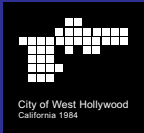


# Build Green Build Smart



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# Build Green Build Smart



## Mission + History

In 2001, the City of West Hollywood established “Responsibility for the Environment” as one of its core values. The adoption of the West Hollywood Green Building Program in 2007—the first such program in the State at the time—was one of several ways the City has demonstrated its commitment to the environment. The program required all projects to strive towards energy efficiency, improve the health of the environment and community, and help the City lead the way in sustainability.

This core value has stood the test of time. The West Hollywood Green Building Program was updated in 2019 to keep pace with progressive national sustainable building design standards, the State’s Green Building Standards Code (CALGreen), and local and regional industry trends. This program update continues West Hollywood’s tradition of leadership in climate action.

With input from City staff and community stakeholders, including residents, local business owners, and local industry professionals, the West Hollywood Green Building Program includes flexible development standards, opportunities to innovate, high-achieving measures, and a clear path towards continuing the City’s legacy of sound and effective environmental policymaking.

## Purpose of this Guidance Manual

This guidance manual is intended to serve only as a supplemental reference to the requirements of 2019 CALGreen and the City's Green Building Program. Applicants for planning and building permits in West Hollywood must still refer to actual state and local green building codes for the most up-to-date requirements relevant to their project scopes. To facilitate successfully meeting the mandatory state and local green building requirements (effective January 1, 2020), compliance tools and forms are available at [weho.org/greenbuilding](http://weho.org/greenbuilding).

The manual defines **key building terms** and outlines the green building **application process**. It also contains green building **submittal requirements**, which are divided into two main sections: Residential and Nonresidential. Mixed-Use projects will need to apply the requirements from both sections, as applicable. Each main section is then divided into five categories to align with the divisions in CALGreen. These categories include:



Site Planning  
+ Design



Energy  
Efficiency



Water Efficiency  
+ Conservation



Materials  
Conservation



Environmental  
Quality

A final section outlines the **high-achieving green building measures** required for projects seeking the approval of a development agreement or a specific plan (billboards or institutional uses are exempt).

## Effective Use of this Guidance Manual

This guidance manual combines the requirements of 2019 CALGreen and the West Hollywood Green Building Program for better ease of implementing environmentally responsible site planning and green building design and construction. Project scopes subject to CALGreen can differ from those subject to the West Hollywood Municipal Code (WHMC). Key terms, applicability definitions, and thresholds for permits may also contrast between the two code standards. While this manual provides supplemental guidance to applicants on green building mandates applicable to their projects, applicants should still review CALGreen and the WHMC in detail prior to the preparation of a development permit application.

Below are some steps to consider in determining how CALGreen and the WHMC applies to your project:



Determine if the project is considered “new construction” or “major remodel”.



Determine if the project is “mixed use”—a combination of residential and nonresidential uses.



Determine if the project consists of an addition and/or an alteration to an existing residential or nonresidential building.

If the project is an addition, does the addition add 500 square feet or greater (single-family dwellings and duplexes) or 1,000 square feet or greater (for all other projects)?

If the project is an alteration for a nonresidential building, is the project permit valuation \$200,000 or above? If so, is it considered a major remodel according to the WHMC?



Determine if the project is a new shell building that will be phased for future tenant improvements per CalGreen Section 303.1.

See *Key Terms* in the next section of this manual for more information on applicability. Refer to Chapters 2 and 3 in CALGreen and WHMC Sections 19.20.060, 19.48.020, and 19.90.020 for additional terms, definitions, and explanations on applicability.

# Application Process

The green building application process simplifies and facilitates the green building document review and permitting process for all applicable projects. It consists of the following steps:



## Planning Review Phase

Submit a completed preliminary Green Building Checklist and supporting documents as part of an application for a development permit.



## Building Permit (Plan Check) Phase

Following approval of the development permit, submit a final Green Building Checklist and supporting documents as part of the application for a building permit.

For each phase, all development and building permit documents shall indicate in the general notes and/or individual detail drawings, where appropriate, the required green building measures employed for the project.

A detailed description of the Green Building Compliance Process, including required checklists, helpful forms, and additional resources, are available at [weho.org/greenbuilding](http://weho.org/greenbuilding).

## USE OF A THIRD-PARTY GREEN BUILDING RATING SYSTEM

Projects using a Third-Party Green Building Rating System to meet the requirements of the West Hollywood Green Building High-Achieving Measures shall comply the following:



## Planning Review Phase

Submit evidence (e.g., screenshot, receipt) that the project has been registered in the preferred Third-Party Green Building Rating System. Submit a completed preliminary rating system checklist and supporting documentation, indicating points that achieve the required rating level as part of the application for a development permit. Ensure that compliance with all relevant state and local green building requirements is also shown. The checklist shall be prepared, signed, and dated by the appropriate accredited professional.



## Building Permit (Plan Check) Phase

Following approval of the development permit, submit a final rating system checklist and supporting documentation, indicating points that achieve the required rating level as part of the application for a building permit. Ensure compliance with all relevant state and local green building requirements are also shown. The checklist shall be prepared, signed, and dated by the appropriate accredited professional.

## Key Terms

The following section contains some key terms and definitions supporting the West Hollywood Green Building Program. This list is not exhaustive. Prior to the preparation of a development permit application, users of the City's Green Building Program are strongly encouraged to review Chapters 2 and 3 in CALGreen and WHMC Sections 19.20.060, 19.48.020, and 19.90.020 for additional terms, definitions, and explanations regarding applicability to their project scopes.

**ADDITION\***

Expansion of an existing structure by more than 500 square feet for single-family dwellings or duplexes or by more than 1,000 square feet for commercial, multifamily, and other nonresidential structures shall require a development permit (see *WHMC Section 19.48.020*). All other additions require a zone clearance or an administrative permit.

**CALGREEN**

California Green Building Standards Code

**ENERGY STAR**

A joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy. Appliances that the Energy Star program identifies as energy-efficient products to reduce greenhouse gas emissions.

**LANDSCAPE AREA**

Landscape area pertains to all the planting areas, turf areas, and water features in the landscape design plan subject to the Maximum Applied Water Allowance calculations. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-developments (e.g., open spaces and existing native vegetation).

**LEED**

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed and approved by the United States Green Building Council.

**LIVING BUILDING CHALLENGE**

A performance standard for green buildings developed and approved by the International Living Future Institute.

**MIXED USE BUILDING\***

A project which combines both commercial and residential uses, where the residential component is typically located above the commercial. The space for each use shall meet the provisions of the WHMC applicable to that use (see *WHMC Section 19.36.170*).

**MIXED-USE OCCUPANCY\*\***

When a building is designed and constructed for more than one type of occupancy (residential and nonresidential), the space for each occupancy shall meet the provisions of CALGreen and the California Energy Code applicable to that occupancy (certain exceptions may apply) (see *CALGreen Section 302.1*).

**NEW CONSTRUCTION\***

For single-family dwellings or duplexes, new construction is considered to be any new structure built on a site that does not maintain the previous building footprint. For all other project types, new construction is any new structure built on a site (regardless of previous building footprint).

**REMODEL, MAJOR\***

A major remodel would be considered a “new project” or “new construction” with the removal of 50% or more of the exterior wall area (which includes walls, doors, and windows) or the removal of 50% or more of the supporting members of a structure (e.g. beams, bearing walls, columns or girders) whichever is more restrictive” (see *WHMC Sections 19.48.020 & 19.90.020*).

**RESIDENTIAL, LOW-RISE\*\***

Any building that is of residential occupancy and is three habitable stories or less in height (see *CALGreen Chapter 2*).

**RESIDENTIAL, HIGH-RISE\*\***

Any building that is of residential occupancy and is four habitable stories or more in height. In most cases, high-rise residential follow the nonresidential requirements of the CALGreen Energy Code, unless otherwise stated (see *CALGreen Chapter 2*).

**SOLAR ENERGY SYSTEM\***

(see *WHMC Section 19.90.020*) 1) Any solar collector or other solar energy device, certified pursuant to State law, along with its ancillary equipment, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating. 2) Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

**THIRD-PARTY GREEN BUILDING RATING SYSTEM**

A voluntary standard for buildings that establishes requirements for environmentally responsible building design, construction, and operational performance and provides an independent verification process for certification.

**VEGETATIVE ROOF\***

A conventional flat or sloping roof that is partially or completely covered with an integrated system that includes layers of living vegetation over a waterproof membrane or that are elevated from the roof surface through a comprehensive system. These roofs may require a root and protection barrier, a drainage layer, filter fabric, and/or irrigation. Individual potted plants, movable planters, or other non-permanent, noncontiguous features are not considered components of a comprehensive vegetative roof system (see *WHMC Section 19.90.020*).

**WHMC**

West Hollywood Municipal Code

*Note: Key terms and definitions specific to the City of West Hollywood are noted by a (\*), while those specific to 2019 CALGreen are noted by a (\*\*). The terms ‘nonresidential’ and ‘commercial’ are used interchangeably.*

# Submittal Requirements Residential

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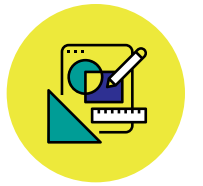
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❖ Indicates local amendments to 2019 CALGreen





## Site Planning + Design

This section outlines planning, design, and development methods that include environmentally responsible site selection, building design, building siting, and development to protect, restore, and enhance the environmental quality of the site and respect the integrity of adjacent properties.

