



# City of Sunnyvale

## Notice and Agenda - Final Sustainability Commission

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Monday, March 18, 2019

7:00 PM

West Conference Room, City Hall, 456 W.  
Olive Ave., Sunnyvale, CA 94086

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### **CALL TO ORDER**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **ORAL COMMUNICATIONS**

*This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.*

### **CONSENT CALENDAR**

[19-0408](#)

Approve the Sustainability Commission Meeting Minutes of February 19, 2019

**Recommendation:** Approve the Sustainability Commission Minutes of February 19, 2019 as submitted.

### **PUBLIC HEARINGS/GENERAL BUSINESS**

[19-0169](#)

Green Building Program Update: Forward a recommendation to the City Council to Adopt a Resolution to Update the Green Building Program for Residential Projects, Nonresidential Projects, and Public Facilities, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15308, 15061(b)(3), and 15378(b).

**Recommendation:** Staff recommends Alternative 1: Forward a recommendation to the City Council to Adopt a Resolution (Attachment 2 to the report) to Update the Green Building Program for Residential Projects, Nonresidential Projects, and Public Facilities and Find that the Action is Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15308, 15061(b)(3), and 15378(b).

[19-0409](#) Discuss the Draft Climate Action Playbook (CAP) and Appoint a Commission representative to speak at the City Council Study Session on March 26, 2019

#### **STANDING ITEM: CLIMATE ACTION PLAN (CAP 2.0) UPDATE**

#### **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

#### **NON-AGENDA ITEMS & COMMENTS**

-Commissioner Comments

-Staff Comments

#### **INFORMATION ONLY REPORTS/ITEMS**

[19-0410](#) Updated 2019 Annual Master Work Plan

#### **ADJOURNMENT**

*Notice to the Public:*

*Any agenda related writings or documents distributed to members of this meeting body regarding any item on this agenda will be made available for public inspection in the Environmental Services Department located at 1444 Borregas Avenue, Sunnyvale or can be accessed through the Office of the City Clerk located at 603 All America Way, Sunnyvale during normal business hours and in the meeting location on the evening of the Sustainability Commission meeting, pursuant to Government Code §54957.5.*

*Agenda information is available by contacting Nupur Hiremath at (408) 730-7743. Agendas and associated reports are also available on the City's website at [sunnyvale.ca.gov](http://sunnyvale.ca.gov) or at the Sunnyvale Public Library, 665 W. Olive Ave.,*

*Sunnyvale, 72 hours before the meeting.*

*Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact Nupur Hiremath at (408) 730-7743. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))*



# City of Sunnyvale

## Meeting Minutes - Draft

### Sustainability Commission

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Tuesday, February 19, 2019

7:00 PM

West Conference Room, City Hall, 456 W.  
Olive Ave., Sunnyvale, CA 94086

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#### **CALL TO ORDER**

Vice Chair Wickham called the meeting to order at 7:00 p.m. in the West Conference Room.

#### **SALUTE TO THE FLAG**

Vice Chair Wickham led the salute to the flag.

#### **ROLL CALL**

**Present:** 5 - Vice Chair Kristel Wickham  
Commissioner Dan Hafeman  
Commissioner Douglas Kunz  
Commissioner Stephen Joesten  
Commissioner Shana Padgett

**Absent:** 2 - Chair Bruce Paton  
Commissioner Steven Zornetzer

Council Liaison – Michael S. Goldman (present)

Chair Paton's and Commissioner Zornetzer's absences are excused by general consent.

#### **PRESENTATION**

1      [19-0283](#)      PRESENTATION - Commissioner Presentation: Community Engagement and Behavior Change

Vice Chair Wickham provided an overview of community engagement strategies that the City could use to enhance participation in climate action and behavior change, including Community Climate Solutions or CCS (used by cities of Palo Alto, Fremont, Menlo Park, and Los Altos), Cool Blocks (used by cities of Palo Alto, Davis), and Community Resilience Challenge (Contra Costa County). Guest speaker Lisa Altieri of Community Climate Solutions (CCS) presented information on

the CCS tool and its effectiveness at engaging the community in climate action. The Commission asked questions and discussed the highlighted community engagement strategies.

### **ORAL COMMUNICATIONS**

None.

### **CONSENT CALENDAR**

- 2      [19-0285](#)      Approve the Sustainability Commission Meeting Minutes of January 22, 2019

Approve the Sustainability Commission Minutes of January 22, 2019 as submitted.

**Yes:** 5 -    Vice Chair Wickham  
                 Commissioner Hafeman  
                 Commissioner Kunz  
                 Commissioner Joesten  
                 Commissioner Padgett

**No:** 0

**Absent:** 2 -    Chair Paton  
                 Commissioner Zornetzer

Commissioner Padgett abstained as she was not present at the January 22, 2019 Commission meeting.

### **STANDING ITEM: CLIMATE ACTION PLAN (CAP 2.0) UPDATE**

Nupur Hiremath, Environmental Programs Manager, provided an update that Draft Climate Action Playbook (CAP) development is still underway and that the Playbook would likely be available for public review next month. Staff would hold a Joint Info Study Session of three Commissions (Planning, Sustainability, and Bicycle and Pedestrian) to provide an overview and highlight its elements. Public input would be collected at community meetings and via an online platform. Staff is tentatively scheduled to hold a Study Session with City Council to review the Draft Playbook at 5:30 p.m. on Tuesday, March 26, 2019. Commissioner Hafeman requested staff to consider holding the Study Session in Council Chambers rather than West Conference Room, given the anticipated high public turnout at this meeting. Staff will consider the Commissioner's request and revise the location accordingly.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES****3      [19-0284](#)      Evaluate Potential for Greater Implementation of Complete Streets Policy**

Commissioner Hafeman shared information on a Mercury News article on the Complete Streets policy being applied in Bay Area cities. He noted that the Complete Streets covers pedestrian, mass transit, bicycles, and automobiles. The City of Fremont evaluated fatalities and observed that the fatalities were on streets with higher speed limits. Based on this, Fremont lowered the speed limits on several streets.

