



GREEN BUILDING ORDINANCE FOR NON- RESIDENTIAL

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
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In August of 2012 the County of San Luis Obispo Board of Supervisors adopted local changes to Title 19, the County Building and Construction Code.

These changes activated extra requirements to the California Green Building Code ([CAL Green](#)). The following extra requirements go into effect on January 1, 2013 for NON-RESIDENTIAL Construction:

Non Residential Standards for New Construction value > \$10,000

If your permit valuation is greater than \$10,000 you will be required to submit and include in your plans one of the following green building checklists:

1. LEED (Leadership in Energy and Environmental Design) checklist with a minimum of 40 Points. (The project is not required to exceed current Title 24 energy requirements as part of the checklist)
OR
2. Cal Green checklist (<http://www.bsc.ca.gov/home/calgreen.aspx>) showing minimum compliance with Tier 1. (The project is not required to exceed current Title 24 energy requirements as part of the checklist)

If your permit valuation is \$1,000,000.00 or the project is greater than 10,000 square feet. (Whichever is less) you will be required to submit and include in your plans the following requirements:

1. Project shall be LEED(Leadership in Energy and Environmental Design) Certified or comply with Cal Green Tier 1; certification includes exceeding Title 24 energy by the threshold required within that rating system.
2. Project registration with USGBC(United States Green Building Council) <http://new.usgbc.org/> at permit issuance; evidence of certification by USGBC shall be required within 1 year of Certificate of Occupancy.
3. At least 3% of the required parking spaces (but no less than one space) shall include electrical vehicle infrastructure. The project shall provide facilities meeting Section 406.7 (Electrical Vehicle) of the California Building Code and for each space, provide panel capacity and dedicated conduit for one 208/240V 40 amp circuit terminating within 5 feet of the midline of each parking space. The Chief Building Official can approve a different amperage device if the applicant can demonstrate the adequacy for the different amperage.

Indoor Water Requirements

Indoor water alterations or additions with a permit valuation over \$10,000.00: Any existing fixtures that exceed the thresholds in the water use baseline table below shall be brought up to CAL Green mandatory requirements:

<u>Fixture Type</u>	<u>Maximum Flow Rate</u>
Showerheads	2.5 gpm @ 80 psi
Lavatory faucets nonresidential	0.5 gpm @ 60 psi
Lavatory faucets residential	2.2 gpm @ 60 psi
Kitchen faucets	2.2 gpm @ 60 psi
Water Closets	1.6 gallons/flush
Urinals	1.0 gallons/flush**

** in Nipomo and Los Osos waterless urinals are required

Outdoor Water Requirements

Outdoor Water: New Construction shall comply with CAL Green Tier 1 for outdoor water requirements. Please provide a landscaping plan which will show how your project will be meeting Cal Green Tier 1 requirements.

Renewable Energy

In NEW Non Residential projects, the construction documents will need to include in the design a renewable energy(Photo Voltaic) system. The system will be based on the building/site design and technical parameters of the building. You will need to identify future location of renewable energy(Photo Voltaic)system along with the conduit size and installation.

Incentives

The cost of plan review and by the County Plans Examiner (i.e. Building Plan Review Fee) shall be reduced by \$500.00 for all projects under 5,000 square feet, \$1,000.00 for all projects 5,000 – 10,000 square feet, and \$2,000.00 for all projects over 10,000 square feet when completing a third party verified rating system such as LEED, Green Point Rated.

Rebates

If you are looking to build with energy efficiency in mind, you might qualify for many financing, rebates, and incentives through the following energy efficiency programs:

<http://www.slocounty.ca.gov/planning/Energy.htm>

http://www.slocounty.ca.gov/planning/environmental/energywatch/bus_com.htm