

SUBJECT: ZONE TEXT AMENDMENT TO ADOPT NEW GREEN BUILDING REQUIREMENTS

PREPARED BY: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
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The purpose of this item is to receive feedback from the Planning Commission Long Range Projects Subcommittee on a proposed zone text amendment to update the City's green building requirements. The proposed amendments introduce new local green building mandates, reconcile codes and policies with State law, and reestablish high-value incentives for high-achieving projects.

BACKGROUND

In October 2007, West Hollywood adopted one of the nation's first mandatory green building ordinances to ensure that new buildings will be healthier for residents, and use energy and resources more efficiently. It established new development standards that apply to all development, consisted of a point system with incentives for projects that achieve exemplary status, and included a green building education and outreach program. Flexibility, responsiveness to local conditions, and cost-effectiveness were also key features of the ordinance. In 2015, the City Council directed staff to reassess the City's green building standards and environmental programs and, with the help of a working group, identify ways to align with and/or go beyond State law.

PROPOSED GREEN BUILDING PROGRAM

The purpose of the proposed zone text amendment (Attachment A) is to update the City's green building standards. The ZTA repeals and replaces the current green building requirements found in Chapter 19.20 of the Zoning Code with the following:

1. Updated mandatory green building standards for all applicable project types
2. A menu of high-achieving green building measures and eligible incentives for projects that seek to go above and beyond the mandatory requirements
3. Requirements for Specific Plans and Development Agreements
4. Project application requirements

Since the Green Building regulations found in Chapter 19.20 reference several other sections in the Zoning Code, the proposed amendment also modifies some of these related sections of Title 19 to ensure they appropriately supplement the new green building requirements, reference State law as necessary, and/or reflect the latest terms and trends of the green building industry.

The overall green building program will include amendments to Title 13 and 15 of the Municipal Code to modify requirements for water fixtures and fittings specifications, outdoor water submetering, and requirements for public green buildings. Since these amendments are not in the Zoning Ordinance, they are not under the purview of the Planning Commission, and are provided for reference only in Attachment B.

Approach to the Green Building Program Update

The intent of the Green Building Program Update is to maintain a best-in-class green building program, recognizing the evolution of the green building industry since the adoption of 2007 ordinance, while still responding to the unique physical characteristics of the City of West Hollywood.

Throughout 2018, staff worked with a consultant team to research and evaluate the latest green building industry trends and held several feedback sessions with a City Working Group and Community Stakeholder Working Group to establish priorities for the program update. Table 1 below provides the major themes and recommendations from these working groups, along with how they are reflected in the revised program.

Table 1: Summary of Working Group Feedback

Major Theme	Recommendations	Feedback reflected in Revised Program
Local Characteristics	Take advantage of West Hollywood’s unique physical elements (i.e. east-west orientation, topography, passive design, etc.)	All new program requirements consider and build upon West Hollywood’s unique characteristics.
Energy	Promote solar, battery storage readiness, building automations, daylighting, higher standards for building insulation and air tightness, etc.	2019 Energy Code will require and/or incentivize recommendations on energy; Local code language on energy now better aligns with State Energy Code
Water Management	Promote graywater use, separate water meters (submeters) per unit, and water efficiency and conservation measures	New water submetering requirements for landscaping included; One of high-achieving measures promotes graywater reuse
Solid Waste Management	Prepare for future organics storage & collection	Revised storage & collection requirements for solid waste, recycling, and organics included
Vegetative Space	Protect and increase vegetation, trees, and green infrastructure in private and public realm spaces	New vegetative roof requirements and ground-level vegetative space allowances included
Administration & Implementation	Integrate with existing city process; Consider “task force” or special team for oversight and verification	Integration program requirements with the State’s compliance process (see Table 3)

Program Metrics	Establish program indicators to measure impact over time	Staff will input and monitor progress indicators using internal tracking platform
Education & Awareness	Establish public repository of green building best practices and resource guides for developers and building community	New webpage will host program requirements and informational materials (see Table 3)

From the collective effort above, staff confirmed that the large majority of the existing green building program is now covered by California Green Building Standards (CALGreen) and the Title 24 Building Energy Efficiency Standards (the California Energy Code). Attachment C provides a detailed comparison of the 2007 program checklist compared with the latest versions of CALGreen, the Energy Code, and the proposed West Hollywood green building amendments.

Rather than introduce a new iteration of a point-based system, it was evident that the best approach is to align the city’s green building requirements with CALGreen and the Energy Code, modify the existing local building and zoning codes based on local conditions and the feedback received from the working groups, and reestablish high-value incentives for high-achieving projects. This approach recognizes that the State is increasingly raising the bar on green building. It also allows for: (1) better clarity and consistency of state and local requirements; (2) more efficiency for applicants; (3) the ability to prepare the local market now for upcoming changes in the 2019 State Code; (4) applicability to all buildings – new construction, major remodels, tenant improvements, and additions; and (5) ease of administration and enforcement by staff.

