



City of Los Altos

Green Building Regulations

Notice: Effective December 14, 2007, the City's Green Building Regulations ordinance will go into effect for all projects as follows:

- New single-family and multiple-family houses, and additions or alterations of 50 percent or greater to main structures excluding basements:
 - Prior to building permit issuance, provide verification that the house is designed with a GreenPoint Rating of 50 points or more; and
 - Prior to final inspection, provide verification that the house was built in compliance with the GreenPoint Rated approval.

- New commercial, mixed-use, and public and community facility buildings, and additions or alterations of 50 percent or greater to main structures excluding basements:
 - Prior to building permit issuance, provide verification that the building design will exceed the energy efficiency standards by at least 15 percent over that required by Part 6 of Title 24 of the California Code of Regulations using a State of California adopted performance method, as approved by the State Energy Commission; and
 - Prior to final inspection, provide verification that the building was built in accord with the approved energy efficiency requirements.

These regulations will affect all applicable projects submitted for design review on or after December 14, 2007. Please note that it is important to review these Green Building 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.

Copies of the 2007 edition of the New Home Construction Green Building Guidelines, the GreenPoint Checklist, and a list of approved GreenPoint raters may be downloaded from www.builtitgreen.org.

Single Family GreenPoint Checklist

date: _____



The GreenPoint Checklist is based on the various green features incorporated into the home and is the basis for the GreenPoint Rated program. A home can be considered green if it fulfills the prerequisites, earns at least 50 points, and meets the minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9). Please contact Build It Green for a list of qualified GreenPoint Raters if you are interested in pursuing third-party verification.

The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org.

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ENTER PROJECT NAME	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
A. SITE		Points Available Per Measure				
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
<input type="checkbox"/> a. Protect Topsoil from Erosion and Reuse after Construction	0	1				1
<input type="checkbox"/> b. Limit and Delineate Construction Footprint for Maximum Protection	0					1
2. Deconstruct Instead of Demolishing Existing Buildings On Site	0				3	
3. Recycle Job Site Construction Waste (Including Green Waste)						
<input type="checkbox"/> a. Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - <i>Required</i>	0				R	
<input type="checkbox"/> b. Minimum 65% Diversion by Weight (Recycling or Reuse)	0				2	
<input type="checkbox"/> c. Minimum 80% Diversion by Weight (Recycling or Reuse)	0				2	
4. Use Recycled Content Aggregate (Minimum 25%)						
<input type="checkbox"/> a. Walkway and Driveway	0				1	
<input type="checkbox"/> b. Roadway Base	0				1	
Total Points Available in Site = 12		0				
B. FOUNDATION		Points Available Per Measure				