The Commission discussed this topic and requested that staff clarify whether Sunnyvale publishes an annual report with data on fatalities by location and associated speed limits, whether specific streets and strategies have been identified for lowering fatalities, and whether the City is able to lower the speed limits on streets with more fatalities.

Commissioner Hafeman shared that Senate Bill (SB) 127 (proposed in 2019) will require all state highway upgrades that pass through cities to follow the Complete Streets program, including bike and pedestrian facilities. Commissioner Hafeman raised the issue of whether it was appropriate to propose a Study Issue on how to power and fund an annual report on traffic accidents in Sunnyvale.

Melody Tovar, Regulatory Programs Division Manager, commented that the City has been working on the Vision Zero Plan for the last many months and had a robust webpage for information. She noted that many of the documents posted on this webpage could potentially address the Commission's inquiries.

**NON-AGENDA ITEMS & COMMENTS****-Commissioner Comments**

Commissioner Hafeman shared that he participated in a conference call with Earth Justice.

Commissioner Kunz shared that he had recently switched his home's space heating to a heat pump system and was happy with its performance.

**-Staff Comments**

Ms. Hiremath noted that the main agenda item for the March meeting was the Green

Building Program Update and the presentation on the Heat Pump Study Issue would be moved to April as a joint Study Session with the Planning Commission. The April agenda item of the Climate Action Plan/Playbook would be presented as a part of the Joint Info Study Session previously mentioned. In addition, Ms. Hiremath noted that staff was aiming for the 2019 Sustainability Speaker Series Proposal Report to Council (RTC) to be presented to Council on March 26, 2019.

Ms. Hiremath also provided the following clarifications in response to the questions regarding Budget Issues and Study Issues discussed by the Commission at the January 22, 2019 meeting:

- (1) The Commission can propose a Budget Issue using the same process and timeline as a Study Issue. Budget Issues are not prioritized but Council votes whether or not to support them. If Council prioritizes a Budget Issue or Study Issue, it will be considered as a Budget Supplement.
- (2) To fulfill its general duties of advising Council, the Commission can: (a) propose a Study Issue, (b) have a Commissioner speak at a Council meeting representing himself or herself; and (c) appoint a Commissioner to represent the SC's perspective at a Council meeting.
- (3) To engage the community, Commission can: (a) interact with community without representing the view of the Commission; and (b) attend community meetings without restriction.

Further questions about the Commission's duties can be directed to the Mayor, the Council Subcommittee on Bylaws, or the full Council.

Ms. Tovar clarified that the Commission does not have to distinguish between a Budget and a Study Issue while proposing, but that this determination would be done by staff. She noted that the Climate Action Plan 2.0 (CAP 2.0) was a Budget Issue proposed in 2018.

#### **INFORMATION ONLY REPORTS/ITEMS**

- 4      [19-0291](#)      Updated 2019 Annual Master Work Plan

#### **ADJOURNMENT**

The meeting was adjourned at 9:22 p.m.

## **ATTACHMENT 1**

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RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF SUNNYVALE TO UPDATE AND ADOPT THE GREEN  
BUILDING TABLES FOR 2019**

WHEREAS, on March 24, 2009, the City Council adopted Resolution No. 368-09, the Green Building Tables, which included a phased approach to full implementation of green building intent for building construction throughout the City of Sunnyvale (“City”); and

WHEREAS, the Green Building Tables were reviewed and revised in 2011, 2012, and 2014, resulting in increased green building requirements for residential construction and alterations, non-residential construction and alterations, and public facilities; and

WHEREAS, since the 2014 update to the Green Building Tables, the State of California (“State”) has made updates to the Uniform Building Code in 2017, which made increases to the energy requirements and other updates to strengthen the State’s commitment to reduce greenhouse gas emissions; and

WHEREAS, on April 23, 2019, the Green Building tables are again reviewed and revised to provide increased requirements for residential construction and alterations, non-residential construction and alterations, and no changes to public facilities; 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 increased sustainability and fighting climate change; and

WHEREAS, pursuant to Section 15308 of the Guidelines to California Environmental Quality Act (CEQA), the amendments to the Green Building Tables are an action taken by a regulatory agency as authorized by state law to assure the maintenance, restoration, and enhancement of the environment; and

WHEREAS, the regulatory process for implementing the Green Building Tables includes procedures for protection of the environment, in that the City independently reviews the environmental effects of all projects as required by CEQA; and

WHEREAS, pursuant to Section 15061(b)(3) of the CEQA Guidelines, it can be seen with certainty that there is no possibility that the updates to the Green Buildings Tables will have a physical impact on the environment, in that the requirements are designed to reduce the environmental impacts of construction projects, and those project are subject to separate CEQA review; and

WHEREAS, pursuant to Section 15378(b) of the CEQA Guidelines, the adoption of the Green Building Tables is not a “project” within the meaning of CEQA.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE HEREBY:

1. Adopts the Green Building Tables for 2019 (as revised) attached hereto as "Exhibit A."
2. Finds that the action is exempt from environmental review under the California Environmental Quality Act (CEQA), Guidelines Sections 15308, 15061(b)(3), and 15378(b);
3. Directs staff to apply the requirements listed in the Green Building Tables to all building construction (as appropriate) in the City of Sunnyvale.
4. The Green Building Tables for 2019 shall be effective July 1, 2019.

Adopted by the City Council at a regular meeting held on \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:  
RECUSAL:

ATTEST:

APPROVED:

\_\_\_\_\_  
City Clerk  
(SEAL)

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

## EXHIBIT A



# GREEN BUILDING PROGRAM

These requirements apply to projects with a planning application that is “deemed complete” on or after July 1, 2019. For projects that do not require a planning application, these requirements apply to building permits submitted on or after July 1, 2019.

