CALGreen Building Codes
Mandatory Provisions Overview

Summary provided courtesy of Green Building in Alameda County

www.buildgreennow.org
CALGreen

- Title 24, Part 11 (Green Building Standards)
- Developed by the Building Standards Commission (BSC) and the Department of Housing & Community Development (HCD)
- Applies to NEW construction only
  - All new homes <4 habitable floors
  - All new non-residential buildings
  - Division of the State Architect (DSA) has similar but different requirements
CALGreen

• Exemptions
  – High-rise buildings exempt (4+ habitable floors)
  – OSHPD
  – Existing buildings (may be part of next code cycle)

• Mixed Occupancy Buildings
  – Shall comply with appropriate requirements for each separate occupancy type

• Effective January 1, 2011
  (indoor water measures effective July 1, 2011)

Courtesy of Green Building in Alameda County
CALGreen

• Provides a set of **Mandatory Provisions** that are required for all new construction:
  – Basic quality construction practices
  – Green practices not addressed in the building code before
  – Duplication of requirements found elsewhere in the code
  – Additive to other code requirements

• CALGreen includes two **voluntary “Tiers”** that may be adopted via local amendment

Courtesy of Green Building in Alameda County
CALGreen Mandatory Provisions: Residential

1. Construction-phase stormwater drainage and retention for projects less than one acre
2. Post-construction stormwater drainage & retention measures
3. Energy = Title 24 (part 6) baseline
4. 20% reduction of indoor water use (July 1, 2011)
5. Weather- or soil moisture-based irrigation controllers
6. Must seal joints & openings in building to prevent the passage of rodents

Courtesy of Green Building in Alameda County
CALGreen Mandatory Provisions: Residential

7. Divert at least 50% of Construction & Demolition waste (or local requirement if more stringent)
   – Submit a Waste Management Plan
8. Develop a building maintenance & operation manual
9. Tighter restrictions on fireplaces
10. Covering of duct openings and protection of mechanical equipment during construction
11. Limits on interior finish material off-gassing
   – Paints, adhesives, carpet, carpet cushions, formaldehyde

Courtesy of Green Building in Alameda County
CALGreen Mandatory Provisions: Residential

12. Vapor barriers in concrete slab foundations
13. Cover absorptive building materials & verify moisture content in materials prior to close-in
14. Exhaust fan for all bath/shower rooms with humidistat, or whole house fan
15. Whole house fans must be insulated
16. Correct sizing of heating & air conditioning systems

Courtesy of Green Building in Alameda County
CALGreen Mandatory: Non-residential

1. Storm water pollution prevention plan (SWPPPs) for all new projects less than one acre
2. Bicycle parking requirements
3. Designated parking for clean air vehicles
4. Light pollution reduction (reference to Title 24, pt. 6)
5. Keep surface water from entering building via grading and paving
6. Comply with Title 24 (part 6) energy efficiency baseline

Courtesy of Green Building in Alameda County
CALGreen Mandatory: Non-residential

7. Separate water meters for large buildings or large water using tenants/owners
8. 20% reduction of indoor water use
9. Develop outdoor water budget (WELO)
10. Separate water meters or submeters for landscapes between 1,000 and 5,000 sf
11. Weather-based irrigation controllers
12. Design for moisture control: point sprinklers away from buildings, install weather stripping

 Courtesy of Green Building in Alameda County
CALGreen Mandatory: Non-residential

13. Divert at least 50% of Construction & Demolition waste (or local requirement if more stringent)
   – Submit a Waste Management Plan
   – Divert 100% of excavated soil and land clearing debris


15. Tighter restrictions on fireplaces

16. Limits on interior finish material off-gassing
   – Paints, adhesives, carpet, carpet cushions, formaldehyde
CALGreen Mandatory: Non-residential

17. MERV 8 air filters on ventilation equipment
18. Dedicated outdoor areas for smoking
19. Acoustical requirements for specific locations
20. Restrictions on CFCs and Halons
21. Commissioning for new buildings >10,000 sf
   – Not equivalent to LEED
   – California Commissioning Collaborative working to help develop standards

Courtesy of Green Building in Alameda County
CALGreen Resources

- The full code can be found at:
  - www.bsc.ca.gov/CALGreen

- Resource guides for interpreting & verifying Mandatory provisions in CALGreen:
  - www.bsc.ca.gov/CALGreen (Non-residential)
  - www.hcd.ca.gov (Residential)

- Information on commissioning and the Tiers are forthcoming

- CALGreen classes are available now

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