



Effective June 2009



Culver City Building Safety Division Mandatory Green Building Program

Category 1 Qualifying Projects

All new construction, new additions, and major renovations in Culver City up to 49,999 square feet of affected area are required to comply with Category 1 requirements, excluding single family and two family structures.

Major renovations are defined as a project construction valuation of 50% or greater of the value of the existing building or affected portion of a building.

The value of an existing building is defined as the Los Angeles County Assessor's Office value of the existing structure not including the land, or the value listed on a recent certified appraisal.

The construction valuation is as defined by the permit applicant on the construction permit, application, or at a minimum as defined by the most current Culver City Building Safety Minimum S.F. Costs Guide.

Category 1 qualifying projects must comply with 80% of the applicable following items. The project applicant shall submit this checklist with the construction permit application drawings and all items checked must be indicated in the construction permit application drawings.

- 1. Heating, ventilating and air conditioning (HVAC) units shall have a minimum seasonal energy efficiency rating (SEER) of 17.
- 2. Gas heating units shall be a minimum of 93% energy efficient.
- 3. All heating and cooling ducts shall be located within the space to be heated or cooled.
- 4. Roof and floor structures abutting an exterior space shall be a minimum of R-38 (thermal resistance value), and all exterior walls shall be a minimum value of R-28.

- 5. Radiant barriers shall be installed under all new roof sheathing.
- 6. All new exterior glass shall be a minimum value of U .35 (measure of heat conducting properties) and a minimum value of .30 SHGC (solar heat gain coefficient).
- 7. Low slope roofs shall be a minimum value of 75% SRI (solar reflectance index).
- 8. Exterior shading shall be provided over all west, south, and east facing glass. Where exterior shading is infeasible all new exterior glass shall be a minimum value of U .32 and a minimum value of .27 SHGC.
- 9. All new interior and exterior lighting shall be fluorescent, LED, or other type of high efficiency lighting.
- 10. All new lighting installed in restroom or bathroom areas shall be fluorescent, LED, or other type of high efficiency lighting and shall be motion sensor controlled. Minimum base level lighting shall be permitted.
- 11. All new lighting installed in any corridor, entryway, or other typically unoccupied space shall be fluorescent, LED, or other type of high efficiency lighting and shall be motion sensor controlled. Minimum base level lighting shall be permitted.
- 12. All new lighting installed in a garage or parking structure shall be motion sensor controlled. Minimum base level lighting shall be permitted.
- 13. All new or replaced water closets shall be dual flush models.
- 14. All new or replaced urinals shall be waterless models.
- 15. Water heating units installed residential units shall be gas tankless models.
- 16. Two- 2" electrical conduits shall be installed from the roof to the electrical panels for future solar photovoltaic installation for each unit in residential and commercial buildings. (Qualifying projects that are subject to the Culver City Mandatory Solar Photovoltaic Requirement may not use this item toward satisfying the requirements of this section.)
- 17. A 20 square feet area to house recyclable material containers shall be provided. This requirement shall be in addition to any CCMC requirements related to solid waste and recyclable material containers.
- 18. Multistory buildings shall provide separate trash chutes for recyclable and non-recyclable materials and waste. Such chutes shall discharge directly into separate recyclable and non-recyclable materials waste containers. This requirement shall be in addition to any other CCMC requirements related to trash chutes.

- 19. One duplex weatherproof (WP) ground fault circuit interrupter (GFCI) outlet shall be installed for every eight new parking spaces; to be utilized for future electric "plug-in" vehicles.
- 20. All doors leading from heated or cooled spaces to non-heated and non-cooled spaces shall be insulated doors and shall include weather-stripping and adequate closers.
- 21. Any new on-site, ground level paving, which is open to the sky shall be permeable.
- 22. All on-site landscaping shall be low-water, drought tolerant. All irrigation shall be bubbler systems.
- 23. All wood floor and roof structures shall be constructed with 90% engineered lumber.
- 24. A minimum of 50% of the overall building insulation shall be formaldehyde free and recycled content. A minimum aggregate of 60% of the wall, ceiling, and floor insulation shall be cellulose, cotton ball, or bio-based foam.
- 25. 1KW of solar photovoltaic power shall be installed. (Qualifying projects that are subject to the Culver City Mandatory Solar Photovoltaic Requirement may not use this item towards satisfying the requirements of this section.)

Category 2 Qualifying Projects

All new construction, additions, and major renovations of 50,000 square feet and greater of affected area are required to comply with Category 2 requirements, excluding single family and two family structures.

Prior to the issuance of a construction permit, the permit applicant shall submit the following:

1. Evidence that a LEED-AP (Leadership in Energy and Environmental Design Accredited Professional) is one of the members of the project design team.
2. Evidence that the project has been registered with the appropriate USGBC (United States Green Building Council) LEED program.
3. A copy of the appropriate LEED checklist, which demonstrates that the project meets the appropriate LEED rating system at a "Certified" performance level or higher.
4. A signed declaration from the LEED-AP member of the project design team, stating that the plans and details have been reviewed for conformance with the appropriate LEED program and that the project meets the intent of the criteria for certification of the selected LEED program at the "Certified" performance level or higher.

5. Qualifying projects shall comply with a USGBC "3 point margin of error" for a minimum LEED "Certified" performance level.

6. The construction permit applicant shall submit to the Building Safety Division copies of all submissions and correspondence between the project team and the USGBC regarding the qualifying project.

Urban Tree Requirements

Construction permit applicants for any qualifying project must comply with the following:

1. When feasible, all existing on-site trees with a trunk diameter of 2" or greater shall be preserved or replaced with trees of a comparable size per the recommendations of the Culver City Parks Manager.

2. When feasible, all existing street trees with a trunk diameter of 2" or greater shall be preserved or replaced with trees of a comparable size per the recommendations of the Culver City Engineer.

The above urban tree requirements are in addition to the Culver City Master Street Tree Program (CCMSTP).

Green Zone Incentive Program

Subject to approval by the Culver City Community Development Department Director, Culver City plan check and permit fees in an amount not to exceed Five Thousand Dollars (\$5,000) per project may be waived for energy efficiency improvements which are located in the AIP (Area Improvement Plan) Phase I and Phase II areas.

Green improvements may include:

1. Upgraded building insulation
2. Upgraded windows and/ or exterior doors.
3. Weatherstripping
4. Upgraded hvac or heating units.
5. Cool roofs
6. Radiant barriers
7. Window and/ or door exterior shading devices
8. Upgraded duct insulation
9. Upgraded water heating units
10. On-site renewable energy generation

Or any other energy efficiency improvements approved by the Culver City Community Development Department.

The aggregate amount of fee waivers for the Green Zone Incentive Program shall not exceed an amount appropriated for such purposes by the Culver City Redevelopment Agency.

Fee waivers shall be granted on a first, first served basis.

Inspections and Enforcement

No final inspection shall be approved for a project subject to the Culver City Mandatory Green Building Program, nor shall a temporary or final certificate of occupancy be issued for such a project, until such time as the requirements of the Culver City Mandatory Green Building Program have been satisfied, as determined by on-site inspections by the Culver City Building Safety Division staff.

The Culver City Building Safety Division may deny issuance of a construction permit application and may issue field correction notices and/ or stop work orders on a project for non-compliance with the Culver City Mandatory Green Building Program.

The requirements of the Culver City Mandatory Green Building Program may be enforced through any and all available remedies provided in the CCMC.