1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
<input type="checkbox"/> a. Minimum 20% Flyash or Slag	0				1	
<input type="checkbox"/> b. Minimum 25% Flyash or Slag	0				1	
2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)	0				3	
3. Use Radon Resistant Construction (In At-Risk Locations Only)	0			1		
4. Design and Build Structural Pest Controls						
<input type="checkbox"/> a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	0				1	
<input type="checkbox"/> b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1	
Total Points Available in Foundation = 8		0				
C. LANDSCAPING		Points Available Per Measure				
1. Construct Resource-Efficient Landscapes						
<input type="checkbox"/> a. No Invasive Species Listed by Cal-IPC Are Planted	0					1
<input type="checkbox"/> b. No Plant Species Will Require Hedging	0				1	
<input type="checkbox"/> c. 75% of Plants Are Drought-tolerant California Natives, Mediterranean, or Other Appropriate Species	0					3
2. Use Fire-Safe Landscaping Techniques	0	1				
3. Minimize Turf Areas in Landscape Installed by Builder						
<input type="checkbox"/> a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue (≤0.8 plant factor)	0					2
<input type="checkbox"/> b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	0					2
<input type="checkbox"/> c. Turf is ≤33% of Landscaped Area (total 2 points)	0					2
<input type="checkbox"/> d. Turf is ≤10% of Landscaped Area (total 4 points)	0					2
4. Plant Shade Trees	0					3
5. Group Plants by Water Needs (Hydrozoning)	0					2
6. Install High-Efficiency Irrigation Systems						
<input type="checkbox"/> a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	0					2
<input type="checkbox"/> b. System Has Smart Controllers	0					3
7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	0					3
8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement	0					2
9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements	0				1	
10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward	0	1				
Total Points Available in Landscaping = 31		0				
D. STRUCTURAL FRAME & BUILDING ENVELOPE		Points Available Per Measure				
1. Apply Optimal Value Engineering						
<input type="checkbox"/> a. Place Rafters and Studs at 24-Inch On Center Framing	0				1	
<input type="checkbox"/> b. Size Door and Window Headers for Load	0				1	
<input type="checkbox"/> c. Use Only Jack and Cripple Studs Required for Load	0				1	
2. Use Engineered Lumber						
<input type="checkbox"/> a. Beams and Headers	0				1	
<input type="checkbox"/> b. Insulated Engineered Headers	0	1				
<input type="checkbox"/> c. Wood I-Joists or Web Trusses for Floors	0				1	
<input type="checkbox"/> d. Wood I-Joists for Roof Rafters	0				1	
<input type="checkbox"/> e. Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
<input type="checkbox"/> f. Oriented Strand Board for Subfloor	0				1	
<input type="checkbox"/> g. Oriented Strand Board for Wall and Roof Sheathing	0				1	
3. Use FSC-Certified Wood						
<input type="checkbox"/> a. Dimensional Lumber, Studs and Timber: Minimum 40%	0				2	
<input type="checkbox"/> b. Dimensional Lumber, Studs and Timber: Minimum 70%	0				2	
<input type="checkbox"/> c. Panel Products: Minimum 40%	0				1	
<input type="checkbox"/> d. Panel Products: Minimum 70%	0				1	

