

Article III - Green Building Compliance Standards

Section 18.02.100 Compliance Standards Table Effective January 1, 2011

The following green building requirements shall **be effective January 1, 2011 and thereafter.** Note that Section 18.02.100 requires certification by the non-governmental agencies Build it Green, U.S. Green Building Council and/or StopWaste.Org for full compliance (Section 18.02.130). Projects that fail to become certified by these non-governmental agencies will be deemed in violation of this section of the Municipal Code of the City of Oakland and shall be referred to the City's Code Enforcement Division for corrective action (Section 18.02.130(B)). All buildings or projects must comply with all requirements of the 2008 California Building Energy Efficiency Standards (Title 24, Part 6) of the California Building Code.

1. Residential New Construction	
A. One and Two Family Dwellings (Group R Occupancy)	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> • Build It Green: Single Family GPR <i>Alternate</i> <ul style="list-style-type: none"> • LEED for Homes 	<ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification • Green Building Certification
B. Multi-Family Dwellings (3+ units) (Group R Occupancy)	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> • Build It Green: Multi-Family GPR <i>Alternates</i> <ul style="list-style-type: none"> • Build It Green: Single Family GPR, or • LEED New Construction 	<ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification • Green Building Certification
2. Residential Additions and Alterations	
A. One and Two-Family Additions and Alterations that exceed 1,000 sq. ft. of floor area (Group R Occupancy)	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> • Build It Green: Existing Home GPR 	<i>Required</i> <ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification (Elements Label) • Green Building Certification (Elements Label) <i>Alternate</i> <ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification (Whole House Label) • Green Building Certification (Whole House Label)
B. Multi-Family Additions and Alterations (3+ units) (Group R Occupancy)	
Checklists	Minimum Requirements
Not available	When available: <ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification • Green Building Certification

3. Non-Residential New Construction	
A. Non-Residential projects between 5,000 to 10,000 sq. ft. of floor area	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> Small Commercial Checklist 	<ul style="list-style-type: none"> Completed checklist All applicable measures on the Small Commercial Checklist Green Building Certification
B. Non-Residential projects between 10,000 to 25,000 sq. ft. of total floor area	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> LEED New Construction, and Small Commercial Checklist <i>Alternate</i> <ul style="list-style-type: none"> Other appropriate LEED checklist, and Small Commercial Checklist 	<ul style="list-style-type: none"> Completed checklist (LEED and Small Commercial Checklist) All applicable measures on the Small Commercial Checklist Green Building Certification
C. Non-Residential projects over 25,000 sq. ft. of total floor area	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> LEED New Construction <i>Alternate</i> <ul style="list-style-type: none"> Other appropriate LEED checklist 	<ul style="list-style-type: none"> Completed checklist LEED Silver point requirement Green Building Certification

4. Non-Residential Additions and Alterations	
A. Non-Residential Additions and Alterations between 5,000 - 25,000 sq. ft. of floor area	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> Small Commercial Checklist 	<ul style="list-style-type: none"> Completed checklist All applicable measures on the Small Commercial Checklist Green Building Certification
B. Non-Residential Additions and Alterations (see Major Alteration definition) over 25,000 sq. ft. of floor area	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> LEED New Construction <i>Alternates</i> <ul style="list-style-type: none"> Other appropriate LEED checklist 	<ul style="list-style-type: none"> Completed checklist LEED Silver point requirement Green Building Certification
C. Non-Residential Additions and Alterations <u>not</u> meeting the Major Alteration definition and over 25,000 sq. ft. of floor area	
Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> LEED New Construction, and Small Commercial Checklist <i>Alternate</i> <ul style="list-style-type: none"> Other appropriate LEED checklist, and Small Commercial Checklist 	<ul style="list-style-type: none"> Completed checklist (LEED and Small Commercial Checklist) All applicable measures on the Small Commercial Checklist Green Building Certification

5. Removal of a Historic Resource and New Construction

A. New Construction projects resulting in removal of a Historic Resource

Checklists	Minimum Requirements
<p><i>Required for Residential Construction - One and Two Family (Group R Occupancy)</i></p> <ul style="list-style-type: none"> • Build It Green: Single Family GPR <p><i>Required for Residential Construction – Multi-Family (3+ units) (Group R Occupancy)</i></p> <ul style="list-style-type: none"> • Build It Green: Multi-Family GPR <p><i>Alternate for Residential Construction</i></p> <ul style="list-style-type: none"> • LEED Homes <p><i>Required for Non-Residential Construction- (any square footage)</i></p> <ul style="list-style-type: none"> • LEED New Construction <p><i>Alternate for Non-Residential Construction (any square footage)</i></p> <ul style="list-style-type: none"> • Other applicable LEED checklist 	<p><i>Required</i></p> <ul style="list-style-type: none"> • Completed checklist • Consultation with a Historic Preservation Planner • LEED Gold for non-residential construction or 75 GPR points for residential construction • Green Building Certification • Deconstruction of the Historic Resource <p><i>Alternate LEED for Homes</i></p> <ul style="list-style-type: none"> • Same as required above, except certification threshold is LEED Silver

