

# Green Building for Multi-Family and Single-Family New Construction and Renovation

## Compliance Verification



Effective 1/1/2020

**Instructions:** Select the residential green building requirements applicable to the project and follow the compliance instructions listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

### New Residential Construction Projects

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> <b>New multi-family or new single-family construction projects of any size.</b> <sup>1,4</sup>  (CBC, Part 11.301.3, PAMC 16.14.080) <sup>2, 3</sup>	<b>CALGreen Mandatory + Tier 2 with local amendments</b>	<p><b>Planning Phase:</b> Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory Plus Tier 2" sheet and include in Planning Application. (Only Projects Subject to Planning)</p> <p><b>Permit Phase:</b> Complete Green Building Checklist "GB-1 CALGreen Mandatory Plus Tier 2" sheet and include within Permit Plans. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet.</p> <p><b>Inspection Phase:</b> Complete construction phase requirements as identified on the "GB-1 Res Mandatory Plus Tier 2" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines. Construction activities must be third-party verified by a Green Building Special Inspector as identified in the Residential Green Building Inspection Guidelines.</p>
<input type="checkbox"/> <b>New Detached Accessory Dwelling Unit (ADU)</b>  (PAMC 18.42.040, Section 301.1.2)	<b>CALGreen Mandatory + Tier 2 prerequisite requirements with local amendments</b> Detached Accessory Dwelling Units of new construction shall meet the following: <ol style="list-style-type: none"> <li>1. No Planning and Design electives.</li> <li>2. Two (2) Water Efficiency and Conservation electives.</li> <li>3. Two (2) Material Conservation and Resource Efficiency electives.</li> <li>4. One (1) Environmental Quality elective.</li> </ol>	<p><b>Planning Phase:</b> Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p><b>Permit Phase:</b> Complete Green Building Checklist for CALGreen Mandatory and include a "GB-1 Residential CALGreen Mandatory Plus Tier 2" Sheet in the Permit Plans. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet.</p> <p><b>Inspection Phase:</b> Complete construction phase requirements as identified on the within "GB-1 Res Mandatory" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines.</p>

<sup>1</sup> Square footage means all new and replacement square footage, including basement areas (7 feet or greater in height).

<sup>2</sup> In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1.

<sup>3</sup> Green Building Special Inspectors must be selected from the Development Services preapproved list of Green Building Special Inspectors.

<sup>4</sup>For the purposes of green building, square footage includes conditioned, habitable space.

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### Residential Alteration and Addition Projects

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> Alterations and additions <sup>1</sup> of multi-family or single-family construction projects less than 1,000 sq. ft. AND the scope increases the building's conditioned area, volume, or size. <sup>6</sup>  (CBC, Part 11.301.3, PAMC 16.14.080) <sup>2, 4</sup>	CALGreen Mandatory	<p><b>Planning Phase:</b> Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p><b>Permit Phase:</b> Complete Green Building Checklist for CALGreen Mandatory and include a "GB-1 Residential CALGreen Mandatory" Sheet in the Permit Plans. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet.</p> <p><b>Inspection Phase:</b> Complete construction phase requirements as identified on the within "GB-1 Res Mandatory" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines.</p>
<input type="checkbox"/> Alterations and/or additions <sup>3</sup> of multi-family or single-family construction projects greater than 1,000 sq. ft. <sup>6</sup>  (CBC, Part 11.301.3, PAMC 16.14.080) <sup>2, 4, 5</sup>	CALGreen Mandatory + Tier 1 with local amendments	<p><b>Planning Phase :</b> Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory CALGreen Plus Tier 1" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p><b>Permit Phase:</b> Complete Green Building Checklist "GB-1 Residential CALGreen Mandatory Plus Tier 1" sheet and include within the Permit Plans. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet.</p> <p><b>Inspection Phase:</b> Complete construction phase requirements as identified on the "GB-1 Res Mandatory" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines. Construction activities must third-party verified by a Green Building Special Inspector as identified in the Residential Green Building Inspection Guidelines.</p>
<input type="checkbox"/> Alterations and/or additions <sup>6</sup> of Attached and Detached Accessory Dwelling Units, and ADU Conversions of Existing Structures  (CGBC 301.1.1, PAMC 16.14.080)	CALGreen Mandatory	<p><b>Planning Phase:</b> Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p><b>Permit Phase:</b> Complete Green Building Checklist for CALGreen Mandatory and include a "GB-1 Residential CALGreen Mandatory" Sheet in the Permit Plans. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet.</p> <p><b>Inspection Phase:</b> Complete construction phase requirements as identified on the within "GB-1 Res Mandatory" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines.</p>

<sup>1</sup> For projects that trigger CALGreen Mandatory only (and not Tier 1 or Tier 2), provisions of CALGreen Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alt increases the building's conditioned area, volume, or size.

<sup>2</sup> In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1.

<sup>3</sup> Alteration projects that trigger CALGreen Tier 1 must also fulfill all the mandatory provisions of CALGreen Chapter 4.

<sup>4</sup> Residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Civil Code Section 1101.1.

<sup>5</sup> Green Building Special Inspectors must be selected from the Development Services preapproved list of Green Building Special Inspectors.

<sup>6</sup> Square footage means all new and replacement square footage, including basement areas (7 feet or greater in height).