### **STORMWATER POLLUTION PREVENTION**

Stormwater pollution prevention plans identify all potential sources of pollution which may reasonably be expected to affect the quality of storm water discharges from the construction site. Implementing erosion and sediment control (ESC) and best management practices (BMPs) are imperative to preventing the loss of soil through wind or water erosion.

**Applies to:** Projects requiring disturbance of the site during construction

**Submittal:** Provide required forms and supporting plans as part of the plan check application (visit [weho.org](http://weho.org) for more information)

*See: WHMC Section 19.20.190 Storm Drainage and Storm Water Runoff / WHMC Chapter 15.56 Storm Water and Urban Runoff Pollution Control*

### **CONSTRUCTION DEBRIS CONTROL**

Projects shall comply with all applicable requirements in Section 13.04.040 (Construction Debris Control).

**Applies to:** Projects generating construction debris, including minor tenant improvements

**Submittal:** Provide the owner's certification of best management practices as part of the plan check application.

*See: WHMC Section 13.04.040 Construction Debris Control*

**LOW-IMPACT DEVELOPMENT (LID)**

Low-impact development is a stormwater management strategy that emphasizes conservation and the use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.

**Applies to:** Projects as specified in WHMC Chapter 15.56 Storm Water and Urban Runoff Pollution Control

**Submittal:** Provide required forms and supporting plans as part of the plan check application (visit [weho.org](http://weho.org) for more information)

*See: WHMC Section 19.20.190 Storm Drainage and Storm Water Runoff / WHMC Chapter 15.56 Storm Water and Urban Runoff Pollution Control*

**GRADING AND PAVING**

Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Projects shall comply with applicable provisions in WHMC 19.20.190 Storm Drainage and Storm Water Runoff. Examples of methods to manage surface water include, but are not limited to, swales, water collection and disposal systems, french drains, water retention gardens, and other water measures which keep surface water away from buildings and aid in ground water recharge.

**Applies to:** Projects with 500 square feet or more of site disturbance. Exception: Additions and alterations not altering the drainage path.

**Submittal:** Note on plans in the plan check application.

*See: WHMC 19.20.190 Storm Drainage and Storm Water Runoff / CALGreen Section 4.106.3*

**STORM DRAIN LABELING**

Labeling storm drains communicates to the public that drain inlets and catch basins connected to the ocean and trash and pollutants must be kept out of the system. Storm drains in the public right-of-way adjacent to the project site shall be labeled in accordance with the standards set by the Department of Public Works. Stencils for labeling are available from LA County.

**Applies to:** All new projects

**Submittal:** Note on plans as part of the plan check application.

*See: WHMC 19.20.190 Storm Drainage and Storm Water Runoff / WHMC Chapter 15.56 Storm Water and Urban Runoff Pollution Control*

**ELECTRIC VEHICLE (EV) CHARGING. ❖**

To accelerate the installation of electric vehicle charging stations in West Hollywood, avoid costly future retrofits, and address the growing demand for electric vehicles, new residential projects shall provide the indicated levels of plug-in electric vehicle (EV) infrastructure.

**Applies to:** New residential projects and the residential portion of mixed-use projects

**Submittal:** Show designated spaces on plans as part of the planning review and plan check applications.

Construction documents shall indicate how many accessible EV charging spaces would be required under Title 24 Chapter 11A (or 11B if publically funded housing) in order to convert all EV Ready and EV Capable spaces at a future date. More detail on the City’s EV charging requirements can be found at [weho.org](http://weho.org).

*See: WHMC Section 13.24.015 / CALGreen Section 4.106.4 / WHMC 19.28.170*

**New single-family, duplexes, and townhouses with attached private garages**

For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or sub-panel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as “EV CAPABLE”. The raceway termination location shall be permanently and visibly marked as “EV CAPABLE”.

**New multifamily dwellings ❖**

For new multifamily buildings with 3 to 9 units, 10% of the total number of on-site parking spaces, provided for all types of parking facilities, shall be EV Capable Parking Spaces (inaccessible raceway installed). Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

New multifamily buildings with 10 units or more shall provide at minimum the levels of plug-in electric vehicle (PEV) infrastructure depicted in the following table. All EV charging electric infrastructure and EVSE (when installed) shall be in accordance with the California Electrical Code, Article 625.

	EV READY PARKING SPACES (Full Circuit)	EV CAPABLE PARKING SPACES (Inaccessible Raceway Installed)	ELECTRIC PANEL CAPACITY
1 PARKING SPACE	1	—	SUFFICIENT TO SUPPLY 1 SPACE
2-10 PARKING SPACES	2	—	SUFFICIENT TO SUPPLY 2 SPACES
11-15 PARKING SPACES	2	1	SUFFICIENT TO SUPPLY 3 SPACES
16-20 PARKING SPACES	2	2	SUFFICIENT TO SUPPLY 4 SPACES
+ THAN 20 PARKING SPACES	10% (rounded up)	REMAINING 90%	SUFFICIENT TO SUPPLY 20% OF SPACES

**ALTERNATIVE TRANSPORTATION (BIKE PARKING AND SUPPORT FACILITIES)**

Convenient and secure bicycle parking encourages bicycling by both employees and residents. Projects shall install bicycle infrastructure, including long-term and short-term bicycle storage spaces and related shower/locker facilities, and comply with bicycle parking design standards to ensure user safety and access.

**Applies to:** New projects with five or more dwelling units or expansion of existing residential structures by 4 or more units.

**Submittal:** Show bike parking and support facilities on plans as part of the planning review and plan check applications.

See: WHMC Section 19.28.150 Bicycle Parking & Support Facilities

#### TRANSPORTATION DEMAND MANAGEMENT (TDM)

Projects shall comply with all applicable provisions of WHMC Chapter 10.16 (Transportation Demand Management). The purpose of the West Hollywood TDM program is to provide for a diversity of transportation options reflective of the needs and goals of the city and promote sustainable travel modes. The program requires certain developments to incorporate design features, incentives, and measures to support transit, shared rides, walking, and biking for residents, tenants, employees, and visitors.

**Applies to:** New residential structures with 10 or more dwelling units

**Submittal:** Show any physical improvements to the project or site as required for TDM operations as part of the planning review and plan check applications as applicable. Provide a TDM plan for approval prior to issuance of a certificate of occupancy or final building inspection sign-off, as applicable. Submit annual post-occupancy compliance reports to the Planning Department.

See: WHMC Chapter 10.16 Transportation Demand Management

#### PERMEABLE OUTDOOR SURFACES

The minimum requirement is that 55% of front yards and 50% of side yards are permeable surfaces. Examples of permeable materials include planted or gravel covered areas, porous asphalt, unit pavers, plastic geocell pavers, vegetated swales, and vegetated filter strips. Permeable surfaces reduce the amount of water that enters the ocean through the storm drain system. Stormwater typically carries pollutants such as automobile fluids, garden fertilizers, herbicides, pesticides, and animal waste. When retained on-site, the water is treated through natural processes in the soil. Capturing stormwater also increases aquifer recharge. Permeable paving surfaces need regular maintenance to remain effective.

**Applies to:** New projects and existing projects that modify landscape or hardscape

**Submittal:** Show and label permeable and non-permeable surfaces on plan in planning review and plan check applications.

See: WHMC Section 19.20.190 Storm Drainage and Storm Water Runoff / WHMC Section 19.36.280 (B)(5) on Front Yard Paving for Multi-family Projects

#### LANDSCAPING FOR SURFACE PARKING AREAS

Projects shall comply with all applicable requirements in Section 19.28.100(B) (Parking Area Landscaping Requirements). The parking lot must have perimeter landscaping, with one canopy tree for every 9 parking spaces. Parking areas adjacent to the public right of way and parking areas adjacent to residentially zoned parcels must be screened from view with landscaping to a height of 42", measured from the surface of the parking area.

**Applies to:** New surface parking lots, and existing parking areas of projects undergoing major remodels

**Submittal:** Note on plans in the planning review and plan check applications.

See: WHMC Section 19.28.100(B) Surface Parking Area Standards

#### GROUND-LEVEL VEGETATIVE OPEN SPACE (OPTIONAL)

In order to increase the amount of ground-level vegetative space and tree canopy on a project site and enhance the capacity for percolation of water through native soil and on-site stormwater management, a project may provide 160 square feet of vegetative space in lieu of one required standard parking space. There is no limit to the number of required parking spaces reduced, so long as for each space reduced the site gains 160SF in vegetative space. Such vegetative space must be designed to allow for water infiltration into the soil below, may not be located above an underground structure, and shall include at least one canopy tree with a minimum box size of 36 inches. The vegetative area may include space that is part of the required setback area.

**Applies to:** New multifamily and mixed-use projects

**Submittal:** Show parking plans and designated ground-level vegetative space in landscape plan as part of the planning review and plan check applications.

See: WHMC Section 19.28.060 Reduction of Off-Street Parking Requirements

#### SUSTAINABLE ROOF MEASURES

Making productive use of rooftops can maximize environmental benefits. Projects shall install at least one of the following sustainable roof measures:

1. Photovoltaics (PV), sized to offset a minimum of 15% of the building's total estimated electricity usage, or
2. Solar thermal systems (i.e., solar hot water), with a minimum 0.50 solar fraction, or
3. Vegetative roof, covering a minimum 30% of the roof area not occupied by mechanical equipment or access stairways as a landscaped roof. This measure shall comply with the vegetative roof requirements in the California Building Code and shall be integrated into the project's Low-Impact Development Plan required under Section 15.56.095 of the WHMC.