Proposed Green Building Standards

Table 2 summarizes the proposed amendments to the existing Green Building Ordinance provided in Attachments A and B and outlines the associated environmental benefits. While only the recommended new requirements to the Green Building program are shown below, the ordinance also keeps existing green building measures that are locally-specific and/or already exceed the State’s requirements, and thus should remain unchanged.

Additionally, the table summarizes the list of high-achieving green building measures and eligible incentives for projects that seek to go above and beyond the mandatory provisions. Projects seeking approval of a specific plan or a development agreement must comply with one of several high-achieving measures and would not be eligible for incentives.

Table 2: Mandatory Provisions, High-Achieving Measures, & Incentives

Mandatory Provisions		
<i>Topic Area</i>	<i>Recommendations</i>	<i>Benefits</i>
<p>Open Space Flexibility</p> <p>Sustainable Roof Measures</p> <p>Increased Vegetation</p>	<ul style="list-style-type: none"> ● Mandates minimum requirements for solar PV, solar collectors for hot water, or vegetation on the roof ● Allows for the transfer of private open space to common open space and vice versa ● Allows projects to install vegetative space on the ground level for every one required standard parking space not constructed 	<ul style="list-style-type: none"> ● Promotes urban cooling, stormwater management, increased vegetative space, renewable energy ● Promotes better air quality ● Reduces GHG emissions ● Promotes flexibility in development standards
<p>Energy Efficiency</p>	<ul style="list-style-type: none"> ● Defers to Energy Code requirements ● Updates section on energy efficiency outdoor lighting to align with Energy Code ● Prepares owners to monitor energy use in buildings post-construction 	<ul style="list-style-type: none"> ● Supports clean energy, energy-efficient appliances, use of battery storage systems ● Considers ongoing building energy performance ● Reduces GHG emissions
<p>Water Efficiency & Conservation</p>	<ul style="list-style-type: none"> ● Specifies more stringent requirements in flow and flush rates for water fixtures and fittings ● Requires outdoor water submetering beyond State mandates ● References State’s water-efficient landscaping requirements 	<ul style="list-style-type: none"> ● Influences fixture selections to conserve more water ● Influences behavior change by bringing awareness to water use for landscaping
<p>Waste Diversion & Future Food Waste Collection</p>	<ul style="list-style-type: none"> ● Revises waste collection and storage requirements for solid waste and recycling and introduces such requirements for organic waste ● Requires projects to submit a waste collection & operations plan 	<ul style="list-style-type: none"> ● Increases waste diversion from landfills ● Reduces GHG emissions ● Clarifies waste collection and operational procedures for each project
<p>Public Green Buildings</p>	<ul style="list-style-type: none"> ● Raises minimum certification level from LEED Certified to LEED Gold for public green buildings 	<ul style="list-style-type: none"> ● Reduces municipal GHG emissions ● Improves building operations & performance

High-Achieving Measures & Incentives		
<i>Topic Area</i>	<i>Recommendations</i>	<i>Benefits</i>
High-Achieving Measures	<ul style="list-style-type: none"> ● Achieve the highest thresholds in 3rd party green building programs (LEED, etc.) ● Install indoor and/or outdoor greywater systems ● Achieve a minimum of 50% improvement in building energy performance over Energy Code Standards 	<ul style="list-style-type: none"> ● Promotes higher standards in green building within city ● Supports use of alternative (nonpotable) water sources ● Encourages net zero, resiliency, renewable energy, and optimal energy efficiency in buildings
Incentives	<ul style="list-style-type: none"> ● Allows for a reduction in parking spaces, an additional unit, or 0.1 additional FAR for high-achieving projects 	<ul style="list-style-type: none"> ● Supports the achievement of higher environmental building standards

Alongside new code requirements, the Green Building Program Update includes revisions to the compliance and verification processes, as well as changes to the City’s Green Building webpage and online educational materials. The table below outlines some of the steps to facilitate implementation and administration:

Table 3: Implementation & Administration

Recommended Changes to City’s Implementation & Administration Process	
Enhanced multistep compliance process	<ul style="list-style-type: none"> ● Detail the overall steps for compliance for the new Green Building standards during Planning Review, Plan Check, and Field Inspections ● Modify existing CALGreen checklists to include local standards
Enhanced city inspection and verification process	<ul style="list-style-type: none"> ● Require that all projects undergo a city inspection of their insulation and ventilation systems, per the Home Energy Rating (HERS) standard, to ensure building systems are properly installed and will perform as intended ● Require detailed city inspection card to include additional green building code requirements to facilitate enforcement and verification
Green building webpage modifications & detailed educational collateral	<ul style="list-style-type: none"> ● Modify the City’s webpage to host new program materials, procedures, and required forms ● Include visual examples and descriptions of the green principles and concepts online

