

Green Building Compliance Standards Table January 1, 2020

1. Residential New Construction (including Affordable Housing Construction)						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Category 2 Accessory Dwelling Units	Any Size	• CALGreen Residential Construction	<ul style="list-style-type: none"> Completed CALGreen Checklist CALGreen mandatory measures for residential new construction Green Building Compliance Verification (City staff) 	During DRX or DS OTC review	Yes for DS	<ul style="list-style-type: none"> Planning and Zoning to verify per COA during plan check Building Services to verify at CO
One and Two Family Dwellings	Any Size	• Build It Green: Single Family GPR**	<ul style="list-style-type: none"> Completed GPR checklist Pre-requisites except measure J5.1: Building Performance Exceeds Title 24, Part 6 and any cool roof requirements. Minimum 23 points (3 Community; 6 IAQ/Health; 6 Resources; 8 Water) CALGreen mandatory measures for residential new construction Green Building Compliance Verification (GreenPoint Rater) 	After intake, during case file review	Yes	<ul style="list-style-type: none"> GreenPoint Rater signature Planning and Zoning to verify per COA during plan check Building Services to verify at CO
Multi-Family Dwellings 3+ Units	Any Size	• Build It Green: Multi-Family GPR**	<ul style="list-style-type: none"> Completed GPR checklist Pre-requisites except J5.1: Building Performance Exceeds Title 24, Part 6 and any cool roof requirements. Minimum 23 points (3 Community; 6 IAQ/Health; 6 Resources; 8 Water) CALGreen mandatory measures for residential new construction Green Building Compliance Verification (GreenPoint Rater) 	After intake, during case file review	Yes	<ul style="list-style-type: none"> GreenPoint Rater signature Planning and Zoning to verify per COA during plan check Building Services to verify at CO

2. Residential Additions and Alterations						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
One and Two-Family Additions and Alterations (includes a new unit in existing building which results in a duplex and/or attached Junior and Category 1 Accessory Dwelling Units)	• > 1,000 sq. ft. of floor area (Oakland Ordinance)	• Build It Green: Existing Home GPR**	<ul style="list-style-type: none"> Completed checklist or checklists as necessary Pre-requisites Minimum 25 points per Elements Label (8 Energy; 2 IAQ/Health; 2 Resources; 4 Water) (except Section J.2. Energy Upgrades will have no minimum point requirement). CALGreen mandatory measures if addition or alterations increase building volume or size of conditioned space and required replacement of non-compliant plumbing fixtures. Green Building Compliance Verification (GreenPoint Rater) <i>For historic properties: Consultation with a Historic Preservation Planner</i> 	During DS OTC review or after intake, during case file review	Yes	<ul style="list-style-type: none"> GreenPoint Rater signature Planning and Zoning to verify per COA during plan check Building Services to verify at CO
	• Any increase in volume or size of conditioned space (CALGreen)	• CALGreen Residential Addition and Alteration				
Multi-Family Dwellings 3+ Units	Any increase in volume or size of conditioned space	• CALGreen Residential Addition and Alteration	<ul style="list-style-type: none"> Completed CALGreen Checklist CALGreen mandatory measures for residential new construction Required replacement of non-compliant plumbing fixtures. Green Building Compliance Verification (City staff) 	During DS OTC review or after intake, during case file review	Yes	<ul style="list-style-type: none"> Planning and Zoning to verify per COA during plan check Building Services to verify at CO

3. Non-Residential New Construction						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Small Non-Residential Projects	Under 5,000 sq. ft. of floor area	• CALGreen for Non-Residential Construction	<ul style="list-style-type: none"> Completed CALGreen checklist CALGreen mandatory measures for non-residential construction Green Building Compliance Verification (City staff) 	During 201-DRX; During DS OTC review	No	Building Services to verify at CO
Small Non-Residential Projects	Between 5,000 and 25,000 sq. ft. of floor area	• Small Commercial Checklist • CALGreen for Non-Residential Construction	<ul style="list-style-type: none"> Completed checklists Pre-requisites & all applicable measures on the Small Commercial Checklist (except Section 5: Improved Energy Efficiency and Section 3: Heat Island Effect (due to the cool roof requirements)). CALGreen mandatory measures for non-residential construction Green Building Compliance Verification (City staff) 	During 201-DRX	No	Building Services to verify at CO
				During DS OTC review	Yes	Building Services to verify at CO
Large Non-Residential Projects	Over 25,000 sq. ft. of total floor area	• LEED New Construction Checklist** • CALGreen for Non-Residential Construction	<ul style="list-style-type: none"> Completed checklists Pre-requisites & LEED Silver (Minimum 50 points) (except the cool roof requirements) CALGreen mandatory measures for non-residential construction Green Building Certification (Green Building Certification Institution and City staff for CALGreen) 	After intake, during case file review	Yes	<ul style="list-style-type: none"> LEED AP signature Planning and Zoning to verify per COA during plan check Building Services to verify at CO