On April 23, 2019, the City Council revised the green building standards for new construction, additions, and remodels of buildings. The new requirements are effective for projects with a Planning Application that is ‘deemed complete’ on or after July 1, 2019. For projects that do not require a Planning Application, these requirements apply to building permits submitted on or after July 1, 2019.

## GREEN BUILDING PROGRAM

Following are the steps for complying with the green building program:

- Identify minimum standards: Minimum standards are based on the type of project and scope of work. Refer to the tables on the reverse side of this brochure to determine green building requirements, level of achievement, and verification necessary for various types of projects.
- Submit Building Permit Plans: Building permit plans shall include the applicable green building checklist on a plan sheet. All required/selected points/credits shall be incorporated in the plans.
- Verification of Green Building Measures: The type of verification is described in the tables on the reverse side of this brochure.

*Green Point Rater/LEED AP* verification requires the project LEED AP to provide a letter that confirms the project is designed to achieve the minimum points required. A similar letter, based on the actual construction, is required before occupancy/final inspection.

*USGBC Certification* verification requires the project’s LEED AP to provide a letter prior to permit issuance that confirms the project is designed to achieve the minimum points required and that the project has been registered with the USGBC. A similar letter, based on the actual construction, is required before occupancy/final inspection and shall also confirm if and when project will be submitted to the USGBC.

## INCENTIVES

Incentives are offered for projects that exceed the minimum green building standards and are offered to encourage project applicants and developers to provide additional green building features.

Projects that add floor area to an existing site, qualify for the incentive if all buildings at the existing site meet the incentive level through an applicable LEED program (i.e. new construction, core and shell, commercial interiors, existing buildings). The LEED standard for the existing building(s) shall be met prior to occupancy of the new building(s).

## MIXED-USE PROJECTS

Mixed use projects are required to meet the appropriate BIG standard for the residential portion and LEED for the non-residential portion. Alternatively, LEED may be applied to the entire project.

**Build It Green (BIG)** is a non-profit organization whose mission is to promote healthy, energy- and resource-efficient building practices in California.  
[www.builditgreen.org](http://www.builditgreen.org)

**The U.S. Green Building Council (USGBC)**, through the LEED program, encourages adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.  
[www.usgbc.org](http://www.usgbc.org)

**CALGreen** was adopted by the State of California and is the nation’s first mandatory green building code which sets the minimum sustainability standards for new residential and non-residential construction.

## RESIDENTIAL PROJECTS

Type of Project	Minimum Standard	Voluntary Incentives
<b>One Single-Family or Duplex Dwelling</b>		
New Construction	CALGreen Mandatory Measures and GreenPoint Rated Checklist with <u>90</u> points minimum and verification by a GreenPoint Rater	Projects may choose to increase lot coverage by 5% <u>or qualify for staff level design review with a FAR up to 50% or 4,000 sq. ft. (whichever is less) if the project achieves:</u> <ul style="list-style-type: none"> <li><u>120 points, with Build It Green Certification; or</u></li> <li><u>All-electric appliances<sup>3</sup> for the entire home (e.g., no gas line connection).</u></li> </ul>
Addition (including new or converted ADUs)	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	
Remodels and Alterations	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	--
<b>Multi-Family Residential Development</b>		
New Construction	<p>CALGreen Mandatory Measures and GreenPoint Rated Checklist with <u>90</u> points minimum <u>with Build It Green Certification.</u></p> <p><u>Applicants are <b>highly encouraged</b> to include any combination of the following items:</u></p> <ul style="list-style-type: none"> <li><u>All-electric appliances<sup>3</sup> in every unit (e.g. no gas line connection for the project); or</u></li> <li><u>Installation of a “cool roof” or “green roof”; or</u></li> <li><u>Install EV chargers<sup>2</sup>; or</u></li> <li><u>Greywater, recycled water, and/or rainwater catchment system(s)</u></li> </ul>	<p>Projects may choose to increase building height by 5', lot coverage by 5%, or receive a 5% density bonus<sup>1</sup> if the project achieves:</p> <ol style="list-style-type: none"> <li><u>120 points with Build It Green Certification, and</u></li> <li><u>All-electric appliances<sup>3</sup> in every unit (e.g., no gas line connection for the project); and</u></li> <li><u>Provides/installs one or more of the following items:</u> <ol style="list-style-type: none"> <li><u>A “cool roof” or “green roof”; or</u></li> <li><u>Electric Vehicle Chargers<sup>2</sup>; or</u></li> <li><u>Greywater, recycled water, and/or rainwater catchment system(s).</u></li> </ol> </li> </ol>
Additions, Remodels and Alterations	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	--

- Projects that take advantage of the 5% green building density bonus are subject to Sunnyvale’s affordable housing requirements for all units provided.
- Installation of Level 2 electric vehicle chargers are required at a rate of 12.5% of the required parking spaces for the development, with a minimum of one charger required.
- All-electric appliances include heat pump water heater, heat pump space heaters, induction cooktops, electric clothes dryers, among others.