*Note: Alternative compliance may be achieved at the discretion of the review authority by: (1) installing a combination of Sustainable Roof Measures listed above or (2) installing non-roof photovoltaic or solar thermal systems (e.g. building-integrated or ground mounted). Such systems must meet the performance or prescriptive requirements equivalent to its corresponding Sustainable Roof Measure. Exemptions may be granted by the review authority, where the review authority determines that compliance with the requirements of this section is technically infeasible.*

**Applies to:** New residential or mixed-use projects with a gross floor area of 10,000 square feet or larger, or a major remodel that causes a residential or mixed-use project to become 10,000 square feet or larger

**Submittal:** Show selected sustainable roof measures on roof plan as part of the planning review and plan check applications. Provide energy model calculations for PV offset or solar thermal system specifications to confirm compliance with measures. See Sustainable Roof Design Guide at [weho.org](http://weho.org) for more information.

See: WHMC Section 19.20.060



# Energy Efficiency

This section outlines requirements related to energy use, conservation, and efficiency.

## **ENERGY EFFICIENCY**

The buildings sector accounts for a significant portion of the City's energy use and associated greenhouse gas (GHG) emissions, making it essential to reduce building energy consumption to meet climate action goals and to decrease operational costs. Projects shall comply with all applicable provisions of the most recent edition of the Title 24, Part 6 (California Energy Code).

**Applies to:** All projects

**Submittal:** Provide Title 24 energy compliance forms, as applicable, as part of the planning review & plan check applications.

*See: WHMC Section 19.20.060 / Title 24, Part 6 (California Energy Code)*

## **ENERGY STAR APPLIANCES**

Projects shall install EnergyStar qualified appliances, as applicable. These appliances incorporate advanced technologies that use 10–50% less energy and water than standard models and are widely available. Commercial appliances that are not available in Energy Star are exempt from this requirement. Rebates and incentives may be available from the local energy and water utility companies.

**Applies to:** All projects

**Submittal:** Note on plans as part of the planning review & plan check applications.

*See: WHMC Section 19.20.060*



### ENERGY EFFICIENT OUTDOOR LIGHTING

Energy efficient outdoor lighting lasts longer, saves energy and money, and light spillage is reduced. Outdoor lighting should be designed to prevent glare, light trespass, and sky glow as much as possible. Permanently installed lighting must not blink, flash, or be of unusually high intensity or brightness. Exterior lighting must be energy-efficient and shielded so that all glare is confined within the boundaries of the site. Projects shall comply with all applicable requirements in WHMC Section 19.28.100 (Outdoor Lighting).

**Applies to:** All projects

**Submittal:** Note on plans as part of the planning review & plan check applications.

See: WHMC Section 19.20.100 / Title 24, Part 6 (California Energy Code)

### ENERGY BENCHMARKING READINESS

Energy benchmarking is the practice of tracking a building's energy usage and using a standard metric to compare the building's measured energy performance over time and to similar buildings nationwide. This practice has been shown to drive energy efficiency upgrades, reduce energy use, and increase occupancy rates and property values. Building owners can access their building's energy performance data, track it over time and/or compare it to other buildings using PM. Projects shall register with Energy Star Portfolio Manager (PM) and create a project profile.

**Applies to:** New residential and mixed-use projects of 20,000 square feet or larger of occupied space

**Submittal:** Insert an image of the project's profile in the construction notes section of the plan check application.

See: WHMC Section 19.20.060

## Water Efficiency + Conservation

This section establishes the means of conserving water used indoors, outdoors, and in wastewater conveyance.

### WATER CONSERVING PLUMBING FIXTURES & FITTINGS ❖

Water conserving plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) help reduce the amount of water used for daily activities.

**Applies to:** All projects, including modifications to bathrooms, kitchens, etc.

**Submittal:** Provide a plumbing fixture schedule indicating the flow and flush fixture performance values as part of the planning review & plan check applications. If no such schedule is included, indicate requirements on floor plans.

See: CALGreen Section 4.303.1

All projects shall comply with the following:

#### Water closets ❖

The effective flush volume of all water closets shall not exceed 1.1 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. *Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.*

See: WHMC Section 13.24.015 (CALGreen Section 4.303.1.1 Amended)

#### Urinals

The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

See: CALGreen Section 4.303.1.2

**Single showerhead ❖**

Showerheads shall have a maximum flow rate of not more than 1.5 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

See: WHMC Section 13.24.015 (CALGreen Section 4.303.1.3.1 Amended)

**Multiple showerheads serving one shower ❖**

When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.5 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. *Note: A hand-held shower shall be considered a showerhead.*

See: WHMC Section 13.24.015 (CALGreen Section 4.303.1.3.2 Amended)

**Residential lavatory faucets**

The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

See: CALGreen Section 4.303.1.4.1

**Lavatory faucets in common and public use areas**

The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

See: CALGreen Section 4.303.1.4.2

**Metering faucets**

Metering faucets when installed in residential buildings shall not deliver more than 0.20 gallons per cycle.

See: CALGreen Section 4.303.1.4.3

**Kitchen faucets ❖**

The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi. *Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.*

See: WHMC Section 13.24.015 (CALGreen Section 4.303.1.4.4 Amended)

**Standards for plumbing fixtures and fittings**

Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards reference in Table 1701.1 of the California Plumbing Code.

See: CALGreen Section 4.303.2

*Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et. seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.*

**OUTDOOR WATER USE IN LANDSCAPE AREAS**

Projects shall comply with the State Model Water Efficient Landscape Ordinance (MWELo)—a set of minimum landscape water efficiency standards for landscapes. It increases water efficiency and conservation by encouraging efficient irrigation, graywater usage, on-site stormwater capture, and limiting the amount of allowable turf. The MWELo Toolkit and supporting documents are available at [weho.org](http://weho.org).

**Applies to:** Projects with new residential landscapes 500 square feet or larger and rehabilitated landscapes 2,500 square feet or larger.

**Submittal:** Provide a landscape plan consistent with requirements in the WHMC and MWELo Toolkit in the planning review application. Provide a completed MWELo Toolkit and landscape plan as part of the plan check application.

See: CALGreen Section 4.304.1 / WHMC Sections 19.26.060, 19.26.070, & Chapter 15.52

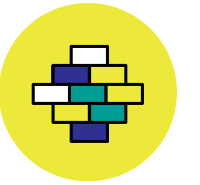
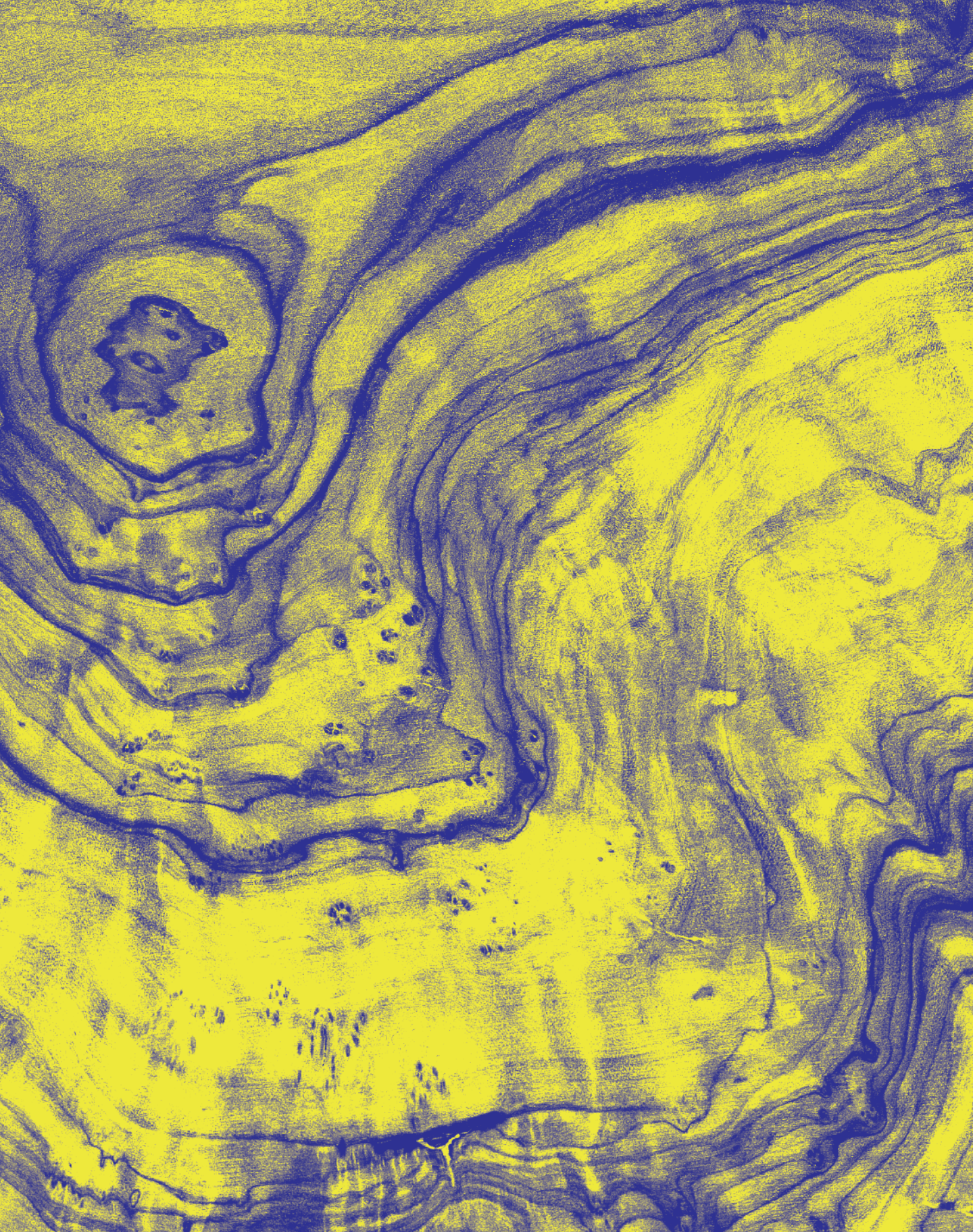
**LANDSCAPE WATER METERS ❖**

Water submetering helps prevent leaks and water damage and creates consumption awareness for users. Projects with landscape areas shall install separate submeters or metering devices for outdoor potable water use.