4. Non-Residential Additions and Alterations						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Minor Non-Residential Additions and Alterations	Additions between 1,000 - 5,000 sq. ft. floor area Alterations > \$200,000	• CALGreen for Non-Residential Additions and Alterations	<ul style="list-style-type: none"> Completed CALGreen checklist CALGreen mandatory measures for non-residential additions and alterations Green Building Compliance Verification (City staff) 	During 201-DRX	No	Building Services to verify at CO
Minor Non-Residential Additions and Alterations	• Between 5,000 - 25,000 sq. ft. of floor area (Oakland Ordinance)	• Small Commercial	<ul style="list-style-type: none"> Completed checklist or checklists as necessary Pre-requisites & all applicable measures on the Small Commercial Checklist (except Section 5: Improved Energy Efficiency and Section 3: Heat Island Effect (due to the cool roof requirements)). CALGreen mandatory measures for non-residential additions and alterations Green Building Compliance Verification (City staff) <i>For historic properties: Consultation with a Historic Preservation Planner</i> 	During 201-DRX	No	Building Services to verify at CO
				During DS OTC review	Yes	Building Services to verify at CO
	• Additions >1,000 sq. ft. floor area (CALGreen) • Alterations > \$200,000 (CALGreen)	• CALGreen for Non-Residential Additions and Alterations	After intake, during case file review	Yes	Building Services to verify at CO	

*See the Green Building website at www.oaklandca.gov for more information about the Green Building Ordinance. ** Alternative checklists can be substituted, see Ordinance compliance table for options.

4. Non-Residential Additions and Alterations- Continued						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Major Non-Residential Additions and Alterations (see Major Alteration definition)	• Over 25,000 sq. ft. of floor area (Oakland Ordinance)	• LEED 2009 New Construction **	<ul style="list-style-type: none"> Completed checklist or checklists as necessary Pre-requisites & LEED Silver (Minimum 50 points) (except the cool roof requirements) CALGreen mandatory measures for non-residential additions and alterations Green Building Compliance Verification (Green Building Certification Institution and City staff for CALGreen) <i>For historic properties: Consultation with a Historic Preservation Planner</i>	During DS OTC review	Yes	<ul style="list-style-type: none"> LEED AP signature Planning and Zoning to verify per COA during plan check Building Services to verify at CO
	<ul style="list-style-type: none"> Additions >1,000 sq. ft. floor area (CALGreen) Alterations > \$200,000 (CALGreen) 	• CALGreen for Non-Residential Additions and Alterations		After intake, during case file review	Yes	<ul style="list-style-type: none"> LEED AP signature Planning and Zoning to verify per COA during plan check Building Services to verify at CO
	NOTE: Project scope may meet only one threshold or both.					
Large non-residential Additions and Alterations NOT meeting Major Addition definition	• Over 25,000 sq. ft. of floor area (Oakland Ordinance)	• Small Commercial Checklist	<ul style="list-style-type: none"> Completed LEED 2009 checklist or checklists as necessary Pre-requisites & all applicable measures on the Small Commercial Checklist (except Section 5: Improved Energy Efficiency and Section 3 Heat Island Effect (due to the cool roof requirements)). CALGreen mandatory measures for non-residential additions and alterations Green Building Compliance Verification (City staff) <i>For historic properties: Consultation with a Historic Preservation Planner</i>	During 201-DRX	No	Building Services to verify at CO
	<ul style="list-style-type: none"> Additions >1,000 sq. ft. floor area (CALGreen) Alterations > \$200,000 (CALGreen) 	• CALGreen Checklist for Non-Residential Additions and Alterations		During DS OTC review	Yes	Building Services to verify at CO
	NOTE: Project scope may meet only one threshold or both.				After intake, during case file review	Yes