## NON-RESIDENTIAL PROJECTS

Type of Project	Minimum Standard	Voluntary Incentives
<b>New Construction and Initial Tenant Improvements<sup>1</sup></b>		
≤ 5,000 sq. ft.	CALGreen Mandatory Measures. Reviewed by City staff	--
>5,000 sq. ft. – <b>30,000</b> sq. ft.	CALGreen Mandatory Measures and LEED <u>Gold Level</u> with verification by a LEED AP	<p><b>Citywide (Excluding Moffett Park)</b> Projects can increase FAR by 10% or height by 10' by achieving:</p> <ul style="list-style-type: none"> <li>• LEED Gold Level <u>with USGBC Certification<sup>2</sup> that achieves at least 75 total points with Design Phase Credits reviewed and approved by USGBC; <b>and</b></u></li> <li>• <u>All-electric<sup>3</sup> (e.g., no gas line connection).</u></li> </ul> <p><b>Moffett Park</b> Projects can increase FAR by 15% (MP-I) or 20% (MP-TOD) by achieving:</p> <ul style="list-style-type: none"> <li>• LEED Gold Level <u>with USGBC Certification<sup>2</sup> that achieves at least 75 total points with Design Phase Credits reviewed and approved by USGBC; <b>and</b></u></li> <li>• <u>All-electric<sup>3</sup> (e.g., no gas line connection).</u></li> </ul>
> <b>30,000</b> sq. ft.	CALGreen Mandatory Measures and <u>LEED Gold Level with USGBC Certification, including Design Phase Credits reviewed and approved by USGBC<sup>2</sup></u>	<p>In addition, projects in Moffett Park can increase FAR by another 10%<sup>4</sup> by achieving:</p> <ol style="list-style-type: none"> <li>1. <u>One of the following certifications:</u> <ol style="list-style-type: none"> <li>a. <u>LEED Platinum with USGBC certification<sup>2</sup> with Design Phase Credits reviewed and approved by USGBC; or</u></li> <li>b. <u>Zero Energy<sup>5</sup> on the project site, certified by International Living Future Institute (ILFI); <b>and</b></u></li> </ol> </li> <li>2. <u>All-electric<sup>3</sup> (e.g., no gas line connection), <b>and</b></u></li> <li>3. <u>Demonstration of additional features that provide Community Benefit.</u></li> </ol>
<b>Major Alterations (structural, mechanical, plumbing, and electrical alterations)<sup>6</sup></b>		
<u>All Major Alterations</u>	CALGreen Mandatory Measures and LEED Silver with verification by a LEED AP <sup>2</sup> .	--

1. Projects in the Peery Park Specific Plan (PPSP) area are not eligible to receive incentives through the City's Green Building Program because they are eligible to achieve additional FAR for Green Building through the PPSP Community Benefits Program.
2. Although certification may occur after a project is finalized, the project's LEED AP must provide staff with a letter certifying that the building/project has been built to the plan and should be eligible to be certified at the approved LEED level prior to final sign-off of building permit(s).
3. All-electric appliances include heat pump water and space heaters, induction cooktops, electric clothes dryers, among others.
4. A Major Moffett Park Special Development Permit (reviewed and approved by City Council) is required for projects requesting the additional 10% FAR.
5. Although certification may occur after a project is finalized, the project's mechanical engineer must provide authorization that the design of the project meets all intent to achieve certification for Zero Energy prior to final sign-off of building permit(s).
6. See the Definition Section (last page) to identify which projects would be considered as Major Alterations.
7. Alternate means or methods that meet the intent of the Sunnyvale Green Building Program may be considered at the discretion of the Chief Building Official.

## PUBLIC FACILITY<sup>1</sup>

Type of Project	Minimum Standard	Voluntary Incentives
<b>New Construction<sup>2</sup></b>		
≤ 5,000 sq. ft.	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff.	--
> 5,000 sq. ft.	CALGreen Mandatory Measures and LEED Gold Level with verification by a LEED AP	--
<b>Major Alterations</b>		
<u>All Major Alterations</u>	CALGreen Mandatory Measures and LEED Silver with verification by a LEED AP	--

1. The City Council may provide direction on any public facility as to the desired green building standards to meet.
2. Provide electric car chargers at a minimum of 3% of the parking spaces.

## DEFINITIONS

**Cool Roof** means a roofing product that has been designed to reflect more sunlight and absorb less heat than a standard roof to help reduce electricity used for air conditioning by lowering roof temperatures.

**Design Phase Credits** means credits a project can obtain during the Design Application Phase of the LEED application process. The Design Phase Credits are reviewed and approved by USGBC. No actual credits will be awarded as part of this process, but USGBC confirms that the project design is anticipated to be awarded for the design credits at the end of the LEED certification process.

**Green Roof** means a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. Green roofs are also commonly known as “living roofs,” and includes both roof gardens, rooftop gardens, and landscaped roof.

**International Living Future Institute (ILFI)** refers to a nonprofit organization that has developed a sustainable building certificate program that promotes the most advanced measurement of sustainability in the built environment, including zero energy and zero carbon buildings. ILFI’s certificate program includes different types of certifications: Living Building Certification, Petal Certification, Zero Energy Certification, Zero Carbon Certification. It has been certifying buildings since 2006.

**Major Alteration** means non-residential alterations where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed where areas of such construction are ten thousand gross square feet or more in existing commercial, office and industrial buildings (SMC Section 19.12.140).

**Zero Energy Building** means an energy-efficient building where 100% of the building energy needs on a net annual basis supplied by onsite renewable energy, usually without any onsite combustion, demonstrating zero energy performance.

**Zero Energy Certification** means a performance-based certification program administered and certified by ILFI. This certification requires 100% of the building energy offsets with the onsite renewable energy. The program requires 100% onsite energy generation and no combustion allowed on site, but some exceptions may be given for special circumstances for off-site renewable energy, onsite combustion, and other circumstances, with additional documentations required by ILFI.



# GREEN BUILDING PROGRAM

ATTACHMENT 3

Page 1 of 2

THESE REQUIREMENTS APPLY TO PROJECTS WITH A PLANNING APPLICATION THAT IS 'DEEMED COMPLETE' ON OR AFTER JANUARY 1, 2015. FOR PROJECTS THAT DO NOT REQUIRE A PLANNING APPLICATION, THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2015.

On August 12, 2014, the City Council revised the green building standards for new construction, additions, and remodels of buildings. The new requirements are effective for projects with a Planning Application that is 'deemed complete' on or after **January 1, 2015**. For projects that do not require a Planning Application, these requirements apply to building permits submitted on or after **January 1, 2015**.

