

RESOLUTION NO. ____-14

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE TO UPDATE AND ADOPT THE GREEN
BUILDING TABLES FOR 2015 AND CLARIFY
INCENTIVES**

WHEREAS, on August 27, 2008, the City Council directed staff to develop sustainable building guidelines 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, on September 13, 2011, the Green Building tables were reviewed and revised to provide that all non-residential zoning districts an additional 10% floor area ratio will be allowed as an incentive for implementing green building techniques; and

WHEREAS, on April 24, 2012, the Green Building tables were reviewed and revised to provide increased requirements for residential construction and alterations, and new requirement for public facilities; and

WHEREAS, on August __, 2014, the Green Building tables are again reviewed and revised to provide increased requirements for residential construction and alterations, non-residential construction and alterations, and 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 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 for 2015 (as revised) attached hereto as "Attachment 1" 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 January 1, 2015.

Adopted by the City Council at a regular meeting held on_____, 2014, by the following vote:

AYES:

NOES:

ABSTAIN: NONE

ABSENT: NONE

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM:

City Attorney

Standards take effect January 1, 2015

* See Page 2 for general requirements

Non-Residential Projects- Moffett Park

Type of Project	Minimum Standard	Verification Review
New Construction and Initial Tenant Improvements		
≤ 5,000	CalGreen	Staff Level
> 5,000-100,000	LEED Silver	LEED AP
> 100,000	LEED Gold	LEED AP
Voluntary Incentives		
15% FAR in MP-I and 20% FAR in MP-TOD	LEED Gold	USGBC
10% Additional FAR or 10 feet additional height	LEED Gold <i>and</i> Major Moffett Park Special Development Permit	USGBC

Non-Residential Projects- City-wide

Type of Project	Minimum Standard	Verification Review
New Construction and Initial Tenant Improvements		
≤ 5,000	CalGreen	Staff Level
> 5,000 - 100,000	LEED Silver	LEED AP
> 100,000	LEED Gold	LEED AP
Voluntary Incentives		
10% Additional FAR or 10 feet additional height	LEED Gold	USGBC

Non-Residential- Major Alterations

Type of Project	Minimum Standard	Verification Review
Work will be considered a Major Alteration when all three of the following conditions are met:	* Area of work is at least 10,000 sf; and * Interior finishes are removed and there are significant upgrades to structural; AND * Significant upgrades to <u>at least one</u> of the following: - Mechanical, Electrical, or Plumbing systems	
≤ 10,000	--	--
> 10,000	LEED Silver	LEED AP

*** CALGREEN APPLIES TO ALL ***

Residential Projects

Type of Project	Minimum Standard	Verification Review
All New Construction	GreenPoint Rated Checklist (which includes CALGreen with 80 points minimum)	Green Point Rater
Incentive Level: Any- Increase lot coverage by 5% or Multi-family- increase building height 5' or receive 5% density bonus	GreenPoint Rated Checklist (which includes CALGreen with 110 points minimum)	Green Point Rater
Remodel, Alterations and Additions	CalGreen Mandatory Measures	

Public Facility

Unless determined infeasible based on the type of building or scope of work

Type of Project	Minimum Standard	Verification Review
New Construction Provide electric car chargers at a minimum of 3% of the parking spaces		
≤ 5,000	CALGreen	City Staff
> 5,000	LEED Gold	LEED AP
Major Alterations		
≤ 5,000 - 25,000	LEED Checklist	City Staff
> 25,000	LEED Certified	LEED AP

General Requirements:

Green Building threshold in place at time of complete planning application (or building permit submittal, if no planning is required) will be the minimum standard required for a project.

*** CALGREEN APPLIES TO ALL ***