5. Removal of a Historic Resource and New Construction						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Residential Construction	Any Type	<u>One and Two Family</u> <ul style="list-style-type: none"> Build It Green: Single Family GPR** CALGreen for Residential Construction <u>Multi-Family (3+ units)</u> <ul style="list-style-type: none"> Build It Green: Multi-Family GPR** CALGreen for Residential Construction 	<ul style="list-style-type: none"> Consultation with a Historic Preservation Planner Completed checklists Pre-requisites except J5.1: Building Performance Exceeds Title 24, Part 6 and any cool roof requirements. Minimum 53 points (3 Community; 6 IAQ/Health; 6 Resources; 8 Water) CALGreen mandatory measures for residential new construction Deconstruction of the Historic Resource Green Building Compliance Verification (GreenPoint Rater and City staff for CALGreen) 	After intake, during case file review	Yes	<ul style="list-style-type: none"> GreenPoint Rater signature Planning and Zoning to verify per COA during plan check Environmental Services to verify deconstruction Building Services to verify at CO
Non-Residential Construction	Any Type	<ul style="list-style-type: none"> LEED New Construction** CALGreen for Non-Residential New Construction 	<ul style="list-style-type: none"> Consultation with a Historic Preservation Planner Completed checklists Pre-requisites & LEED Gold (Minimum 60 points) (except the cool roof requirements) Deconstruction of the Historic Resource CALGreen mandatory measures for non-residential new construction Green Building Certification (Green Building Certification Institution and City staff for CALGreen) 	After intake, during case file review deconstruction.	Yes	<ul style="list-style-type: none"> LEED AP signature Planning and Zoning to verify per COA during plan check Environmental Services to verify deconstruction Building Services to verify at CO

7. Mixed-Use Construction						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Both residential and non-residential uses	Any Type	<ul style="list-style-type: none"> As determined by Planning Staff based on sq. ft. of each use and which rating system and checklist is more appropriate CALGreen 	<ul style="list-style-type: none"> Completed checklists Pre-requisites & minimum point requirement (listed above) CALGreen mandatory measures Green Building Compliance Verification (GreenPoint Rater or Green Building Certification Institution and City staff for CALGreen) 	After intake, during case file review.	Yes	<ul style="list-style-type: none"> Required Green Rater signature Planning and Zoning to verify per COA during plan check Building Services to verify at CO
Alternate compliance path: Certify each portion of the building separately per the appropriate GreenPoint Rated, LEED, or Stopwaste.org checklist	Any Type	<ul style="list-style-type: none"> As determined by Planning Staff CALGreen 	<ul style="list-style-type: none"> Completed checklists Pre-requisites & minimum point requirement (listed above) CALGreen mandatory measures Green Building Compliance Verification (GreenPoint Rater or Green Building Certification Institution and City staff for CALGreen) 	After intake, during case file review.	Yes	<ul style="list-style-type: none"> Required Green Rater signature Planning and Zoning to verify per COA during plan check Building Services to verify at CO

10. Construction Requiring a Design Review and Landscape Plan						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Construction projects < 25,000 sq. ft.	Between 500 – 25,000 sq. ft. of total floor area	• Bay Friendly Basic Landscape Checklist	• Completed checklist	During DS OTC review	Yes	Building Services to verify at CO
				After intake, during case file review	Yes	Building Services to verify at CO
Construction projects > 25,000 sq. ft.	> 25,000 sq. ft. of total floor area	• Bay Friendly Basic Landscape Checklist	<ul style="list-style-type: none"> Completed checklist All applicable measures on the Bay Friendly Basic Landscape Checklist Green Building Compliance Verification (City staff) 	During DS OTC review	Yes	Building Services to verify at CO
				After intake, during case file review	Yes	Building Services to verify at CO

Exemptions: Fences, decks, arbors, pergolas, retaining walls and sign permits only; Seismic retrofits only; Repair or replacement of roof covering, fenestration, and facade materials permits only; Group U detached accessory buildings which do not exceed 1,000 sq. ft. of floor area; City capital improvement construction, alterations, and additions which are subject to Municipal Code Chapter 15.68 ; Fire repairs to buildings that are damaged less than 75% of the current replacement cost per Planning Code Section 17.114.120; Construction, additions, and alterations exempted from the permitting requirements both of the Oakland Building Construction Code and the Oakland Planning Code. Factory-built buildings approved by the State of California and manufactured housing approved by the United States Department of Housing and Urban Development.

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