ENTER PROJECT NAME		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
4. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)							
<input type="checkbox"/>	a. Floors	0		2		2	
<input type="checkbox"/>	b. Walls	0		2		2	
<input type="checkbox"/>	c. Roofs	0		2		2	
5. Reduce Pollution Entering the Home from the Garage							
<input type="checkbox"/>	a. Tightly Seal the Air Barrier between Garage and Living Area	0			1		
<input type="checkbox"/>	b. Install Garage Exhaust Fan OR Build a Detached Garage	0			1		
6. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)		0		1			
7. Design Roof Trusses to Accommodate Ductwork		0		1			
8. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing		0				1	
9. Thermal Mass Walls: 5/8-Inch Drywall on All Interior Walls or Walls Weighing more than 40 lb/cu.ft.		0		1			
10. Install Overhangs and Gutters							
<input type="checkbox"/>	a. Minimum 16-Inch Overhangs and Gutters	0				1	
<input type="checkbox"/>	b. Minimum 24-Inch Overhangs and Gutters	0		1			
Total Points Available in Structural Building Frame and Envelope = 36		0					
E. EXTERIOR FINISH			Points Available Per Measure				
<input type="checkbox"/>	1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking	0				2	
<input type="checkbox"/>	2. Install a Rain Screen Wall System	0				2	
<input type="checkbox"/>	3. Use Durable and Noncombustible Siding Materials	0				1	
<input type="checkbox"/>	4. Select Durable and Noncombustible Roofing Materials	0				2	
Total Points Available in Exterior Finish = 7		0					
F. INSULATION			Points Available Per Measure				
1. Install Insulation with 75% Recycled Content							
<input type="checkbox"/>	a. Walls and/or Floors	0				1	
<input type="checkbox"/>	b. Ceilings	0				1	
2. Install Insulation that is Low-Emitting (Certified Section 01350)							
<input type="checkbox"/>	a. Walls and/or Floors	0			1		
<input type="checkbox"/>	b. Ceilings	0			1		
<input type="checkbox"/>	3. Inspect Quality of Insulation Installation before Applying Drywall	0		1			
Total Points Available in Insulation = 5		0					
G. PLUMBING			Points Available Per Measure				
1. Distribute Domestic Hot Water Efficiently (Maximum 7 Points)							
<input type="checkbox"/>	a. Insulate Hot Water Pipes from Water Heater to Kitchen	0		1			1
<input type="checkbox"/>	b. Insulate All Hot Water Pipes	0		1			1
<input type="checkbox"/>	c. Use Engineered Parallel Piping	0					1
<input type="checkbox"/>	d. Use Engineered Parallel Piping with Demand Controlled Circulation Loop	0					1
<input type="checkbox"/>	e. Use Structured Plumbing with Demand Controlled Circulation Loop	0		1			2
<input type="checkbox"/>	f. Use Central Core Plumbing	0		1		1	2
<input type="checkbox"/>	2. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 gpf)	0					4
Total Points Available in Plumbing = Total 12		0					
H. HEATING, VENTILATION & AIR CONDITIONING			Points Available Per Measure				
<input type="checkbox"/>	1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations	0		4			
2. Install Sealed Combustion Units							
<input type="checkbox"/>	a. Furnaces	0			2		
<input type="checkbox"/>	b. Water Heaters	0			2		
<input type="checkbox"/>	3. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation	0		1	1		
<input type="checkbox"/>	4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants	0	1				
5. Design and Install Effective Ductwork							
<input type="checkbox"/>	a. Install HVAC Unit and Ductwork within Conditioned Space	0		3			
<input type="checkbox"/>	b. Use Duct Mastic on All Duct Joints and Seams	0		1			
<input type="checkbox"/>	c. Install Ductwork under Attic Insulation (Buried Ducts)	0		1			
<input type="checkbox"/>	d. Pressure Balance the Ductwork System	0		1			
<input type="checkbox"/>	e. Protect Ducts during Construction and Clean All Ducts before Occupancy	0		1			
<input type="checkbox"/>	6. Install High Efficiency HVAC Filter (MERV 6+)	0			1		
<input type="checkbox"/>	7. Don't Install Fireplace or Install Sealed Gas Fireplaces with Efficiency Rating Not Less Than 60% using CSA Standards	0			1		
8. Install Effective Exhaust Systems in Bathrooms and Kitchens							
<input type="checkbox"/>	a. Install ENERGY STAR Bathroom Fans Vented to the Outside	0			1		
<input type="checkbox"/>	b. All Bathroom Fans Are on Timer or Humidistat	0			1		
<input type="checkbox"/>	c. Install Kitchen Range Hood Vented to the Outside	0			1		
9. Install Mechanical Ventilation System for Cooling (Maximum 4 Points)							
<input type="checkbox"/>	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	0		1			
<input type="checkbox"/>	b. Install Whole House Fan with Variable Speeds	0		1			
<input type="checkbox"/>	c. Automatically Controlled Integrated System	0		2			
<input type="checkbox"/>	d. Automatically Controlled Integrated System with Variable Speed Control	0		3			
10. Install Mechanical Fresh Air Ventilation System (Maximum 3 Points)							
<input type="checkbox"/>	a. Any Whole House Ventilation System That Meets ASHRAE 62.2	0			2		
<input type="checkbox"/>	b. Install Air-to-Air Heat Exchanger that meets ASHRAE 62.2	0		1	2		
<input type="checkbox"/>	11. Install Carbon Monoxide Alarm(s)	0			1		
Total Points Available in Heating, Ventilation and Air Conditioning = 30		0					
I. RENEWABLE ENERGY			Points Available Per Measure				
<input type="checkbox"/>	1. Pre-Plumb for Solar Hot Water Heating	0		4			