6. Historic Residential Additions and Alterations

A. One and Two-Family Additions and Alterations of Historic Resources that exceed 1,000 sq. ft of floor area

Checklists	Minimum Requirements
<p><i>Required</i></p> <ul style="list-style-type: none"> • Build It Green: Existing Home GPR 	<p><i>Required</i></p> <ul style="list-style-type: none"> • Completed Checklist • Consultation with a Historic Preservation Planner • Minimum point requirement for certification (Elements Label) • Green Building Certification <p><i>Alternate</i></p> <ul style="list-style-type: none"> • Completed checklist • Consultation with a Historic Preservation Planner • Minimum point requirement for certification (Whole House Label) • Green Building Certification (Whole House Label)

B. Multi-Family Additions and Alterations of Historic Resources

Checklists	Minimum Requirements
<p>Not available</p>	<p>When available:</p> <ul style="list-style-type: none"> • Completed checklist • Consultation with a Historic Preservation Planner • Minimum point requirement for certification • Green Building Certification

7. Historic Non-Residential Additions and Alterations

A. Non-Residential Additions and Alterations of Historic Resources between 5,000 - 25,000 sq. ft. of floor area

Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> • Small Commercial Checklist 	<ul style="list-style-type: none"> • Completed checklist • Consultation with a Historic Preservation Planner • All applicable measures on the Small Commercial Checklist • Green Building Certification

B. Non-Residential Additions and Alterations of a Historic Resource over 25,000 sq. ft. of floor area (see Major Alteration definition)

Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> • LEED New Construction <i>Alternate</i> <ul style="list-style-type: none"> • Other appropriate LEED checklist 	<ul style="list-style-type: none"> • Completed checklist • Consultation with a Historic Preservation Planner • LEED “Certified” point requirement • Green Building Certification

C. Alternate compliance: Non-Residential Additions and Alterations not meeting the Major Alteration definition and over 25,000 sq. ft. of floor area

Checklists	Minimum Requirements
<i>Required</i> <ul style="list-style-type: none"> • LEED New Construction, and • Small Commercial Checklist <i>Alternate</i> <ul style="list-style-type: none"> • Other appropriate LEED checklist, and • Small Commercial Checklist 	<ul style="list-style-type: none"> • Completed checklist • Consultation with a Historic Preservation Planner • All applicable measures on the Small Commercial Checklist • Green Building Certification

8. Affordable Housing Construction receiving City/Redevelopment Agency Funds

A. One, Two, and Multi-Family New Construction

Checklists	Minimum Requirements
<p><i>Required for Residential Construction - One and Two Family (Group R Occupancy)</i></p> <ul style="list-style-type: none"> • Build It Green: Single Family GPR <p><i>Required for Residential Construction – Multi-Family (3+ units) (Group R Occupancy)</i></p> <ul style="list-style-type: none"> • Build It Green: Multi-Family GPR <p><i>Alternates</i></p> <ul style="list-style-type: none"> • LEED Homes, or • LEED New Construction 	<ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification • Green Building Certification

B. One and Two-Family Additions and Alterations that exceed 1,000 sq. ft. of floor area (Group R Occupancy)

Checklists	Minimum Requirements
<p><i>Required</i></p> <ul style="list-style-type: none"> • Build It Green: Existing Home GPR 	<p><i>Required</i></p> <ul style="list-style-type: none"> • Completed Checklist • Minimum point requirement for certification (Elements Label) • Green Building Certification <p><i>Alternate</i></p> <ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification (Whole House Label) • Green Building Certification (Whole House Label)

C. Multi-Family Additions and Alterations (3+ units) (Group R Occupancy)

Checklists	Minimum Requirements
Not available	<p>When available:</p> <ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification • Green Building Certification

9. Mixed-Use Construction

A. Both residential and non-residential uses

Checklists	Minimum Requirements
<p><i>As determined by Planning Staff based on square footage of each use and which rating system and checklist is more appropriate</i></p>	<ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification • Green Building Certification

B. Alternate compliance path: Certify each portion of the building separately per the appropriate GreenPoint Rated, LEED or Stopwaste.Org checklist)

Checklists	Minimum Requirements
<p><i>As Determined by Planning Staff</i></p>	<ul style="list-style-type: none"> • Completed checklist • Minimum point requirement for certification • Green Building Certification

10. Construction Requiring a Landscape Plan

A. Construction projects between 500 - 25,000 sq. ft. of total floor area requiring a Design Review permit and a Landscape Plan

Checklists	Minimum Requirements
<p><i>Required</i></p> <ul style="list-style-type: none"> • Bay Friendly Basic Landscape Checklist <p><i>Alternates</i></p> <ul style="list-style-type: none"> • Bay Friendly Scorecard for Home Landscapes, or • Bay Friendly Scorecard for Commercial and Civic Landscapes 	<p>Completed checklist</p>

B. Construction projects greater than 25,000 sq. ft. of total floor area requiring a Design Review permit and a Landscape Plan

Checklists	Minimum Requirements
<p><i>Required</i></p> <ul style="list-style-type: none"> • Bay Friendly Basic Landscape Checklist <p><i>Alternate</i></p> <ul style="list-style-type: none"> • Bay Friendly Scorecard for Home Landscapes, or • Bay Friendly Scorecard for Commercial and Civic Landscapes 	<ul style="list-style-type: none"> • Completed checklist • All applicable measures on the Bay Friendly Basic Landscape Checklist • Green Building Certification