**Applies to:** All new water service connections for landscaped irrigated areas of 500 square feet or more.

**Submittal:** Note landscape water submeters on plans in the planning review application. Provide a completed MWELo Toolkit and landscape plan as part of the plan check application.

See: WHMC Section 13.24.015 (CALGreen Section 4.304.2 Amended)



## Material Conservation + Resource Efficiency

This section outlines means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing, adjusting and balancing.

### **RODENT PROOFING**

To promote proactive pest control management and reduce the need for toxic chemicals, annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar methods acceptable by the West Hollywood Building and Safety Division.

**Applies to:** All projects

**Submittal:** Note on plans in the plan check application.

*See: CALGreen Section 4.406.1*

### **CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT**

To conserve landfill space and reduce the need for virgin materials, projects shall divert a minimum of 80% of all non-hazardous construction and demolition debris away from landfills in accordance with the standards set by the Department of Public Works. Projects shall use city-approved haulers listed at [weho.org](http://weho.org) to remove mixed debris.

**Applies to:** Projects generating mixed debris, including tenant improvements, and additions and alterations to existing buildings

**Submittal:** Submit required forms for approval by Environmental Services as part of the plan check application. Prior to issuance of the Certificate of Occupancy, the applicant shall submit all required compliance documentation to Environmental Services.

See: WHMC Section 19.40.040 / CALGreen Section 4.408.1

### ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE

Projects shall comply with all applicable requirements in WHMC Chapter 15 (Environmental Protection, Pollution, and Solid Waste).

**Applies to:** All projects

**Submittal:** Note on plans as part of the plan check application.

See: WHMC Chapter 15 (Environmental Protection, Pollution, and Solid Waste)

### OPERATION AND MAINTENANCE (O&M) MANUAL

To facilitate optimal building performance and influence occupant behavior, a manual, compact disc, web-based reference or other media acceptable to the West Hollywood Building and Safety Division shall be placed in the building and include the following:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
  - a) Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
  - b) Roof and yard drainage, including gutters and downspouts.
  - c) Space conditioning systems, including condensers and air filters.
  - d) Landscape irrigation systems.
3. Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30% - 60% and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the West Hollywood Building and Safety Division.

**Applies to:** All projects

**Submittal:** Provide a sample Operation and Maintenance Manual as part of the plan check application (see [weho.org](http://weho.org) for a sample document). Provide the full manual in an acceptable media format at final inspection.

See: CALGreen Section 4.410.1

### RECYCLABLE MATERIALS STORAGE

Convenient access to recycling facilities encourages building occupants to utilize the City's recycling programs to their fullest. Projects shall comply with the solid waste, recyclables, and organics storage requirements in the WHMC.

### Waste collection & operations plan

Each new multifamily (5 units or more) and mixed-use project shall develop and implement a waste collection and operations plan that includes sufficient information for a complete understanding of the proposed waste collection and operations. At minimum, the plan shall address the frequency of collection, the appropriate service levels and logistics, the loading requirements, the projected waste volume, and the storage space allocation for solid waste, recycling, and organics collection.

**Applies to:** All projects

**Submittal:** Show collection and storage area on plans. Provide waste collection and operations plan for approval by Environmental Services as part of planning review application.

See: WHMC Sections 19.20.180 and 19.36.280(B)(10) / CALGreen Section 4.410.2





## Environmental Quality

This section outlines means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants, and neighbors.

### **GENERAL**

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

**Applies to:** Projects with a gas fireplace, woodstove, or pellet stove

**Submittal:** Note on plans as part of the plan check application.

*See: CALGreen Section 4.503.1*

### **COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION**

At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the West Hollywood Building & Safety Division to reduce the amount of water, dust and debris, which may enter the system.

**Applies to:** All projects

**Submittal:** Note on plans as part of the plan check application. Confirm compliance with the measure during field verification with City Inspector.

*See: CALGreen Section 4.504.1*

**FINISH MATERIAL POLLUTANT CONTROL**

To reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants, all finish materials shall comply with the following:

**Adhesives, sealants, caulks, paints, coatings, etc.**

All such finishes used on the project shall meet the requirements of the reference standards outlined in CALGreen Sections 4.504.2.1, 4.504.2.2, and 4.504.2.3.

**Applies to:** All projects

**Submittal:** Provide manufacturer's product specifications for all finish materials used on the project as part of plan check application. Provide City Inspectors with on-site product containers during field verification.

**Carpet systems**

All carpet systems installed in the building interior, including carpet cushions and adhesives, shall meet the testing and product requirements of reference standards outlined in CALGreen Sections 4.504.3, 4.504.3.1, & 4.504.3.2.

**Applies to:** Projects installing carpet systems

**Submittal:** Provide manufacturer's product specifications for all carpet system materials used on the project as part of plan check application.

**Resilient flooring systems**

Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the reference standards requirements outlined in CALGreen Sections 4.504.4.

**Applies to:** Projects installing flooring

**Submittal:** Provide manufacturer's product specification for all resilient flooring materials used on the project as part of plan check application.

**Composite wood products**

Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in CALGreen Section 4.504.5.

**Applies to:** Projects using hardwood plywood, particleboard and medium density fiberboard composite wood products

**Submittal:** Provide at least one of the following as part of plan check application:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards.
5. Other methods acceptable to the West Hollywood Building & Safety Division.

**CONCRETE SLAB FOUNDATIONS**

Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**Capillary break**

A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch-thick (101.6 mm) base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved to the West Hollywood Building & Safety Division.
3. A slab design specified by a licensed design professional.

**Applies to:** Projects with concrete slab foundations in contact with habitable space

**Submittal:** Note on plans as part of the plan check application.

*See: CALGreen Section 4.505.2 & 4.505.2.1*

**MOISTURE CONTENT OF BUILDING MATERIALS**

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified using procedures outlined in CALGreen Section 4.505.3. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

**Applies to:** All projects

**Submittal:** Provide the City Inspector with results of moisture meter readings at the time of approval to enclose wall and floor framing.

**BATHROOM EXHAUST FANS**

To ensure optimal operational efficiency, each bathroom shall be mechanically ventilated and comply with the requirements of CALGreen Section 4.506.1.

**Applies to:** All projects

**Submittal:** Note specifications on plans as part of the plan check application.

**HEATING AND AIR-CONDITIONING SYSTEM DESIGN**

Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the methods outlined in CALGreen Section 4.507.2. Exception: Use of alternate design temperatures necessary to ensure the systems function is acceptable.

**Applies to:** All projects

**Submittal:** Note heating and air-conditioning system design specifications on plans as part of the plan check application.

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❖ Indicates local amendments to 2019 CALGreen



## Site Planning + Design

This section outlines planning, design, and development methods that include environmentally responsible site selection, building design, building siting, and development to protect, restore, and enhance the environmental quality of the site and respect the integrity of adjacent properties.

### **STORMWATER POLLUTION PREVENTION**

Stormwater pollution prevention plans identify all potential sources of pollution which may reasonably be expected to affect the quality of storm water discharges from the construction site. Implementing erosion and sediment control (ESC) and best management practices (BMPs) are imperative to preventing the loss of soil through wind or water erosion.

**Applies to:** Projects requiring disturbance of the site during construction

**Submittal:** Provide required forms and supporting plans as part of the plan check application (visit [weho.org](http://weho.org) for more information)

*See: WHMC Section 19.20.190 Storm Drainage and Storm Water Runoff / WHMC Chapter 15.56 Storm Water and Urban Runoff Pollution Control*

### **CONSTRUCTION DEBRIS CONTROL**

Projects shall comply with all applicable requirements in Section 13.04.040 (Construction Debris Control).

**Applies to:** Projects generating construction debris, including minor tenant improvements

**Submittal:** Provide the owner's certification of best management practices as part of the plan check application.

*See: WHMC Section 13.04.040 Construction Debris Control*

### **LOW-IMPACT DEVELOPMENT (LID)**

Low-impact development is a stormwater management strategy that emphasizes conservation and the use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.

**Applies to:** Projects as specified in WHMC Chapter 15.56 Storm Water and Urban Runoff Pollution Control  
**Submittal:** Provide required forms and supporting plans as part of the plan check application (visit [weho.org](http://weho.org) for more information)

See: WHMC Section 19.20.190 Storm Drainage and Storm Water Runoff / WHMC Chapter 15.56 Storm Water and Urban Runoff Pollution Control

**GRADING AND PAVING**

Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Projects shall comply with applicable provisions in WHMC 19.20.190 Storm Drainage and Storm Water Runoff . Examples of methods to manage surface water include, but are not limited to, swales, water collection and disposal systems, french drains, water retention gardens, and other water measures which keep surface water away from buildings and aid in ground water recharge.

**Applies to:** Projects with 500 square feet or more of site disturbance. Exception: Additions and alterations not altering the drainage path.