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### Electric Vehicle Supply Equipment (EVSE) Requirements

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> <b>New One-Family, Two-Family, and Townhouse Residential Construction</b>  (PAMC 16.14.420, A4.106.8.1)	<b>Provide Conduit Only <sup>4</sup>, EVSE-Ready Outlet <sup>5</sup>, or EVSE Installed<sup>6</sup> for each residence.</b> The proposed location of a charging station may be internal or external to the dwelling, and shall be in close proximity to an on-site parking space consistent with City guidelines, rules, and regulations. See ordinance language for additional details. <sup>1</sup>	<p><b>Planning Phase:</b> Declare the EV requirements on the preliminary Green Building Checklist "GB-1" sheet and include in Planning Application. Show EVSE ready location at single-family dwelling. (Only Projects subject to Planning)</p> <p><b>Permit Phase:</b> Complete Green Building Checklist and include and references on the "GB-1" within the Permit Plans. Declare the EV requirements on the Green Building Checklist "GB-1" sheet and include in Permit Plans. Show "EV" or "EV-Ready" location on the Permit Plans.</p> <p><b>Inspection Phase:</b> Subject to the activities listed on the Electric Vehicle Supply Equipment Checklist.</p>
<input type="checkbox"/> <b>New Multi-Family Residential Construction</b>  (PAMC 16.14.420, A4.106.8.2)	<p><b>Resident parking.</b> The property owner shall provide at least one EVSE-Ready Outlet<sup>5</sup> or EVSE Installed<sup>6</sup> for each residential unit in the structure.</p> <p><b>Guest parking.</b> The property owner shall provide Conduit Only <sup>4</sup>, EVSE-Ready Outlet <sup>5</sup>, or EVSE Installed <sup>3</sup>, for at least 25% of guest parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed <sup>3</sup>. See ordinance language for additional details.<sup>1</sup> <sup>2</sup></p> <p><b>Accessible spaces.</b> Projects shall comply with the California Building Code requirements for accessible electric vehicle parking.</p>	<p><b>Planning Phase:</b> Declare the EV requirements on the preliminary Green Building Checklist "GB-1" sheet and include in Planning Application. Show EVSE calculations within the parking analysis. Show "EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan. Use the EVSE calculator<sup>2</sup> for compliance assistance. (Only Projects subject to Planning)</p> <p><b>Permit Phase:</b> Complete Green Building Checklist and include and references on the "GB-1" within the Permit Plans. Declare the EV requirements on the Green Building Checklist "GB-1" sheet and include in Permit Plans. Show EVSE calculations within the parking analysis. Label applicable parking spaces "EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan (see ordinance language for definitions). Use the EVSE calculator<sup>2</sup> for compliance assistance.</p> <p><b>Inspection Phase:</b> Subject to the activities listed on the Electric Vehicle Supply Equipment Checklist.</p>
<input type="checkbox"/> <b>New Hotel Construction</b>  (PAMC 16.14.420, A4.106.8.3)	<b>Provide Conduit Only <sup>4</sup>, EVSE-Ready Outlet <sup>5</sup>, or EVSE Installed <sup>3</sup> for at least 30% of parking.</b> At least 10% and no fewer than one shall be EVSE installed. See ordinance language for additional details. <sup>1</sup>	<p><b>Planning Phase:</b> Declare the EV requirements on the preliminary Green Building Checklist "GB-1" sheet and include in Planning Application. Show EVSE calculations within the parking analysis. Show "EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan. Use the EVSE calculator<sup>2</sup> for compliance assistance. See ordinance language for additional details. (Only Projects subject to Planning)</p> <p><b>Permit Phase:</b> Complete Green Building Checklist and include and references on the "GB-1" within Permit Plans. Declare the EV requirements on the Green Building Checklist "GB-1" sheet and include in Permit Plans. Show EVSE calculations within the parking analysis. Label applicable parking spaces "EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan (see ordinance language for definitions). Use the EVSE calculator<sup>2</sup> for compliance assistance. See ordinance language for additional details.</p> <p><b>Inspection Phase:</b> Subject to the activities listed on the Electric Vehicle Supply Equipment Checklist.</p>

<sup>1</sup> Projects are subject to the requirements outlined in PAMC 16.14. See Development Services webpage for ordinance language.

<sup>2</sup> For the EVSE Calculator location, see Green Building Compliance on the Development Services webpage.

<sup>3</sup> Level 2 EVSE. "Level 2 EVSE" shall mean an EVSE capable of charging at 30 amperes or higher at 208 or 240 VAC. An EVSE capable of simultaneously charging at 30 amperes for each of two vehicles shall be count as two Level 2 EVSE. EVSE Installed. "EVSE Installed" shall mean an installed Level 2 EVSE<sup>3</sup>.

<sup>4</sup> Conduit Only. "Conduit Only" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to install a 208/240V, 50 amperes grounded AC outlet; and (2) raceway wiring with capacity to accommodate a 100 ampere circuit; terminating in (3) a listed cabinet, box, enclosure, or NEMA receptacle. The raceway shall be installed so that minimal removal of materials is necessary complete the final installation.

<sup>5</sup> EVSE-Ready Outlet. "EVSE-Ready Outlet" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to install a 208/240V, 50 amperes grounded AC outlet; (2) a two-pole circuit breaker; (3) raceway with capacity to accommodate 100-ampere circuit; (4) 50 ampere wiring; terminating in (5) a 50 ampere NEMA receptacle in a covered outlet box.