



# Planning Commission Report

**Meeting Date:** October 14, 2010

**Subject:** **ADOPTION OF BUILDING CODE 2010**  
Additional information regarding CalGreen

**Recommendation:** Receive and File

## REPORT SUMMARY

At its last Planning Commission Meeting, staff indicated it would provide more information and a comparison of the state mandated *CalGreen* code and the existing Beverly Hills Green Building Code.

In addition to this report, staff will provide a presentation comparing CalGreen and the existing Beverly Hills Green Building Program along with statistics showing how many buildings have gone green under our current program adopted in 2008.

### Green Building Code

*CalGreen* is the Nation's first statewide green building code. The intent of *CalGreen* is to establish sustainable and healthy development as a minimum standard for all new construction in California. *CalGreen* is not a point based system such as the City's existing Green Building Program or other private rating systems such as Leadership in Energy and Environmental Design (LEED); however, it does incorporate similar sustainability concepts as shown in the following table and is in line with AB 32 (California Global Warming Solutions Act) and other State sustainability programs.

BH-Green Building	CalGreen
Sustainable Sites	Planning & Design
Water Efficiency	Energy Efficiency
Energy & Atmosphere	Water Efficiency & Conservation
Materials & Resources	Material Conservation & Resource Efficiency
Indoor Environmental Quality	Environmental Quality
Innovation & Design Process	

Mandating a green building code on a statewide level is the first step in establishing a common baseline throughout the State. *CalGreen* does provide additional voluntary measures and allows communities the opportunity to be more restrictive; however, to be enforceable, findings must be made and filed with the State. Furthermore, an effort is underway by the International Code Council, the publishers of

the State Code, to develop an International Green Building Code to be utilized throughout the rest of the country. To provide an analogy, a similar approach was taken on a different set of building standards in the 1980's when disabled access laws were first established in California with the nation ultimately following.

In 2008, the City adopted a mandatory Green Building Program for multifamily and commercial properties and a voluntary program for single family homes. The commercial and multi-family standards mimicked the latest Leadership in Energy and Environmental Design (LEED) version 2.2 in place at that time. However, the LEED checklist has been updated since 2008 so our checklist is outdated. Since Beverly Hills has an existing green building program, staff amended *CalGreen* and incorporated the current mandatory commercial requirements. Moreover, there is not an exact correlation between LEED and *CalGreen* and the approach to sustainability is in some cases different so an exact matching of the two systems is not possible.

The Voluntary Residential Green Building Program is recommended to be replaced with *CalGreen's* mandatory standards while incorporating the Beverly Hills residential components such as solar photovoltaic's, and 15% greater energy efficiency. Additionally, to follow the direction given when the Beverly Hills Green Program went into effect, staff is recommending that a tiered system be put in place to require larger commercial buildings to be more sustainable so staff is recommending that buildings larger than 25,000 square feet comply with *CalGreen's* Tier 1 requirements. However, for unique projects 50,000 square feet or greater that involve General Plan Amendments or Development Agreements, staff recommends more stringent sustainable elements identified in *CalGreen's* voluntary measures become a requirement to help further reduce their impact on the environment.

With these amendments, staff recommends the proposed 2010 Code Adoption Ordinance replace the Green Building Program Ordinance 08-O-2555, and the Voluntary Residential Green Building Program for Single Family Residences, Resolution 08-R-12632. This recommendation is being made to reduce the confusion in similar but different green building standards that share the City and State's sustainability goals.

Because this is a state mandated technical code it will automatically go into effect on January 1, 2011. However, staff is seeking the Planning Commission's support on the approach being taken in an effort to be consistent with the City's current Green Building Program.

Report Reviewed By:

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