**Submittal:** Note on plans in the plan check application.

See: WHMC Section 19.20.190 Storm Drainage and Storm Water Runoff / CALGreen Section 5.106.10

**STORM DRAIN LABELING**

Labeling storm drains communicates to the public that drain inlets and catch basins connected to the ocean and trash and pollutants must be kept out of the system. Storm drains in the public right-of-way adjacent to the project site shall be labeled in accordance with the standards set by the Department of Public Works. Stencils for labeling are available from LA County.

**Applies to:** All new projects

**Submittal:** Note on plans as part of the plan check application.

See: WHMC Section 19.20.190 Storm Drainage and Storm Water Runoff & Chapter 15.56 on Storm Water and Urban Runoff Pollution Control

**DESIGNATED PARKING FOR CLEAN AIR VEHICLES**

Projects shall provide designated parking for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles as listed in CALGreen Section 5.106.5.2. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: “CLEAN AIR/ VANPOOL/ EV”. *Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.*

**Applies to:** New projects or additions or alterations that add 10 or more vehicular parking spaces

**Submittal:** Note on plans as part of the planning review and plan check applications.

See: CALGreen Sections 5.106.5.2 & 5.106.5.2.1

**ELECTRIC VEHICLE (EV) CHARGING ❖**

To accelerate the installation of electric vehicle charging stations in West Hollywood, avoid costly future retrofits, and address the growing demand for electric vehicles, projects shall provide at minimum the following levels of plug-in electric vehicle (EV) infrastructure in all new nonresidential buildings. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. This section also applies to hotels and motels.

	EV READY PARKING SPACES (Full Circuit)	EV CAPABLE PARKING SPACES (Inaccessible Raceway Installed)	ELECTRIC PANEL CAPACITY
1 PARKING SPACE	1	—	SUFFICIENT TO SUPPLY 1 SPACE
2-10 PARKING SPACES	2	—	SUFFICIENT TO SUPPLY 2 SPACES
11-15 PARKING SPACES	2	1	SUFFICIENT TO SUPPLY 3 SPACES
16-20 PARKING SPACES	2	2	SUFFICIENT TO SUPPLY 4 SPACES
+ THAN 20 PARKING SPACES	10% (rounded up)	10% (rounded up)	SUFFICIENT TO SUPPLY 20% OF SPACES

**Applies to:** New nonresidential and mixed-use projects

**Submittal:** Show designated spaces on plans as part of the planning review and plan check applications. Construction documents shall indicate how many accessible EV charging spaces would be required under Title 24 Chapter 11A (or 11B if publically funded housing) in order to convert all EV Ready and EV Capable spaces at a future date. More detail on the City’s EV charging requirements can be found at [weho.org](http://weho.org).

See: WHMC 13.24.015 (CALGreen Section 5.106.5.3 Amended) / WHMC 19.28.170

**ALTERNATIVE TRANSPORTATION (BICYCLE PARKING AND SUPPORT FACILITIES)**

Convenient and secure bicycle parking encourages bicycling by both employees and residents. Projects shall install bicycle infrastructure, including long-term and short-term bicycle storage spaces and related shower/locker facilities, and comply with bicycle parking design standards to ensure user safety and access.

**Applies to:** New projects with 5,000 square feet or more of commercial space or expansion of existing nonresidential structures by more than 10,000 square feet

**Submittal:** Show bike parking and support facilities on plans as part of the planning review and plan check applications.

See: WHMC Section 19.28.150 Bicycle Parking & Support Facilities

**TRANSPORTATION DEMAND MANAGEMENT (TDM)**

Projects shall comply with all applicable provisions of WHMC Chapter 10.16 (Transportation Demand Management). The purpose of the West Hollywood TDM program is to provide for a diversity of transportation options reflective of the needs and goals of the city and promote sustainable travel modes. The program requires certain developments

to incorporate design features, incentives, and measures to support transit, shared rides, walking, and biking for residents, tenants, employees, and visitors.

**Applies to:** Commercial or mixed use development meeting the following criteria: (1) A new structure containing 5,000 square feet or more of commercial floor area; (2) Any major remodel to an existing structure where the completed structure contains 5,000 square feet or more of commercial floor area; (3) An addition of 5,000 square feet or more of commercial floor area to any structure.

**Submittal:** Show any physical improvements to the project or site as required for TDM operations as part of the planning review and plan check applications as applicable. Provide and submit a TDM plan for approval prior to issuance of a certificate of occupancy or final building inspection sign-off, as applicable. Submit annual post-occupancy compliance reports and survey results to the Planning Department.

See: *WHMC Chapter 10.16 Transportation Demand Management*

### LANDSCAPING FOR SURFACE PARKING AREAS

Projects shall comply with all applicable requirements in Section 19.28.100(B) (Parking Area Landscaping Requirements). The parking lot must have perimeter landscaping, with 1 canopy tree for every 9 parking spaces. Parking areas adjacent to the public right of way and parking areas adjacent to residentially zoned parcels must be screened from view with landscaping to a height of 42", measured from the surface of the parking area.

**Applies to:** New surface parking lots, and existing parking areas of projects undergoing major remodels

**Submittal:** Note on plans in the planning review and plan check applications.

See: *WHMC Section 19.28.100(B) Surface Parking Area Standards*

### SUSTAINABLE ROOF MEASURES

Making productive use of rooftops can maximize environmental benefits. Projects shall install at least one of the following sustainable roof measures:

1. Photovoltaics (PV), sized to offset a minimum of 15% of the building's total estimated electricity usage, or
2. Solar thermal systems (i.e., solar hot water), with a minimum 0.50 solar fraction, or
3. Vegetative roof, covering a minimum 30% of the roof area not occupied by mechanical equipment or access stairways as a landscaped roof. This measure shall comply with the vegetative roof requirements in the California Building Code and shall be integrated into the project's Low-Impact Development Plan required under Section 15.56.095 of the WHMC.

*Note: Alternative compliance may be achieved at the discretion of the review authority by: (1) installing a combination of Sustainable Roof Measures listed above or (2) installing non-roof photovoltaic or solar thermal systems (e.g. building-integrated or ground mounted). Such systems must meet the performance or prescriptive requirements equivalent to its corresponding Sustainable Roof Measure. Exemptions may be granted by the review authority, where the review authority determines that compliance with the requirements of this section is technically infeasible.*

**Applies to:** New nonresidential or mixed-use projects with a gross floor area of 10,000 square feet or larger, or a major remodel that causes a nonresidential or mixed-use project to become 10,000 square feet or larger

**Submittal:** Show selected sustainable roof measures on roof plan as part of the planning review and plan check applications. Provide energy model calculations for PV offset or solar thermal system specifications to confirm compliance with measures. See Sustainable Roof Design Guide at [weho.org](http://weho.org) for more information.

See: *WHMC Section 19.20.060*

### LIGHT POLLUTION REDUCTION

Energy efficient outdoor lighting lasts longer than incandescent bulbs, saves energy and money, and light spillage is reduced. Outdoor lighting should be designed to prevent glare, light trespass, and sky glow as much as possible. Permanently installed lighting must not blink, flash, or be of unusually high intensity or brightness. Exterior lighting must be energy-efficient and shielded so that all glare is confined within the boundaries of the site. Outdoor lighting systems shall be designed and installed to comply with all of the applicable requirements outlined in CALGreen Section 5.106.8 and WHMC Section 19.20.100 (Outdoor Lighting).

**Applies to:** Projects installing outdoor lighting systems. Exceptions: See CALGreen Section 5.106.8

**Submittal:** Note on plans in the planning review and plan check applications. Refer to CALGreen and the California Energy Code for compliance forms, worksheets, reference materials, and requirements for additions and alterations.

See: *CALGreen Section 5.106.8 / WHMC Section 19.20.100*



## Energy Efficiency

This section outlines requirements related to energy use, conservation, and efficiency.

### **ENERGY EFFICIENCY**

The buildings sector accounts for a significant portion of the City's energy use and associated greenhouse gas (GHG) emissions, making it essential to reduce building energy consumption to meet climate action goals and to decrease operational costs. Projects shall comply with all applicable provisions of the most recent edition of the Title 24, Part 6 (California Energy Code).

**Applies to:** All projects

**Submittal:** Provide Title 24 energy compliance forms, as applicable, as part of the planning review & plan check applications.

*See: WHMC Section 19.20.060 / Title 24, Part 6 (California Energy Code)*

### **ENERGY STAR APPLIANCES**

Projects shall install EnergyStar qualified appliances, as applicable. These appliances incorporate advanced technologies that use 10–50% less energy and water than standard models and are widely available. Commercial appliances that are not available in Energy Star are exempt from this requirement. Rebates and incentives may be available from the local energy and water utility companies.

**Applies to:** All projects

**Submittal:** Note on plans as part of the planning review & plan check applications.

*See: WHMC Section 19.20.060*



### ENERGY EFFICIENT OUTDOOR LIGHTING

Energy efficient outdoor lighting lasts longer than incandescent bulbs, saves energy and money, and light spillage is reduced. Outdoor lighting should be designed to prevent glare, light trespass, and sky glow as much as possible. Permanently installed lighting must not blink, flash, or be of unusually high intensity or brightness. Exterior lighting must be energy-efficient and shielded so that all glare is confined within the boundaries of the site. Projects shall comply with all applicable requirements in WHMC Section 19.20.100 (Outdoor Lighting) and CALGreen Section 5.106.8.

**Applies to:** All projects

**Submittal:** Note on plans as part of the planning review & plan check applications.

*See: WHMC Section 19.20.100 / Title 24, Part 6 (California Energy Code)*

### ENERGY BENCHMARKING READINESS

Energy benchmarking is the practice of tracking a building's energy usage and using a standard metric to compare the building's measured energy performance over time and to similar buildings nationwide. This practice has been shown to drive energy efficiency upgrades, reduce energy use, and increase occupancy rates and property values. Building owners can access their building's energy performance data, track it over time and/or compare it to other buildings using PM. Projects shall register with Energy Star Portfolio Manager (PM) and create a project profile.

