



City of Los Altos

2011 CALIFORNIA GREEN BUILDING STANDARDS

Chapter 12:26 Los Altos Municipal Code (LMC) California Green Building Standards Code

Notice: Effective January 1, 2011 Adoption of the California Green Building Standards Code for all new buildings

NEW single-family, multiple-family and all other “R” occupancies:

- Prior to building permit submittal, incorporate into the plans verification forms that the building is designed to meet all CalGreen Chapter 4, Residential Mandatory Measures. A GreenPoint Rated Checklist (California Green Building Standards Verification Summary) produced by Build it Green, modified by the City of Los Altos and verified by a “Qualified Green Building Professional” is one acceptable compliance method. These Verification forms are available at the Community Development Department Planning Division, or may be accessed on-line at the City of Los Altos Web site www.losaltosca.gov.
- In addition to Mandatory Measures of CalGreen Chapter 4, the City of Los Altos requires Appendix A4, section A4.203.1 Tier 1 adopted as mandatory compliance (Residential Energy Efficiency: Exceed the California Energy Code Based on the 2008 Energy Efficiency Standards requirements by 15 percent); and
- Prior to final inspection, provide verification the building is in compliance with CalGreen and Chapter 12:26 (LMC).

Copies of the 2010 edition of the New Home Construction Green Building Guidelines, the **New Home Single Family GreenPoint Rated Checklist**, and a list of approved **New Home GreenPoint Raters** may be downloaded from www.builditgreen.org.

- **NEW** commercial, mixed-use, and public and community facility buildings:
 - Prior to building permit submittal, incorporate into the plans verification forms that the building is designed to meet all CalGreen Chapter 5, Nonresidential Mandatory Measures.
 - In addition to Mandatory Measures of CalGreen Chapter 5, the City of Los Altos requires Appendix A5, section A5.203.1 Tier 1 adopted as mandatory compliance (Non-Residential Energy Efficiency: Exceed the California Energy Code Based on the 2008 Energy Efficiency Standards requirements by 15 percent) ; and
 - Prior to final inspection, provide verification that the building is in compliance with CalGreen and Chapter 12:26 (LMC).

Exception: Appendix A4 and A5 may have a minimum four (4K) kilowatt photovoltaic system installed in lieu of exceeding the California Energy Code Standards by fifteen (15) percent. Buildings less than two thousand (2000) square feet of total area may qualify for a smaller photovoltaic system, substantial justification shall be demonstrated and approved by the Building Official.

These regulations will affect all applicable projects submitted for Building Permit on or after January 1, 2011. Please note that it is important to review these CalGreen Building Standards Regulations with your design professional as early in the design process as possible. The City will only accept plans for building permit plan checking that are verified to meet the minimum GreenPoint rating or the minimum required energy efficiency.