



Planning and Development Department
Land Use Planning Division

[Revised: June 7, 2012]

III.D GREEN BUILDING REQUIREMENTS

The City of Berkeley's goal is that green building become "business as usual" for all construction. In addition to the requirements listed below, the Planning Department provides optional complimentary green building consultations for all projects interested in learning about green building opportunities, measures and certifications. For questions or consultation, please email greenbuilding@cityofberkeley.info.

1. **GREEN BUILDING CHECKLISTS - Large Non-Residential Projects & New Dwelling Units**
Non-Residential/Mixed Use over 10,000 sq ft and residential projects adding one or more dwelling units are required to submit a *Green Building Checklist* and update it prior to issuance of Building Permit. Complete a *Green Building Checklist* using the appropriate Green Building rating tool for large scale non-residential projects and any project adding one or more new residential dwelling units.
 - Residential Projects – Build It Green *GreenPoint Rated* checklists for Single and Multi-family Construction are available at www.builditgreen.org/greenpoint-rated/guidelines
 - Non-Residential Projects - Green Building in Alameda County *Small Commercial Building Checklist* available at www.stopwaste.org/greenbuilding
OR
Applicable US Green Building Council *LEED Green Building* checklist appropriate to project scope, available at www.usgbc.org
 - a. **Use Permit Application:** Submit initial copy of a *Green Building Checklist* with your use permit application.
 - b. **Prior to issuance of Use Permit:** Update *Checklist* with any changes prior to final decisions by the ZAB (Zoning Adjustments Board) or Zoning Officer. The project's green building features and score will be summarized in the ZAB staff report and the updated checklist will be included in the Use Permit.
 - c. **Prior to issuance of Building Permit:** Update the checklist to reflect any project revisions and resubmit electronic copy to greenbuilding@cityofberkeley.info.
2. **ENERGY EFFICIENCY ANALYSIS - Large Non-Residential Projects**
Projects with **over 10,000 square feet of new non-residential floor area** are required to submit an *Energy Efficiency Analysis*. The analysis is also recommended for multi-family and mixed-use projects with 3 units or more. An *Energy Efficiency Analysis* is available at no cost through the rate-payer funded programs listed below. It may also be provided by a qualified consultant at the applicant's expense.
 - Commercial Projects - PG&E Non-Residential New Construction program, Savings By Design, www.pge.com/savingsbydesign
 - Multifamily Projects - *California Multi-family New Homes Program* offers design assistance and cash incentives. For information check the website of program administrator Heschong Mahone Group, www.h-m-g.com

- a. **Use Permit Application:** Complete Savings by Design Application (on website) and submit to PG&E for no-cost energy efficiency design assistance and incentive program. Include a copy of the application with your Use Permit application. If you choose to hire a consultant to perform the energy efficiency analysis, submit a copy of the contract.
- b. **Prior to Issuance of Building Permit:** Submit an *Energy Efficiency Analysis Summary* listing recommended efficiency measures to project planner. Incorporation of recommendations is voluntary and may be associated with rate-payer funded incentives.

3. **WATER EFFICIENT & BAY FRIENDLY LANDSCAPES – Large New & Renovated Landscape**

In compliance with State and local requirements, City of Berkeley **requires all new and renovated irrigated landscape of over 2,500 square feet** area to comply with the following regulations in order to reduce waste in both new and established landscapes:

- **California Water Efficient Landscape Ordinance (WELO)**
Effective January 1, 2010, California State law requires the City of Berkeley to enforce the State Ordinance. WELO reinforces landscape irrigation and water efficiency best practices currently required by EBMUD Section 31 Regulations. To review WELO requirements, visit: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>
 - **East Bay Municipal Utility District (EBMUD) Section 31 Water Efficiency Regulations**
As the public water agency serving the City of Berkeley, EBMUD regulates water efficiency for water service customers. All applicants for new and expanded services are required to comply with specifications in the Water Efficiency Requirements checklist. In order to meet WELO requirements, landscaping meeting the above threshold shall comply with EBMUD's Section 31 Water Service Regulations for Outdoor Water Use.
http://www.ebmud.com/sites/default/files/pdf/C063_water_service_regulations_1.pdf
 - **Bay Friendly Basics Landscape Requirements**
The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is a minimum set of practices to improve the environmental performance of the landscape. Projects are required to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit <http://www.stopwaste.org/home/index.asp?page=952>
- a. **Prior to issuance of Use Permit:** Submit EBMUD Water Efficient Checklist and a Bay Friendly Basics Checklist
 - b. **Prior to issuance of Building Permit:** (new nonresidential construction only)
Verification from EBMUD that project has met Section 31 Regulations for Outdoor Water Use and Final Bay Friendly Checklist signed by California Licensed Landscape Architect verifying that all applicable measures have been implemented