**Applies to:** New nonresidential and mixed-use projects of 20,000 square feet or larger of occupied space

**Submittal:** Insert an image of the project's profile in the construction notes section of the plan check application.

*See: WHMC Section 19.20.060*

## Water Efficiency + Conservation

This section establishes the means of conserving water used indoors, outdoors, and in wastewater conveyance.

### METERS

Water submetering helps prevent leaks and water damage, increases water conservation, and creates consumption awareness for users. For new buildings or additions in excess of 50,000 square feet, separate submeters shall be installed in accordance with the following:

1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. For water supplied to the following subsystems (where separate submeters for individual building tenants are unfeasible):
  - a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
  - b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
  - c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).

A separate submeter or metering device shall also be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

**Applies to:** New buildings or additions in excess of 50,000 square feet and/or tenants within a new building or addition consuming more than 1,000gal/day

**Submittal:** Note on plans as part of the planning review & plan check applications.

*See: CALGreen Sections 5.303.1, 5.303.1.1, 5.303.1.2*



**WATER CONSERVING PLUMBING FIXTURES & FITTINGS ❖**

Water conserving plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) help reduce the amount of water used for daily activities.

**Applies to:** All projects, including modifications to bathrooms, kitchens, etc.

**Submittal:** Provide a plumbing fixture schedule indicating the flow and flush fixture performance values as part of the planning review & plan check applications. Include food waste disposer specifications as applicable. If no such schedule is included, indicate requirements on floor plans.

See: CALGreen Section 5.303.3

All projects shall comply with the following:

**Water closets. ❖**

The effective flush volume of all water closets shall not exceed 1.1 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. *Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.*

See: WHMC Section 13.24.015 (CALGreen Section 5.303.3.1 Amended)

**Urinals**

The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

See: CALGreen Sections 5.303.3.2, 5.303.3.2.1, 5.303.3.2.2

**Single Showerhead [BSC-CG] ❖**

Showerheads shall have a maximum flow rate of not more than 1.5 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

See: WHMC Section 13.24.015 (CALGreen Section 5.303.3.3.1 Amended)

**Multiple showerheads serving one shower [BSC-CG] ❖**

When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.5 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. *Note: A hand-held shower shall be considered a showerhead.*

See: WHMC Section 13.24.015 (CALGreen Section 5.303.3.3.2 Amended)

**Nonresidential lavatory faucets**

Lavatory faucets shall have a minimum flow rate of not more than 0.5 gallons per minute at 60psi.

See: CALGreen Section 5.303.3.4.1

**Kitchen faucets ❖**

Kitchen faucets shall have a maximum flow rate of not more than 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.

See: WHMC Section 13.24.015 (CALGreen Section 5.303.3.4.2 Amended)

**Wash fountains**

Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60psi].

See: CALGreen Section 5.303.3.4.3

**Metering faucets**

Metering faucets shall not deliver more than 0.20 gallons per cycle.

See: CALGreen Section 5.303.3.4.4

**Metering faucets for wash fountains**

Metering faucets for wash fountains shall not deliver more than 0.20 gallons per cycle/20 [rim space (inches) at 60psi]. *Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.*

See: CALGreen Section 5.303.3.4.5

**Commercial kitchen equipment - Food waste disposer**

Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. *Note: This requirement does not affect local jurisdiction authority to prohibit or require disposer installation (only applicable to projects installing a food waste disposer).*

See: CALGreen Section 5.303.4.1

**Areas of addition or alteration**

For occupancies within the authority of the California Building Standards Commission (see Section 103), the provisions of CALGreen Sections 5.303.3 and 5.303.4.1 shall apply to new fixtures in additions or areas of alteration to the building.

See: CALGreen Section 5.303.5

**Standards for plumbing fixtures and fittings**

Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards reference in Table 1701.1 of the California Plumbing Code and in Chapter 6 of the California Green Building Standards Code.

See: CALGreen Section 5.303.6

**OUTDOOR WATER USE IN LANDSCAPE AREAS**

Projects shall comply with the State Model Water Efficient Landscape Ordinance (MWELO)—a set of minimum landscape water efficiency standards for landscapes. It increases water efficiency and conservation by encouraging efficient irrigation, graywater usage, on-site stormwater capture, and limiting the amount of allowable turf. The MWELO Toolkit and supporting documents are available at [weho.org](http://weho.org).

**Applies to:** Projects with new nonresidential landscapes 500 square feet or larger and rehabilitated landscapes 2,500 square feet or larger.

**Submittal:** Provide a landscape plan consistent with requirements in the WHMC and MWELO Toolkit in the planning review application. Provide a completed MWELO Toolkit and landscape plan as part of the plan check application.

See: CALGreen Section 5.304.1 / WHMC Section 19.26.060, 19.26.070, & Chapter 15.52

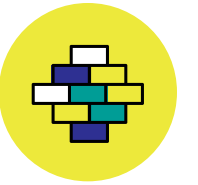
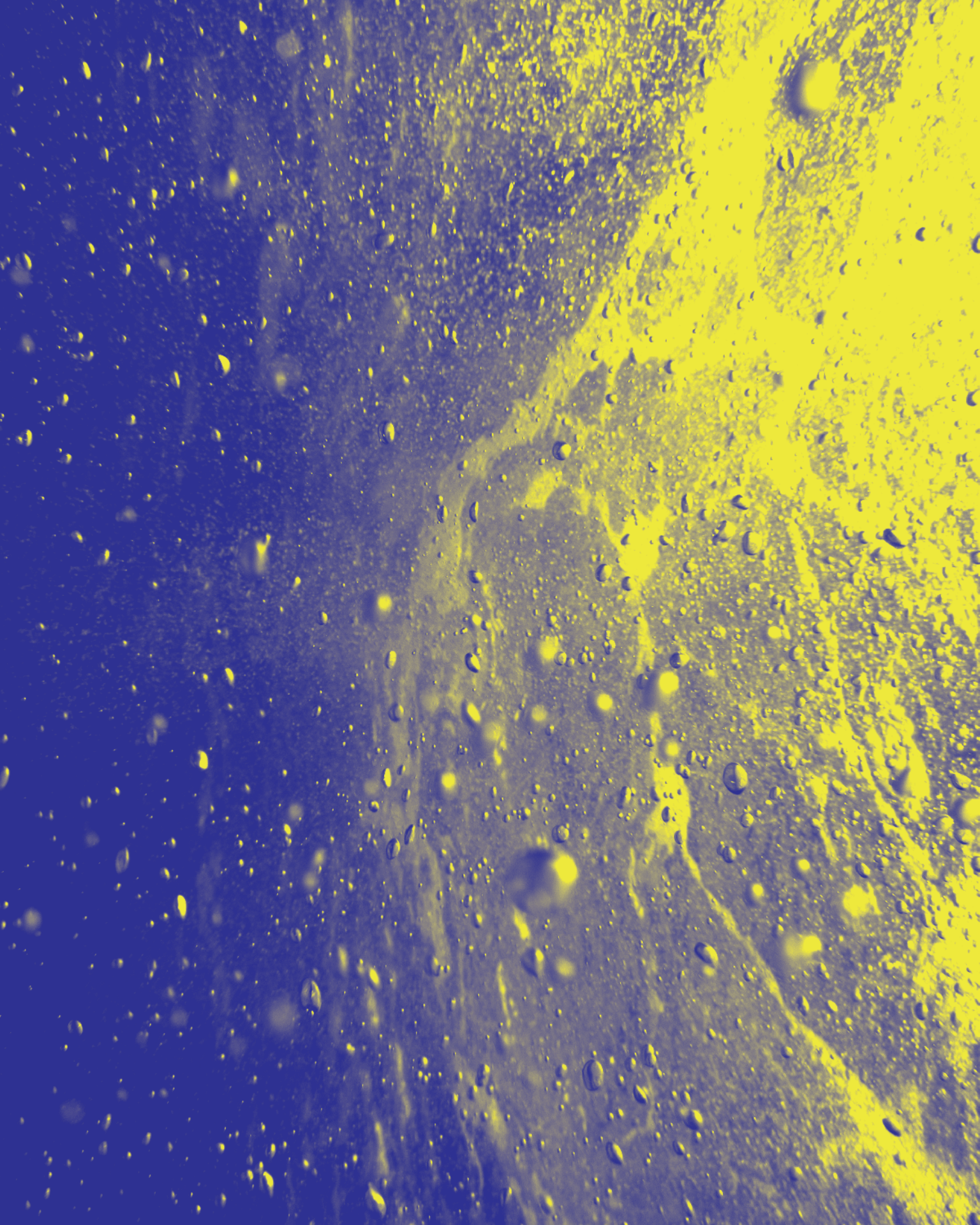
**LANDSCAPE WATER METERS ❖**

Water submetering helps prevent leaks and water damage and creates consumption awareness for users. Projects with landscape areas shall install separate submeters or metering devices for outdoor potable water use.

**Applies to:** All new water service connections for landscaped irrigated areas of 500 square feet or more.

**Submittal:** Note landscape water submeters on plans in the planning review application. Provide a completed MWELO Toolkit and landscape plan as part of the plan check application.

See: WHMC Section 13.24.015 (CALGreen Section 5.304.2 Amended)



## Material Conservation + Resource Efficiency

This section outlines means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing, adjusting and balancing.

