



GREEN BUILDING PROGRAM

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

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

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
New Construction and Initial Tenant Improvements		
≤ 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	City-Wide (Excluding Moffett Park) Projects can increase FAR by 10% or height by 10’ by achieving LEED Gold with USGBC certification. Moffett Park Projects can increase FAR by 15% (MP-I) or 20% (MP-TOD) by achieving LEED Gold with USGBC certification.
> 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.
Major Alterations (structural, mechanical, plumbing, and electrical alterations) 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