

## Chapter 12.66 GREEN BUILDING REGULATIONS

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### 12.66.010 Purpose.

The city finds that green building design and construction can have a significant positive effect on energy and resource efficiency and reduce waste and pollution generation. The intent of this chapter is to promote the environmental sustainability of natural resources by efficiently redirecting the use of recyclable materials away from landfills, by encouraging recycled-content materials in construction, and by reducing the energy consumption needs of structures by making use of efficient construction methods.

(Ord. 07-315 § 2 (part))

### 12.66.020 Definitions.

For the purposes of this chapter, certain words and phrases used herein are defined as follows:

"Alteration" means to replace or make a change which will prolong the life of the supporting members of a structure, such as bearing walls, roof rafters, columns, beams, or girders.

"Build It Green" means the Build It Green organization. Build It Green is a California professional nonprofit membership organization whose mission is to promote healthy, energy- and resource-efficient buildings.

"Certified green building rater" means a person or organization determined by the building official to be qualified to perform inspections and provide documentation to assure compliance with the Build It Green program requirements.

"GreenPoint Rated" means the rating system developed by Build It Green.

"LEED" means the leadership in energy and environmental design program developed by the U.S. Green Building Council. The U.S. Green Building Council is a national professional nonprofit membership organization whose mission is to promote buildings that are environmentally responsible.

"LEED accredited professional" means a person or organization determined by the building official to be qualified to perform inspections and provide documentation to assure compliance with the U.S. Green Building Council LEED requirements.

(Ord. 08-319 § 20 (part); Ord. 07-315 § 2 (part))

### 12.66.030 Covered projects.

This chapter shall apply to the new construction of the following types of buildings:

- A. New single-family and multiple-family homes;
- B. New commercial, mixed-use, and public and community facility buildings.

For the purposes of this chapter, new construction shall mean an entirely new main building, additions or alterations of fifty (50) percent or greater to existing buildings, excluding basements.

This chapter shall not apply to accessory structures or to additions and alterations of less than fifty (50) percent to existing main buildings.

(Ord. 08-319 § 20 (part); Ord. 07-315 § 2 (part))

#### **12.66.040 Private building compliance.**

All covered projects shall demonstrate compliance with the following level of green building standards:

- A. Single-family and multiple-family homes.
  - 1. Prior to issuance of a building permit, the applicant shall submit verification that the home design has been GreenPoint Rated with a minimum score of fifty (50) points.
  - 2. Prior to issuance of a final occupancy inspection, the applicant shall submit verification that the home was built in compliance with the GreenPoint Rated approval.
- B. Commercial, mixed-use, and public and community facility buildings.
  - 1. Prior to issuance of a building permit, the applicant shall submit verification that the building design will be fifteen (15) percent more energy efficient than required by Part 6 of Title 24 of the California Code of Regulations using a state of California adopted performance method, as approved by the State Energy Commission.
  - 2. Prior to issuance of a final occupancy inspection, the applicant shall submit verification that the building was constructed per the approved energy efficiency requirements.

(Ord. 07-315 § 2 (part))

#### **12.66.050 Public building compliance.**

All covered projects shall demonstrate compliance with the following level of green building standards:

- A. Public buildings that are less than seven thousand five hundred (7,500) square feet in size.
  - 1. Prior to issuance of a building permit, the city shall verify that the building design will be fifteen (15) percent more energy efficient than required by Part 6 of Title 24 of the California Code of Regulations using a state of California adopted performance method, as approved by the State Energy Commission.
  - 2. Prior to issuance of a final occupancy inspection, the city shall verify that the building was constructed per the approved energy efficiency requirements.
- B. Public buildings that are seven thousand five hundred (7,500) square feet in size, or larger.

1. Prior to issuance of a building permit, the city shall verify that the building design has been LEED certified at a minimum silver level.
2. Prior to issuance of a final occupancy inspection, the city shall verify that the building was constructed in compliance with the LEED certification.

(Ord. 07-315 § 2 (part))

#### **12.66.060 Maintenance of resources.**

The building official shall maintain a current list of certified green building raters and LEED accredited professionals who are qualified to provide the GreenPoint Rated and LEED certifications, and shall be responsible for administering and implementing the requirements of this chapter.

(Ord. 07-315 § 2 (part))

#### **12.66.070 Historic resources.**

The historical commission may grant exceptions to these regulations in order to conduct any proposed work necessary to maintain the architectural and historic integrity of a designated historic landmark, a landmark eligible building, or property located within a designated historic district, if the applicant presents clear and convincing evidence demonstrating that implementation of these regulations would harm the architectural and historic integrity of the building. The historical commission shall make a written finding to that effect, and shall specify the facts and reasons relied upon in making such finding.

(Ord. 07-315 § 2 (part))