### **WEATHER PROTECTION**

To guard and protect against weather-related events, projects shall provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection) or manufacturer's installation instructions, whichever is more stringent.

**Applies to:** All projects

**Submittal:** Note on plans in the plan check application.

*See: CALGreen Section 5.407.1*

### **MOISTURE CONTROL**

**Applies to:** All projects

**Submittal:** Note moisture control measures on plans in the plan check application.

*See: CALGreen Section 5.407.2*

Employ moisture control measures as described below:

#### **Sprinklers**

Design and maintain landscape irrigation systems to prevent spray on structures.

**Entries and openings**

Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

**Exterior door protection.** Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

**Flashing.** Install flashings integrated with a drainage plane.

**CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT**

To conserve landfill space and reduce the need for virgin materials, projects shall divert a minimum of 80% of all non-hazardous construction and demolition debris away from landfills in accordance with the standards set by the Department of Public Works. Projects shall use city-approved haulers listed at [weho.org](http://weho.org) to remove mixed debris.

**Applies to:** Projects generating mixed debris, including tenant improvements, and additions and alterations to existing buildings.

**Submittal:** Submit required forms for approval by Environmental Services as part of the plan check application. Prior to issuance of the Certificate of Occupancy, the applicant shall submit all required compliance documentation to Environmental Services.

See: *WHMC Section 19.40.040 / CALGreen Section 5.408.1*

**ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE**

Projects shall comply with all applicable requirements in WHMC Chapter 15 (Environmental Protection, Pollution, and Solid Waste).

**Applies to:** All projects

**Submittal:** Note on plans as part of the plan check application.

See: *WHMC Chapter 15 (Environmental Protection, Pollution, and Solid Waste)*

**UNIVERSAL WASTE**

Projects shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. *Note: Refer to the Universal Waste Rule link at [dtsc.ca.gov/universalwaste/](http://dtsc.ca.gov/universalwaste/)*

**Applies to:** Additions and alterations to a building or tenant space that meet the scoping provisions in CALGreen Section 301.3 for nonresidential additions and alterations

**Submittal:** A list of prohibited Universal Waste materials shall be included in the construction documents as part of the plan check application.

See: *CALGreen 5.408.2*

**EXCAVATED SOIL AND LAND CLEARING DEBRIS**

100 percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation (see the following link for more information: [cdfa.ca.gov/exec/county/county\\_contacts.html](http://cdfa.ca.gov/exec/county/county_contacts.html))

**Applies to:** Projects clearing land with excavated soil and stated debris

**Submittal:** A list of prohibited Universal Waste materials shall be included in the construction documents.

See: *CALGreen 5.408.3*

**RECYCLABLE MATERIALS STORAGE**

Convenient access to recycling facilities encourages building occupants to utilize the City's recycling programs to their fullest. Projects shall comply with the solid waste, recyclables, and organics storage requirements in the WHMC.

**Waste collection & operations plan**

Each new nonresidential and mixed-use project shall develop and implement a waste collection and operations plan that includes sufficient information for a complete understanding of the proposed waste collection and operations. At minimum, the plan shall address the frequency of collection, the appropriate service levels and logistics, the loading requirements, the projected waste volume, and the storage space allocation for solid waste, recycling, and organics collection.

**Additions**

All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. Exception: Additions within a tenant space resulting in less than a 30% increase in tenant space floor area. See: *CALGreen Section 5.410.1.1*

**Applies to:** All projects; Additions as stated above

**Submittal:** Show collection and storage area on plans. Provide waste collection and operations plan for approval by Environmental Services as part of planning review phase.

See: *WHMC Sections 19.20.180 / CALGreen Section 5.410.1*

**COMMISSIONING**

For new buildings 10,000 square feet and larger, building commissioning shall be included in the design and construction processes of the building project to verify that building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. All occupancies other than I-occupancies and L-occupancies shall comply with the California Energy Code as prescribed in California Energy Code Section 120.8. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. For energy-related systems under the scope of Section 100 of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements. For the purpose of this section, unconditioned shall mean a building, area, or room which does not provide heating or air conditioning.

**Applies to:** New buildings 10,000 square feet and larger. Exceptions include: (1) Unconditioned warehouses of any size, (2) Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses, (3) Tenant improvement less than 10,000 square feet as described in California Building Code Section 303.1.1, (4) Open parking garages of any size, or open parking garage areas, of any size, within a structure.

**Submittal:** Complete compliance forms for OPR, BOD, and the commissioning plan and submit as part of the plan check application. Complete compliance forms for all other requirements and submit all supporting documentation to the West Hollywood Building & Safety Division prior to final inspection. All forms can be found at [weho.org](http://weho.org).

See: CALGreen Section 5.410.2

Applicable projects shall meet the following commissioning requirements:

#### **Owner's or Owner representative's Project Requirements (OPR)**

The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Energy efficiency goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after-hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

See: CALGreen Section 5.410.2.1

#### **Basis of Design (BOD)**

A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design documentation shall cover the following systems:

1. Heating, ventilation, air conditioning (HVAC) systems & controls.
2. Indoor lighting and controls.
3. Water heating system.
4. Renewable energy systems.
5. Landscape irrigation systems.
6. Water reuse systems.

See: CALGreen Section 5.410.2.2

#### **Commissioning plan**

Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
  - a. An explanation of the original design intent.
  - b. Equipment and systems to be tested, including the extent of tests.
  - c. Functions to be tested.
  - d. Conditions under which the test shall be performed.
  - e. Measurable criteria for acceptable performance.

4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

See: CALGreen Section 5.410.2.3

#### **Functional performance testing**

Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

See: CALGreen Section 5.410.2.4

#### **Documentation and training**

A systems manual and systems operations training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.

See: CALGreen Section 5.410.2.5

**Systems manual.** Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

See: CALGreen Section 5.410.2.5.1

**Systems operations training.** A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the systems manual.
4. Review of the record drawings on the system/equipment.

See: CALGreen Section 5.410.2.5.2

#### **Commissioning report**

A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

See: CALGreen Section 5.410.2.6

## **TESTING AND ADJUSTING**

Testing and adjusting supports commissioning efforts by ensuring building systems are set up to operate efficiently and effectively.

**Applies to:** New projects less than 10,000 square feet or new systems to serve an addition or alteration subject to CALGreen Section 303.1

**Submittal:** Provide a copy of all inspection verifications and reports as required by the City Inspector.

*See: CALGreen Section 5.410.4*

Applicable projects shall meet the following testing and adjusting requirements:

### **Systems**

Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include: (1) HVAC systems and controls, (2) Indoor and outdoor lighting and controls, and/or (3) Water heating systems.

*See: CALGreen Section 5.410.4.2*

### **Procedures**

Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

*See: CALGreen Section 5.410.4.3*

**HVAC balancing.** In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, balance the system in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Ai Balance Council National Standards or as approved by the enforcing agency. *See: CALGreen Section 5.410.4.3.1*

### **Reporting**

After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. *See: CALGreen Section 5.410.4.4*

### **Operation and maintenance (O&M) manual**

Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/ warranties for each system. O&M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations. *See: CALGreen Section 5.410.4.5*



## Environmental Quality

This section outlines means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants, and neighbors.

### **FIREPLACES AND WOODSTOVES**

Projects shall install only a direct-vent sealed combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

**Applies to:** Projects with a fireplace, woodstove, or pellet stove

**Submittal:** Note on plans as part of the plan check application.

*See: CALGreen Sections 5.503.1 & 5.503.1.1*

### **TEMPORARY VENTILATION**

The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

**Applies to:** All projects

**Submittal:** Note on plans as part of the plan check application. Confirm compliance with measure during field verification with City Inspector.

*See: CALGreen Section 5.504.1*

**COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION**

At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the West Hollywood Building & Safety Division to reduce the amount of dust, water and debris which may enter the system.

**Applies to:** All projects

**Submittal:** Note on plans as part of the plan check application. Confirm compliance with measure during field verification with City Inspector.

See: CALGreen Section 5.504.3

**FINISH MATERIAL POLLUTANT CONTROL**

Finish materials shall comply with the following:

**Adhesives, sealants, caulks, paints, coatings, etc.**

All such finishes used on the project shall meet the requirements of the reference standards outlined in CALGreen Sections 5.504.4.1, 5.504.4.3, and 5.504.4.3.1.

**Applies to:** All projects

**Submittal:** Provide manufacturer's product specifications for all finish materials used on the project as part of plan check application. Provide City Inspectors with on-site product containers during field verification.

**Carpet systems**

All carpet systems installed in the building interior, including carpet cushions and adhesives, shall meet the testing and product requirements of the reference standards outlined in CALGreen Sections 5.504.4.4, 5.504.4.4.1, & 5.504.4.4.2.

**Applies to:** Projects installing carpet systems

**Submittal:** Provide manufacturer's product specifications for all carpet system materials used on the project as part of plan check application.

**Composite wood products**

Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in CALGreen Section 5.504.4.5.

**Applies to:** Projects using hardwood plywood, particleboard and medium density fiberboard composite wood products

**Submittal:** Provide at least one of the following as part of plan check application:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards.
5. Other methods acceptable to the West Hollywood Building & Safety Division.

**Resilient flooring systems**

For 80% of floor area receiving resilient flooring, installed resilient flooring shall comply with one or more of the reference standards outlined in CALGreen Section 5.504.4.6.

**Applies to:** Projects installing flooring

**Submittal:** Provide manufacturer's product specifications verifying that resilient flooring materials meet the pollutant emission limit as part of the plan check application.