## Green Building Program

Following are the steps for complying with the green building program:

- Identify minimum standards: Minimum standards are based on the type of project and scope of work. Refer to the tables on the reverse side of this brochure to determine green building requirements, level of achievement, and verification necessary for various types of projects.
- Submit Building Permit Plans: Building permit plans shall include the applicable green building checklist on a plan sheet. All required/selected points/credits shall be incorporated in the plans.
- Verification of Green Building Measures: The type of verification is described in the tables on the reverse side of this brochure.

*Green Point Rater/LEED AP* verification requires the project LEED AP to provide a letter that confirms the project is designed to achieve the minimum points required. A similar letter, based on the actual construction, is required before occupancy/final inspection.

*USGBC Certification* verification requires the project's LEED AP to provide a letter prior to permit issuance that confirms the project is designed to achieve the minimum points required and that the project has been registered with the USGBC. A similar letter, based on the actual construction, is required before occupancy/final inspection and shall also confirm if and when project will be submitted to the USGBC.

## Incentives

Incentives are offered for projects that exceed the minimum green building standards and are offered to encourage project applicants and developers to provide additional green building features.

Projects that add floor area to an existing site, qualify for the incentive if all buildings at the existing site meet the incentive level through an applicable LEED program (i.e. new construction, core and shell, commercial interiors, existing buildings). The LEED standard for the existing building(s) shall be met prior to occupancy of the new building(s).

## Mixed-Use Projects

Mixed use projects are required to meet the appropriate BIG standard for the residential portion and LEED for the non-residential portion. Alternatively, LEED may be applied to the entire project.

**Build It Green (BIG)** is a non-profit organization whose mission is to promote healthy, energy- and resource-efficient building practices in California.  
[www.builditgreen.org](http://www.builditgreen.org)

**The U.S. Green Building Council (USGBC)**, through the LEED program, encourages adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.  
[www.usgbc.org](http://www.usgbc.org)

**CALGreen** was adopted by the State of California and is the nation's first mandatory green building code which sets the minimum sustainability standards for new residential and non-residential construction.



## Residential Projects

Type of Project	Minimum Standard	Voluntary Incentives
New Construction	CALGreen Mandatory Measures and GreenPoint Rated Checklist with 80 points minimum with verification by a Green Point Rater	Achieve 110 points, with Green Point Rater verification, and the project can increase lot coverage by 5%.  Multi-family projects have the option to increase building height by 5', lot coverage by 5%, or receive a 5% density bonus.
Remodels, Alterations, and Additions	CalGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	--

## Non-Residential Projects

Type of Project	Minimum Standard	Voluntary Incentives
<b>New Construction and Initial Tenant Improvements</b>		
≤ 5,000 sq. ft.	CALGreen Mandatory Measures. Reviewed by City staff	--
>5,000 sq. ft. - 100,000 sq. ft.	CALGreen Mandatory Measures and LEED Silver Level with verification by a LEED AP	<p><b>City-Wide (Excluding Moffett Park)</b> Projects can increase FAR by 10% or height by 10' by achieving LEED Gold with USGBC certification.</p> <p><b>Moffett Park</b> Projects can increase FAR by 15% (MP-I) or 20% (MP-TOD) by achieving LEED Gold with USGBC certification.</p>
> 100,000 sq. ft.	CALGreen Mandatory Measures and LEED Gold Level with verification by a LEED AP	In addition, projects can increase FAR by another 10% by achieving LEED Gold with USGBC certification and a Major Moffett Park Special Development Permit (reviewed by City Council) demonstrating the project incorporates additional green/sustainable development features.
<b>Major Alterations (structural, mechanical, plumbing, and electrical alterations)</b> Definition: "Major alterations" means nonresidential alterations where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed where areas of such construction are ten thousand gross square feet or more in existing commercial, office and industrial buildings. (SMC 19.12.140)		
< 10,000 sq. ft.	CALGreen Mandatory Measures. Reviewed by City staff.	--
> 10,000 sq. ft.	CALGreen Mandatory Measures and LEED Silver with verification by a LEED AP	--

For additional information and updates, please contact the Community Development Department at (408) 730-7444 or refer to: [GreenBuilding.inSunnyvale.com](http://GreenBuilding.inSunnyvale.com)



# GREEN BUILDING PROGRAM

These requirements apply to projects with a planning application that is “deemed complete” on or after July 1, 2019. For projects that do not require a planning application, these requirements apply to building permits submitted on or after July 1, 2019.

On April 23, 2019, the City Council revised the green building standards for new construction, additions, and remodels of buildings. The new requirements are effective for projects with a Planning Application that is ‘deemed complete’ on or after July 1, 2019. For projects that do not require a Planning Application, these requirements apply to building permits submitted on or after July 1, 2019.

## GREEN BUILDING PROGRAM

Following are the steps for complying with the green building program:

- Identify minimum standards: Minimum standards are based on the type of project and scope of work. Refer to the tables on the reverse side of this brochure to determine green building requirements, level of achievement, and verification necessary for various types of projects.
- Submit Building Permit Plans: Building permit plans shall include the applicable green building checklist on a plan sheet. All required/selected points/credits shall be incorporated in the plans.
- Verification of Green Building Measures: The type of verification is described in the tables on the reverse side of this brochure.

*Green Point Rater/LEED AP* verification requires the project LEED AP to provide a letter that confirms the project is designed to achieve the minimum points required. A similar letter, based on the actual construction, is required before occupancy/final inspection.

*USGBC Certification* verification requires the project’s LEED AP to provide a letter prior to permit issuance that confirms the project is designed to achieve the minimum points required and that the project has been registered with the USGBC. A similar letter, based on the actual construction, is required before occupancy/final inspection and shall also confirm if and when project will be submitted to the USGBC.

## INCENTIVES

Incentives are offered for projects that exceed the minimum green building standards and are offered to encourage project applicants and developers to provide additional green building features.

Projects that add floor area to an existing site, qualify for the incentive if all buildings at the existing site meet the incentive level through an applicable LEED program (i.e. new construction, core and shell, commercial interiors, existing buildings). The LEED standard for the existing building(s) shall be met prior to occupancy of the new building(s).

