remodels or additions >$100,000 : • CALGreen mandatory items applicable to the scope of work	• CALGreen Mandatory • BIG - 70 Points	Remodels or additions >$250,000 : • CALGreen mandatory items applicable to the scope of work	• CALGreen Mandatory • BIG - 70 Points

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