**FILTERS**

Projects shall provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. This requirement does not apply to existing mechanical equipment. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

**Applies to:** Mechanically ventilated projects

**Submittal:** Provide manufacturer's product specifications as part of the plan check application.

See: CALGreen Sections 5.504.5.3 & 5.504.5.3.1

**ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL**

Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building. Post signage to inform building occupants of the prohibitions.

**Applies to:** All projects

**Submittal:** Show signage on plans as part of the plan check application.

See: CALGreen Section 5.504.7

**INDOOR MOISTURE CONTROL**

To promote occupant comfort and well-being, buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see CALGreen Section 5.407.2 (Moisture Control) in the Material Conservation and Resource Efficiency Section.

**Applies to:** All projects

**Submittal:** Note on plans as part of the plan check application.

See: CALGreen Section 5.505.1

**OUTSIDE AIR DELIVERY**

Projects shall meet the minimum requirements of Section 120.1 (Requirements for Ventilation) of the California Energy Code and Division 1, Chapter 4 of CCR, Title 8.

**Applies to:** Mechanically or naturally ventilated spaces in buildings

**Submittal:** Note on plans as part of the plan check application.

See: CALGreen Section 5.506.1

### **CARBON DIOXIDE (CO<sub>2</sub>) MONITORING**

To promote occupant health and safety, projects shall specify and install CO<sub>2</sub> sensors and ventilation controls in accordance with the requirements of the California Energy Code, CCR, Section 120.1(c)(4).

**Applies to:** Projects equipped with demand control ventilation

**Submittal:** Show CO<sub>2</sub> sensor and ventilation control locations as part of the plan check application.

See: CALGreen Section 5.506.2

### **ACOUSTICAL CONTROL**

To promote occupant well-being, productivity, and communication through effective acoustic design, employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance the reference standards and methods outlined in CALGreen Section 5.507.4.

**Applies to:** Projects, except buildings with few or no occupants or where occupants are not likely to be affected by exterior noise such as storage areas, enclosed parking structures, utility buildings, or similar buildings, as determined by the West Hollywood Building & Safety Division.

**Submittal:** An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. *Note on plans as applicable as part of the plan check application.*

### **OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS**

To reduce ozone depletion and minimize direct contributions to climate change, projects shall install HVAC, refrigeration and fire suppression equipment that do not contain Chlorofluorocarbons (CFCs) and Halons.

**Applies to:** All projects

**Submittal:** Note on plans as part of the plan check application.

See: CALGreen Sections 5.508.1.1 & 5.508.1.2

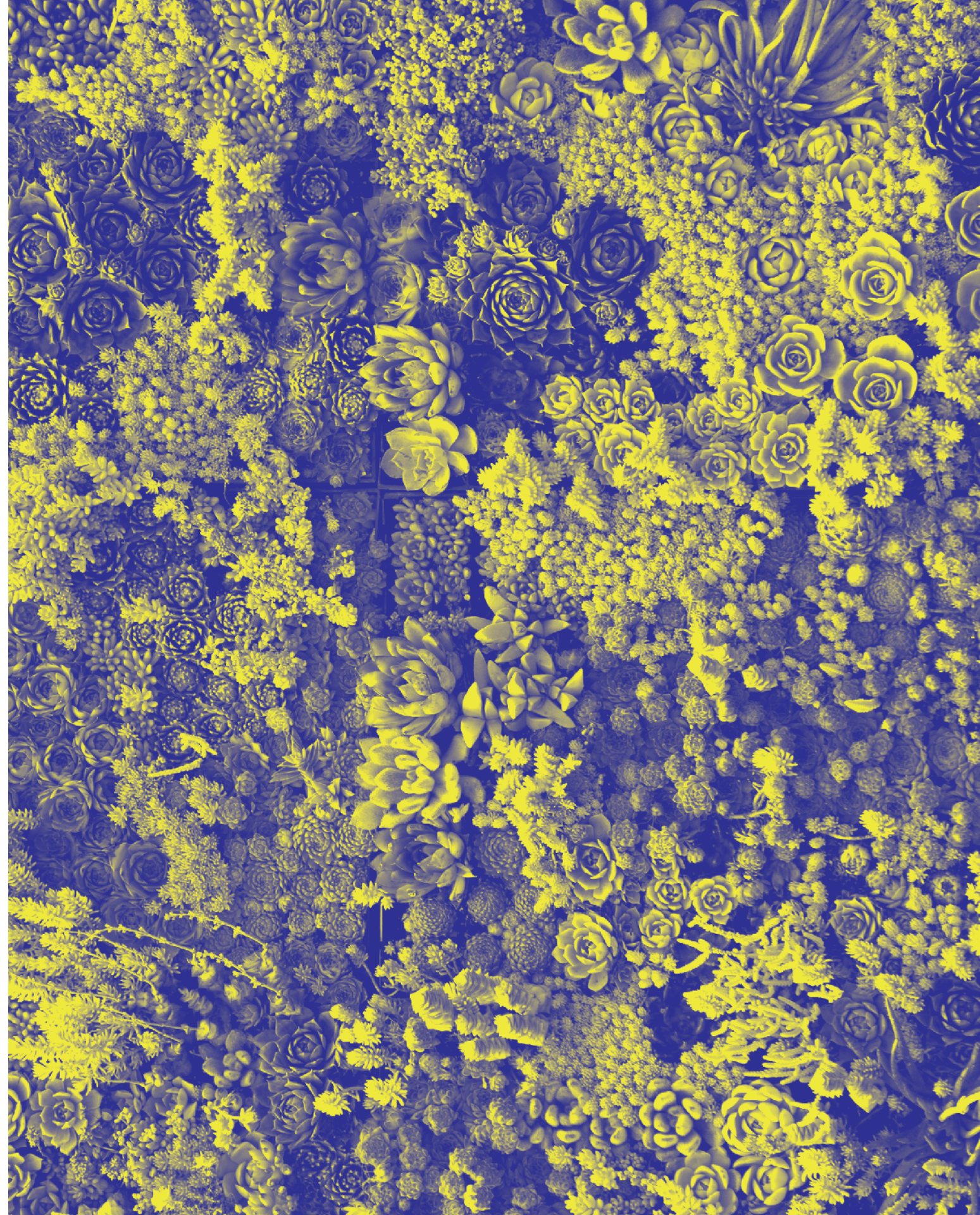
### **SUPERMARKET REFRIGERANT LEAK REDUCTION**

New commercial refrigeration systems shall comply with the provisions of CALGreen Section 5.508.2.

**Applies to:** New refrigeration systems installed in retail food stores with 8,000 square feet or more conditioned area, including both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: See CALGreen Section 5.508.2

**Submittal:** Note on plans as part of the plan check application.





# High-Achieving Measures

This section outlines the high-achieving green building measures required for projects seeking the approval of a Development Agreement or a Specific Plan (billboards or institutional uses are exempt). These measures align with the City of West Hollywood's climate action goals and such projects shall choose one of the following:

**HIGHLY ENERGY EFFICIENT BUILDING**

Buildings account for a significant portion of West Hollywood's community-wide greenhouse gas emissions. Designing projects to perform better than the California Energy Code and strive for Net Zero Energy (NZE) status provides a great opportunity minimize negative impacts to the built environment. Projects shall use the performance approach specified within the 2019 California Energy Code to demonstrate that the Time-Dependent Value (TDV) Energy of the Proposed Design is at least 50% less than TDV energy of the Standard Design.

**Applies to:** New multifamily residential and mixed-use projects of four or more stories; New nonresidential projects of any size  
**Submittal:** Provide Title 24 energy compliance forms, as applicable, as part of the planning review & plan check applications.

*See: Title 24, Part 6 (California Energy Code); WHMC Section 19.20.060*

**GRAYWATER INSTALLATION**

Use of graywater lessens the demands on the region's public water supply and reduces the consumption of fresh water and the amount of wastewater entering sewers. Projects shall install one of the following graywater systems: (1) a treated graywater system to supply water closets, urinals, and other allowed uses that is designed for a minimum of 25% reduction in indoor potable water use; or (2) a graywater collection system for onsite subsurface irrigation collected from bathtubs, showers, bathroom wash basins and laundry water that meets 100% of the site's landscape water requirements (only for projects with new landscape areas of 1,000 square feet or more). A combination of indoor and outdoor graywater measures may be approved at the discretion of the Review authority. All graywater systems shall comply with the most recent edition of the locally-adopted plumbing code.

**Applies to:** All projects  
**Submittal:** Show graywater plumbing system on plans, as applicable, as part of the planning review & plan check applications.

*See: CALGreen Sections A4.304.2 (Residential) & A5.304.7 (Nonresidential); WHMC Section 19.20.060*

**USE OF A THIRD-PARTY RATING SYSTEM**

Green building certification processes involve a technical rigor that can add significant value to a project and ensure it is designed and constructed to meet desired performance goals. Projects shall achieve LEED Platinum Certification or Living Building Challenge (LBC) Certification within 24 months of the issuance of a Certificate of Occupancy, provided that a performance bond or similar security is provided to ensure compliance to the satisfaction of the Director of Planning & Development Services.

**Applies to:** All projects  
**Submittal:** Provide a rating system checklist and supporting documentation as part of the planning review & plan check applications (see section on Application Process). Provide a copy of the project's final certificate signed by third-party rating system organization post-construction (LEED) or post-occupancy (LBC).

*See: US Green Building Council ([usgbc.org](http://usgbc.org)); International Living Future Institute ([ilfi.org](http://ilfi.org)); WHMC Section 19.20.060*



  
**WeHoGreenBuilding**

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