## MIXED-USE PROJECTS

Mixed use projects are required to meet the appropriate BIG standard for the residential portion and LEED for the non-residential portion. Alternatively, LEED may be applied to the entire project.

***Build It Green (BIG)*** is a non-profit organization whose mission is to promote healthy, energy- and resource-efficient building practices in California.  
[www.builditgreen.org](http://www.builditgreen.org)

***The U.S. Green Building Council (USGBC)***, through the LEED program, encourages adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.  
[www.usgbc.org](http://www.usgbc.org)

***CALGreen*** was adopted by the State of California and is the nation’s first mandatory green building code which sets the minimum sustainability standards for new residential and non-residential construction.

## RESIDENTIAL PROJECTS

Type of Project	Minimum Standard	Voluntary Incentives
<b>One Single-Family or Duplex Dwelling</b>		
New Construction	CALGreen Mandatory Measures and GreenPoint Rated Checklist with <u>90</u> points minimum and verification by a GreenPoint Rater	Projects may choose to increase lot coverage by 5% <u>or qualify for staff level design review with a FAR up to 50% or 4,000 sq. ft. (whichever is less) if the project achieves:</u> <ul style="list-style-type: none"> <li>• <u>120 points, with Build It Green Certification; or</u></li> <li>• <u>All-electric appliances<sup>3</sup> for the entire home (e.g. no gas line connection).</u></li> </ul>
Addition (including new or converted ADUs)	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	
Remodels and Alterations	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	--
<b>Multi-Family Residential Development</b>		
New Construction	CALGreen Mandatory Measures and GreenPoint Rated Checklist with <u>90</u> points minimum <u>with Build It Green Certification.</u>  <u>Applicants are <b>highly encouraged</b> to include any combination of the following items:</u> <ul style="list-style-type: none"> <li>• <u>All-electric appliances<sup>3</sup> in every unit (e.g. no gas line connection for the project); or</u></li> <li>• <u>Installation of a “cool roof” or “green roof”; or</u></li> <li>• <u>Install EV chargers<sup>2</sup>; or</u></li> <li>• <u>Greywater, recycled water, and/or rainwater catchment system(s)</u></li> </ul>	Projects may choose to increase building height by 5', lot coverage by 5%, or receive a 5% density bonus <sup>1</sup> if the project achieves: <ol style="list-style-type: none"> <li>1. <u>120 points with Build It Green Certification, and</u></li> <li>2. <u>All-electric appliances<sup>3</sup> in every unit (e.g. no gas line connection for the project); and</u></li> <li>3. <u>Provides/installs one or more of the following items:</u> <ol style="list-style-type: none"> <li>a. <u>A “cool roof” or “green roof”; or</u></li> <li>b. <u>Electric Vehicle Chargers<sup>2</sup>; or</u></li> <li>c. <u>Greywater, recycled water, and/or rainwater catchment system(s).</u></li> </ol> </li> </ol>
Additions, Remodels and Alterations	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	--

1. Projects that take advantage of the 5% green building density bonus are subject to Sunnyvale’s affordable housing requirements for all units provided.
2. Installation of Level 2 electric vehicle chargers are required at a rate of 12.5% of the required parking spaces for the development, with a minimum of one charger required.
3. All-electric appliances include heat pump water heater, heat pump space heaters, induction cooktops, electric clothes dryers, among others.

## NON-RESIDENTIAL PROJECTS

Type of Project	Minimum Standard	Voluntary Incentives
<b>New Construction and Initial Tenant Improvements<sup>1</sup></b>		
≤ 5,000 sq. ft.	CALGreen Mandatory Measures. Reviewed by City staff	--
>5,000 sq. ft. – <b>30,000</b> sq. ft.	CALGreen Mandatory Measures and LEED <u>Gold Level</u> with verification by a LEED AP	<p><b>Citywide (Excluding Moffett Park)</b> Projects can increase FAR by 10% or height by 10' by achieving:</p> <ul style="list-style-type: none"> <li>• LEED Gold Level <u>with USGBC Certification<sup>2</sup> that achieves at least 75 total points with Design Phase Credits reviewed and approved by USGBC; <b>and</b></u></li> <li>• <u>All-electric<sup>3</sup> (e.g. no gas line connection).</u></li> </ul> <p><b>Moffett Park</b> Projects can increase FAR by 15% (MP-I) or 20% (MP-TOD) by achieving:</p> <ul style="list-style-type: none"> <li>• LEED Gold Level <u>with USGBC Certification<sup>2</sup> that achieves at least 75 total points with Design Phase Credits reviewed and approved by USGBC; <b>and</b></u></li> <li>• <u>All-electric<sup>3</sup> (e.g. no gas line connection).</u></li> </ul>
> <b>30,000</b> sq. ft.	CALGreen Mandatory Measures and <u>LEED Gold Level with USGBC Certification, including Design Phase Credits reviewed and approved by USGBC<sup>2</sup></u>	<p>In addition, projects in Moffett Park can increase FAR by another 10%<sup>4</sup> by achieving:</p> <ol style="list-style-type: none"> <li>1. <u>One of the following certifications:</u> <ol style="list-style-type: none"> <li>a. <u>LEED Platinum with USGBC certification<sup>2</sup> with Design Phase Credits reviewed and approved by USGBC; or</u></li> <li>b. <u>Zero Energy<sup>5</sup> on the project site, certified by International Living Future Institute (ILFI); <b>and</b></u></li> </ol> </li> <li>2. <u>All-electric<sup>3</sup> (e.g. no gas line connection), <b>and</b></u></li> <li>3. <u>Demonstration of additional features that provide Community Benefit.</u></li> </ol>
<b>Major Alterations (structural, mechanical, plumbing, and electrical alterations)<sup>6</sup></b>		
<u>All Major Alterations</u>	CALGreen Mandatory Measures and LEED Silver with verification by a LEED AP <sup>2</sup> .	--