Collectively, the updated requirements and administrative processes will ensure that new and remodeled buildings in West Hollywood reflect and exceed the current state of the practice in sustainable building design and construction. The program changes are aspirational, yet achievable, and respond to local and regional climate action priorities. Furthermore, the new format will allow the City to keep better pace with an ever-evolving green building industry and continue to exhibit leadership in establishing sound environmental policies and practices.

ATTACHMENTS

- A. Proposed Zone Text Amendment
- B. Proposed Municipal Code Amendments (for context only)
- C. Green Building Standards Comparison

Attachment A

ZONE TEXT AMENDMENT 19-000X WEST HOLLYWOOD MUNICIPAL CODE SECTIONS TO BE MODIFIED

(New text indicated with underlining, deleted text with strikethrough.)

Section 1: Subsection D of Section 19.03.020, Rules of Interpretation of Chapter 19.03 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

D. *Conflicting Requirements.* Any conflicts between different requirements of this Zoning Ordinance, or between this Zoning Ordinance and other regulations or requirements, shall be resolved as follows.

1. *Zoning Ordinance Provisions.* If conflicts occur between different requirements within this Zoning Ordinance, the least restrictive regulation shall control; provided, however, that in any conflict between the zoning district regulations of Article 19-2 (Zoning Districts and Allowable Land Uses), and the provisions of Article 19-3 (Site Planning and General Development Standards), the provisions of Article 19-3 shall control.

2. *Specific Plans.* In the event of any conflict between the requirements of this Zoning Ordinance and standards adopted as part of any specific plan, the requirements of the specific plan shall control.

3. *Development Agreements.* In the event of a conflict between a standard contained in a development agreement and a standard in the Zoning Ordinance in effect at the time the development agreement was approved, the more restrictive requirement shall control.

4. *Municipal Code Provisions.* In the event of any conflict between requirements of this Zoning Ordinance and other regulations of the city, the more restrictive shall apply.

5. *Private Agreements.* It is not intended that the requirements of this Zoning Ordinance interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this Zoning Ordinance became effective or was amended. This Zoning Ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction. The city may not enforce any private covenant or agreement unless it is a party to the covenant or agreement.

6. *Overlay District.* In the event of a conflict between the provisions of an overlay district (Chapter 19.14) and a provision of this Zoning Ordinance, the provisions of the overlay district shall control.

7. Green Building Provisions. In the event of any conflict between requirements of the Green Building Provisions in Section 19.20.060A and other regulations of the city, the more restrictive shall apply.

Section 2: Section 19.20.060, Green Building of Chapter 19.20 of Title 19 of the West Hollywood Municipal Code is repealed in its entirety and replaced with the following:

The green building standards in this section were established to reduce the use of natural resources, create healthier living environments, and promote environmentally responsibility in building design and construction. The program consists of Mandatory Provisions, High-Achieving Projects, Requirements for Specific Plans and Development Agreements, and Application Requirements.

A. Mandatory Provisions. All new development, major remodels, and tenant improvements shall comply with the following requirements of the West Hollywood Municipal Code, as applicable. Where this section references another portion of the Municipal Code, the applicability provisions of that section shall be used to determine applicability. This section is to be used in conjunction with the California Code of Regulations Title 24. Where conflicts in language may exist between this section and the California Code of Regulations, Title 24, the more restrictive green building provision shall prevail.

1. Site Planning and Development

- a. Storm Drains. 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.
- b. Storm Water Diversion. Projects shall comply with all the applicable requirements in Section 19.20.190 (Storm Drainage and Storm Water Runoff) and in Chapter 15.56 (Storm Water and Urban Runoff Pollution Control).
- c. Construction Debris Control. Projects shall comply with all applicable requirements in Section 13.04.040 (Construction Debris Control).
- d. Alternative Transportation. Projects shall comply with all applicable requirements in Section 19.28.150 (Bicycle Parking and Support Facilities).
- e. Transportation Demand Management. Projects shall comply with all applicable provisions of Chapter 10.16 (Transportation Demand Management).
- f. Electric Vehicle Charging Readiness. Projects shall comply with all applicable requirements in Section 19.28.170 (Electric Vehicle Charging Readiness).

