

## Compliance Steps (continued)

- 6) *Submit a Title 24 energy calculation with your application.*
- Under both checklists, at least 15% above minimum Title 24 standards is part of the requirements for certification.

### Plan Check Corrections

- 7) *Corrections may be requested based on green building requirements.*
- If the minimum number of points have not been approved, the project must be corrected and resubmitted.

### Construction

- 8) *Build according to the submitted plans.*
- Immediately seek remedial action for changes in the field that impact green points. Work with your Green Rater to insure that certification and point requirements will be met.
  - The Rater will be required to coordinate with County's Building Inspectors.
- 9) *Keep careful documentation regarding the green measures you have chosen.*
- Have your Green Rater review supporting documentation and conduct performance testing as needed.

### Certification

- 10) *Once your project achieves the required measures, officially verify the project.*
- For LEED for Homes, certify your project through your LEED for Homes Provider.

## Compliance Steps (continued)

- For GreenPoint Rated your Green Rater submits the required documentation to Build It Green. Build It Green reviews Rater reports and supporting documentation and issues a GreenPoint Rated Certificate of Evaluation.
  - For self-verification, you do not need to submit any proof of certification.
- 11) *Provide a GreenPoint Rated or LEED certificate to the County Compliance Official.*
- Once a certificate has been received and approved you can schedule your final building inspection.

### **Resources**

Build It Green / GreenPoint Rated  
510-845-0472  
[www.builditgreen.org](http://www.builditgreen.org)

US Green Building Council  
800-795-1747  
[www.usgbc.org](http://www.usgbc.org)

For more information about green building requirements and procedures, visit the Department of Planning and Development or call the Building Inspection Office at 408-299-5700.

*Department of Planning and Development  
August 2009*

# Green Building



**Santa Clara County**  
**Department of Planning and Development**  
70 W. Hedding Street, 7th Floor, East Wing  
San Jose, CA 95110  
Building Inspection Office: 408-299-5700  
[www.sccbuilding.org](http://www.sccbuilding.org)  
Planning Office: 408-299-5770  
[www.sccplanning.org](http://www.sccplanning.org)

## GREEN BUILDING

Green building is “a holistic approach to design, construction, and demolition that minimizes the building’s impact on the environment, the occupants, and the community” (*California Building Standards Commission*).

Green building is an important part of the Santa Clara County Climate Change & Sustainability program. The County is committed to energy efficiency, resource conservation, waste reduction, and the health and productivity of building occupants.

In December 2008 the Santa Clara County Board of Supervisors adopted a Green Building Ordinance that affects development in the unincorporated areas of Santa Clara County.

The ordinance offers two rating systems to choose from – *GreenPoint Rated* from Build It Green, or *Leadership in Energy and Environmental Design (LEED) for Homes* from the United States Green Building Council (USGBC). Both rating systems use checklists to evaluate green features and certify green buildings.

The checklists include points for green building methods in the following categories: energy efficiency and renewable energy; indoor air quality / healthy materials and finishes; resource conservation and recycling; and water efficiency and stormwater management. LEED certification also gives credit for actions related to innovation and design process, location and linkages, and awareness and education.

## Compliance Steps

### Before Plan Check

- 1) *Determine minimum standards for your project.*
  - Starting January 15, 2009 the projects listed below will be required to submit a completed green building checklist.
  - Once new State standards go into effect (tentatively January 1, 2010), projects listed below will be required to meet the minimum green building standards.
  - Residences of 1,200 square feet or less are exempt from these requirements.

Type of Project	Minimum Standard
Additions ≥ 500 sf and Remodels with Valuation > \$100K	Submit <i>GreenPoint Rated Existing Home Checklist v1.0 (no points required)</i>
New Residences & Rebuilds 1,201 ≤ 3,000 sf	GreenPoint Rated or LEED Certification
New Residences & Rebuilds > 3,000 sf	GreenPoint Rated + 1 point per 100 sf over 3,000 sf or LEED Certification

GreenPoint Rated: 50 points on the *Single Family GreenPoint Rated Checklist v3.7*  
 LEED Certified: 45±10 points on *LEED for Homes Project Checklist* depending on size of residence

- 2) *Retain the services of a Green Rater as part of your design team.*
  - Green Raters are an independent third party not employed by the County.
  - For information on GreenPoint Raters see [www.builditgreen.org/greenpoint-rated](http://www.builditgreen.org/greenpoint-rated).

## Compliance Steps (continued)

- For information on LEED Green Raters (through a LEED for Homes Provider) see [www.usgbc.org/leed/homes](http://www.usgbc.org/leed/homes).
- 3) *Design your project to meet the minimum standards and register with Build It Green or USGBC.*
  - For GreenPoint Rated, submit a project planning score sheet to Build It Green.
  - For LEED for Homes, register your project with USGBC through your LEED for Homes Provider.

### Plan Check Submittal

- 4) *Incorporate the applicable checklist as a sheet in the building plan sets.*
  - Indicate the measures you will implement in order to fulfill the minimum standard described above. It is recommended that you provide at least a three-point margin for credits that might be compromised during construction.
  - Note: Final certification will be based on actual points achieved. Points do not necessarily need to come from measures originally chosen as long as equivalent points are substituted during the construction process.
  - Checklist must be signed and dated by your Green Rater.
  - Each applicable plan sheet must be signed and dated by your Green Rater to verify that the plans are consistent with the submitted checklist.
- 5) *Provide evidence your project has been registered with Build It Green or USGBC.*
  - Include Build It Green or LEED project number on plans.