1. Projects in the Peery Park Specific Plan (PPSP) area are not eligible to receive incentives through the City's Green Building Program because they are eligible to achieve additional FAR for Green Building through the PPSP Community Benefits Program.
2. Although certification may occur after a project is finalized, the project's LEED AP must provide staff with a letter authorizing that the building/project has been built to the plan and should be eligible to be certified at the approved LEED level prior to final sign-off of building permit(s).
3. All-electric appliances include heat pump water and space heaters, induction cooktops, electric clothes dryers, among others.
4. A Major Moffett Park Special Development Permit (reviewed and approved by City Council) is required for projects requesting the additional 10% FAR.
5. Although certification may occur after a project is finalized, the project's mechanical engineer must provide authorization that the design of the project meets all intent to achieve certification for Zero Energy prior to final sign-off of building permit(s).
6. See the Definition Section (next page) to identify which projects would be considered as Major Alterations.
7. Alternate means or methods that meet the intent of the Sunnyvale Green Building Program may be considered at the discretion of the Chief Building Official.

## DEFINITIONS

**Cool Roof** means a roofing product that has been designed to reflect more sunlight and absorb less heat than a standard roof to help reduce electricity used for air conditioning by lowering roof temperatures.

**Design Phase Credits** means credits a project can obtain during the Design Application Phase of the LEED application process. The Design Phase Credits are reviewed and approved by USGBC. No actual credits will be awarded as part of this process, but USGBC confirms that the project design is anticipated to be awarded for the design credits at the end of the LEED certification process.

**Green Roof** means a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. Green roofs are also commonly known as “living roofs,” and includes both roof gardens, rooftop gardens, and landscaped roof.

**International Living Future Institute (ILFI)** refers to a nonprofit organization that has developed a sustainable building certificate program that promotes the most advanced measurement of sustainability in the built environment, including zero energy and zero carbon buildings. ILFI’s certificate program includes different types of certifications: Living Building Certification, Petal Certification, Zero Energy Certification, Zero Carbon Certification. It has been certifying buildings since 2006.

**Major Alteration** means non-residential alterations where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed where areas of such construction are ten thousand gross square feet or more in existing commercial, office and industrial buildings (SMC 19.12.140).

**Zero Energy Building** means an energy-efficient building where 100% of the building energy needs on a net annual basis supplied by onsite renewable energy, usually without any onsite combustion, demonstrating zero energy performance.

**Zero Energy Certification** means a performance-based certification program administered and certified by ILFI. This certification requires 100% of the building energy offsets with the onsite renewable energy. The program requires 100% onsite energy generation and no combustion allowed on site, but some exceptions may be given for special circumstances for off-site renewable energy, onsite combustion, and other circumstances, with additional documentations required by ILFI.

**MINIMUM (New Construction Only)**

	<b>2010</b>		<b>2012</b>		<b>2014</b>		<b>2019</b>	
<b>Residential</b>	SFH up to 1,500	Checklist	80 points		80 points		90 points	
	SFH > 1,500	70 points						
	All MFH	70 points						
<b>Non-residential</b>	<5,000	LEED Checklist	Up to 5,000	CALGreen	Up to 5,000	CALGreen	Up to 5,000	CALGreen
	5,000-50,000	LEED Certified “design intent”	> 5,000 Citywide	+LEED Silver	5,000-100,000	+ LEED Silver	5,000-30,000	+ LEED Gold
	>50,000	LEED Certified “design intent”	> 5,000 Moffett Park	+LEED Silver	> 100,000	+ LEED Gold	> 30,000	+ LEED Gold Certification, incl. Design Phase Credits

**VOLUNTARY (New Construction Only)**

	<b>2010</b>		<b>2012</b>		<b>2014</b>		<b>2019</b>	
<b>Residential</b>	SFH up to 1,500	None	110 points		110 points		SFH	120 points <b>or</b> all-electric home
	SFH > 1,500	100 points					MFH	1. 120 points certified; and 2. All-electric home; and 3. 1 add'l item
	All MFH	100 points						
<b>Non-residential, Citywide</b>	<5,000	LEED Checklist	Up to 5,000	CALGreen	Up to 5,000	None	Up to 5,000	None
	5,000-50,000	LEED Silver “design intent”	> 5,000 Citywide	+LEED Gold Certification	5,000-100,000	+ LEED Gold Certification	5,000-30,000	1. LEED Gold Certification with 75 pts minimum + DP; and 2. All-electric (no gas line)
	>50,000	LEED Gold “design intent”			> 100,000		> 30,000	
<b>Non-residential, Moffett Park</b>	<5,000	LEED Checklist	Up to 5,000	CALGreen	Up to 5,000	None	Up to 5,000	None
	5,000-50,000	LEED Silver “design intent”	> 5,000, 15-20% FAR	+ LEED Gold	For 15-20% FAR	+ LEED Gold Certification	For 15-20% FAR	1. LEED Gold Certification with 75 pts minimum +DP; and 2. All-electric (no gas line)
	>50,000	LEED Gold “design intent”	> 5,000, additional 10% FAR	+ LEED Gold Certification	For additional 10% FAR	+ LEED Gold Certification and Major MP SDP	For additional 10% FAR	1. LEED Platinum Certification + DP or Zero Energy Certification; & 2. All-electric (no gas line); & 3. Add'l comm. Benefit feature(s)