ENTER PROJECT NAME		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
<input type="checkbox"/>	2. Install Solar Water Heating System	0		10			
<input type="checkbox"/>	3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft ² of South-Facing Roof	0		2			
4. Install Photovoltaic (PV) Panels							
<input type="checkbox"/>	a. 30% of electric needs OR 1.2 kW (total 6 points)	0		6			
<input type="checkbox"/>	b. 60% of electric needs OR 2.4kW (total 12 points)	0		6			
<input type="checkbox"/>	c. 90% of electric need OR 3.6 kW (total 18 points)	0		6			
Total Available Points in Renewable Energy = 28		0					
J. BUILDING PERFORMANCE			Points Available Per Measure				
1. Diagnostic Evaluations							
<input type="checkbox"/>	a. House Passes Blower Door Test	0		1			
<input type="checkbox"/>	b. House Passes Combustion Safety Backdraft Test	0			1		
0%	2. Design and Build High Performance Homes - % above Title 24 - minimum 15% <i>Required</i>	0		≥30			
<input type="checkbox"/>	3. House Obtains ENERGY STAR with Indoor Air Package Certification - <i>Pilot Measure</i> (Total 45 points; read comment)	0			5	2	
Total Available Points in Building Performance = 39		0					
K. FINISHES			Points Available Per Measure				
<input type="checkbox"/>	1. Design Entryways to Reduce Tracked in Contaminants	0			1		
2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)							
<input type="checkbox"/>	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))	0			1		
<input type="checkbox"/>	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))	0			3		
<input type="checkbox"/>	3. Use Low VOC, Water-Based Wood Finishes (<250 gpl VOCs)	0			2		
<input type="checkbox"/>	4. Use Low-VOC Caulk and Construction Adhesives (<70 gpl VOCs) for All Adhesives	0			2		
<input type="checkbox"/>	5. Use Recycled-Content Paint	0				1	
6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed							
<input type="checkbox"/>	a. Cabinets (50% Minimum)	0				1	
<input type="checkbox"/>	b. Interior Trim (50% Minimum)	0				1	
<input type="checkbox"/>	c. Shelving (50% Minimum)	0				1	
<input type="checkbox"/>	d. Doors (50% Minimum)	0				1	
<input type="checkbox"/>	e. Countertops (50% Minimum)	0				1	
7. Reduce Formaldehyde in Interior Finish (CA Section 01350)							
<input type="checkbox"/>	a. Subfloor & Stair Treads (50% Minimum)	0			1		
<input type="checkbox"/>	b. Cabinets & Countertops (50% Minimum)	0			1		
<input type="checkbox"/>	c. Interior Trim (50% Minimum)	0			1		
<input type="checkbox"/>	d. Shelving (50% Minimum)	0			1		
<input type="checkbox"/>	8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0			3		
Total Available Points in Finishes = 21		0					
L. FLOORING			Points Available Per Measure				
1. Use Environmentally Preferable Flooring: A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete. Flooring Adhesives Must Have <50 gpl VOCs.							
<input type="checkbox"/>	a. Minimum 15% of Floor Area	0				1	
<input type="checkbox"/>	b. Minimum 30% of Floor Area	0				1	
<input type="checkbox"/>	c. Minimum 50% of Floor Area	0				1	
<input type="checkbox"/>	d. Minimum 75% of Floor Area	0				1	
<input type="checkbox"/>	2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors	0		1			
<input type="checkbox"/>	3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)	0			2		
Total Available Points in Flooring = 7		0					
M. APPLIANCES AND LIGHTING			Points Available Per Measure				
1. Install Water and Energy Efficient Dishwasher							
<input type="checkbox"/>	a. ENERGY STAR (total 1 point)	0		1			
<input type="checkbox"/>	b. Dishwasher Uses No More than 6.5 Gallons/Cycle (total 2 points)	0					1
2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less							
<input type="checkbox"/>	a. Meets Energy Star and CEE Tier 2 requirements (modified energy factor 2.0, Water Factor 6.0) (total 3 points)	0		1			2
<input type="checkbox"/>	b. Meets Energy Star and CEE Tier 3 requirements (modified energy factor 2.2, Water Factor 4.5 or less) (total 5 points)	0					2
3. Install ENERGY STAR Refrigerator							
<input type="checkbox"/>	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		1			
<input type="checkbox"/>	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1			
4. Install Built-In Recycling Center							
<input type="checkbox"/>	a. Built-In Recycling Center	0				2	
<input type="checkbox"/>	b. Built-In Composting Center	0				1	
Total Available Points in Appliances and Lighting = 12		0					
N. OTHER			Points Available Per Measure				
<input type="checkbox"/>	1. Incorporate GreenPoint Rated Checklist in Blueprints - <i>Required</i>	0				R	
<input type="checkbox"/>	2. Develop Homeowner Manual of Green Features/Benefits	0		1	1		1
3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here.							
<input type="checkbox"/>	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
<input type="checkbox"/>	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
<input type="checkbox"/>	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0

ENTER PROJECT NAME		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
<input type="checkbox"/>	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures, using the link to the right.			Build It Green Checklists and Guidelines				
<input type="checkbox"/>	Innovation in Community : Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
<input type="checkbox"/>	Innovation in Energy : Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
<input type="checkbox"/>	Innovation in IAQ/Health : Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
<input type="checkbox"/>	Innovation in Resources : Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
<input type="checkbox"/>	Innovation in Water : Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Total Available Points in Other = 43		0					

Summary							
Total Available Points in Specific Categories*			4+	96+	42+	66+	43+
Minimum Points Required in Specific Categories			0	30	5	6	9
Total Points Achieved			0	0	0	0	0

Project has not yet met the following recommended minimum requirements:
 - Total Project Score of At Least 50 Points