## RESIDENTIAL

Jurisdiction	Project Threshold	Minimum Requirement
Sunnyvale	New construction	GreenPoint Rated Checklist (which includes CALGreen with 80 Points minimum)
	New construction, with incentives <ul style="list-style-type: none"> <li>5% additional lot coverage</li> </ul>	GreenPoint Rated Checklist (which includes CALGreen with 110 Points minimum)
	Remodel, alterations, and additions	CALGreen Mandatory Measures
Palo Alto	New construction	CALGreen Mandatory + Tier 2
	Renovations and alternations with 1,000 s.f. or more	CALGreen Mandatory + Tier 1
	Renovations and alternations under 1,000 s.f. that increases the building's conditions square footage	CALGreen Mandatory
San Jose	Tier 1 Residential Projects (SF Detached residences or projects with 2-9 units, with less than 75 ft. in height)	A Completed GreenPoint Rated Checklist or LEED Checklist
	Tier 2 Residential Projects (Multi-family projects with 10 or more units and less than 75 ft. in height)	LEED Certified or GreenPoint Rated
	High-Rise taller than 75 ft. in height	LEED Certified
Mountain View	New construction, fewer than 5 units	CALGreen Mandatory
	New construction, 5 or more units	70 GreenPoint Rated Points <i>and</i> CALGreen Mandatory
	Additions and Alterations	CALGreen Mandatory
Milpitas	New construction, 5 or more units	50 Green Points (Build It Green) or LEED for Homes Certified
	New construction, with incentives <ul style="list-style-type: none"> <li>Priority Plan Review</li> </ul>	75 Green Points or equivalent in LEED
Redwood City	New construction – SFH or TFH	<ul style="list-style-type: none"> <li>Single-Family GreenPoint Rated Checklist (minimum points or higher required); or</li> <li>LEED-H checklist</li> </ul>
	Additions – SFH or TFH	<ul style="list-style-type: none"> <li>Existing Home GreenPoint Rated Checklist (minimum points or higher required)</li> </ul>
	MFH (new construction and additions)	<ul style="list-style-type: none"> <li>GreenPoint Rated Checklist; or</li> <li>LEED-NC Checklist; or</li> <li>LEED-H Checklist</li> </ul>

## NON-RESIDENTIAL

Jurisdiction	Project Threshold	Minimum Requirement
Sunnyvale	New construction and initial TI	
	• 5,000 s.f. or less	CALGreen
	• 5,000 s.f. to 100,000 s.f.	LEED Silver
	• More than 100,000 s.f.	LEED Gold
	Major Alterations <sup>1</sup>	
	Moffett Park Projects with Incentives • 15% FAR in MP-I • 20% FAR in MP-TOD	LEED Gold
	Moffett Park Projects with Incentives • 10% Additional FAR or 10 feet additional height	LEED Gold <i>and</i> Major Moffett Park Special Development Permit
	Citywide Projects with Incentives • 10% Additional FAR or 10 feet additional height	LEED Gold
	Public Facility <sup>2</sup> – new construction, 5,000 s.f. or less <sup>3</sup>	CALGreen
	Public Facility <sup>2</sup> – new construction, more than 5,000 s.f. <sup>3</sup>	LEED Gold
	Public Facility <sup>2</sup> – Major Alterations, 10,000 s.f. or less	LEED Certified
	Public Facility <sup>2</sup> – Major Alterations, more than 10,000 s.f.	LEED Silver
Palo Alto	New Construction and Additions 1,000 s.f. or more	CALGreen Mandatory Measures + Tier 2
	Renovations & Alterations with 5,000 s.f. or more	CALGreen Mandatory Measures + Tier 1
	Renovations & Alterations under 1,000 s.f. and project valuation of \$200K or more	CALGreen Mandatory Measures
	City/Public Facility buildings	LEED Silver
San Jose	Tier 1 Commercial Projects (Less than 25,000 s.f. and less than a height of 75 ft.)	A Completed GreenPoint Rated Checklist or LEED Checklist
	Tier 2 Commercial Projects (More than 25,000 s.f. and less than 75 ft. in height)	LEED Silver Certified

<sup>1</sup> Work will be considered a Major Alteration when all three of the following conditions are met: (1) area of work is at least 10,000 s.f.; (2) interior finishes are removed and there are significant upgrades to structural; and (3) significant upgrades to at least one of the following: mechanical, electrical, or plumbing systems.

<sup>2</sup> Green building program requirements are mandated unless determined infeasible based on the type of building or scope of work.

<sup>3</sup> Provide electric car chargers at a minimum of 3% of the parking spaces.



Jurisdiction	Project Threshold	Minimum Requirement
	Mixed-Use Projects	GreenPoint Rated Checklist or LEED Checklist, <i>and</i> receive the minimum green building new construction certification designation for the portion of the building under applicable requirements
Mountain View	New construction	
	<ul style="list-style-type: none"> <li>less than 5,000 s.f.</li> </ul>	CALGreen Mandatory
	<ul style="list-style-type: none"> <li>between 5,000 and 25,000 s.f.</li> </ul>	Meet the intent of LEED Certified <i>and</i> CALGreen Mandatory
	<ul style="list-style-type: none"> <li>over 25,000 s.f.</li> </ul>	Meet the intent of LEED Silver <i>and</i> CALGreen Mandatory
	Additions of 1,000 s.f. or greater and/or alterations with a permit valuation of \$200K or above	CALGreen Mandatory
	Mixed Use (< 5 residential units <i>and</i> new non-residential use below 25,000 s.f.)	Residential and Non-residential criteria as applicable to each component of the project
	Mixed Use (5 or more residential units <i>and</i> new non-residential use 25,000 s.f. or greater)	
Milpitas <sup>4</sup>	Nonresidential – New construction	
	<ul style="list-style-type: none"> <li>between 25,000 and 49,999 s.f.</li> </ul>	LEED Certified
	<ul style="list-style-type: none"> <li>50,000 s.f. or more</li> </ul>	LEED Silver
	City Buildings – new construction or renovations over 25,000 s.f.	LEED Silver
	Mixed Use	Residential and Commercial criteria as applicable to each residential and commercial component of the project
	Non-residential projects, with incentives <ul style="list-style-type: none"> <li>Priority Plan Review</li> </ul>	LEED Gold or higher
Redwood City	New construction or additions of 1,000 s.f. or more	LEED-NC Checklist

<sup>4</sup> The nonresidential buildings need to be LEED equivalent and verification is required but no USGBC certification is required now.