- g. Permeable Surfaces. Projects shall comply with all applicable requirements in Section 19.20.190 (Storm Drainage and Storm Water Runoff) and Section 19.36.280(B)(5) (Front Yard Paving).
- h. Parking Landscaping for Surface Parking Areas. Projects shall comply with all applicable requirements in Section 19.28.100(B) (Parking Area Landscaping Requirements).
- i. Sustainable Roof Measures.
- a. Required. New residential, nonresidential, and mixed-use projects with a gross floor area of 10,000 square feet or more or a major remodel that causes a residential, nonresidential, or mixed-use building to become 10,000 square feet or greater, (effective 01/01/2020) shall install at least one of the following sustainable roof measures:
1. Photovoltaics (PV), adequate to offset a minimum of fifteen (15) percent of the building's estimated energy usage, or not less than fifteen (15) percent of the roof area not occupied by mechanical equipment or access stairway allocated to PV, or
 2. Solar thermal systems (i.e., solar hot water), with a minimum 0.50 solar fraction, or
 3. Vegetative roof, with a minimum 30 percent 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 per Section 15.56.095 of the West Hollywood Municipal Code, or
 4. A combination of sustainable roof measures may be proposed, where compliance with the requirements are granted by and are at the discretion of the review authority.
- b. Exemptions.
1. Other exemptions may be granted by the review authority, where the review authority determines that compliance with the requirements of this section is technically infeasible.
- c. Allowed. All other project types are allowed to install a sustainable roof measure outlined in this section.

2. Energy Efficiency

- a. Energy Efficiency. Projects shall comply with all applicable provisions of the most recent edition of the Title 24 Building Energy Efficiency Standards, and most recent editions of the West Hollywood Building, Electrical, Mechanical and Plumbing Codes.
- b. Energy Star Appliances. Appliances provided in residential and mixed-use projects, and commercial projects as appropriate, shall be Energy Star qualified appliances.
- c. Energy Efficient Outdoor Lighting. Projects shall comply with all applicable requirements in Section 19.20.100 (Outdoor Lighting).
- d. Energy Benchmarking Readiness. All new residential, nonresidential, and mixed-use projects of 20,000 square feet or greater shall register with EnergySTAR Portfolio Manager.

3. Water Efficiency and Conservation

- a. Water Conserving Plumbing Fixtures & Fittings. Projects shall comply with applicable requirements for utilizing low-flow showerheads, faucets and water closets as specified in Section 13.24.015.
- b. Water-Efficient Landscaping. Projects shall comply with all applicable requirements in Section 19.26.060 (Plant Materials), Section 19.26.070 (Irrigation and Water Conservation), and Chapter 15.52 (Regulation of Outdoor Water Use Practices).
- c. Water Submetering. Projects shall comply with applicable requirements for water submetering for indoor water use as specified in California Plumbing Code and for outdoor water use as specified in Section 13.24.015.

4. Material Conservation and Resource Efficiency

- a. Environmental Protection, Pollution, and Solid Waste. Projects shall comply with all applicable requirements in Chapter 15 (Environmental Protection, Pollution, and Solid Waste).
- b. Recyclable Materials Storage. Projects shall comply with all applicable requirements in Section 19.20.180 (Solid Waste and Recyclable Materials Storage) and Section 19.36.280(B)(10) (Waste Diversion).
- c. Construction and Demolition Waste. Projects shall divert a minimum of 80 percent of all construction and demolition waste

away from landfills in accordance with the standards set by the Department of Public Works.

5. Environmental Quality

- a. Environmental Quality. Projects shall comply with all applicable provisions of the most recent edition of the California Green Building Standards (CALGreen), and most recent editions of the West Hollywood Building, Electrical, and Mechanical Codes.

B. High-Achieving Projects. Projects that elect to comply with the Green Building High-Achieving Measures as described in Subsection 1, and that do not include the demolition of a cultural resource, shall be permitted to select one of the incentives in subsection 2.

1. High-Achieving Measures. Projects may select and comply with one of the following high-achieving measures.

a. Highly Energy Efficient Building.

- i. New multifamily residential projects of four stories or more and new nonresidential projects shall demonstrate a minimum of 50% improvement in building energy performance over Title 24 Building Energy Efficiency Standards.

b. Graywater System Installation.

- i. Projects shall install a treated graywater system to supply water closets, urinals, and other allowed uses designed for a minimum of 25-percent reduction in indoor potable water use, or;
- ii. Projects with new landscapes of 1,000 square feet or more shall install a graywater collection system for onsite subsurface irrigation collected from bathtubs, showers, bathroom wash basins and laundry water that entirely meets the site's landscape water requirements.
- iii. A combination of indoor and outdoor graywater measures may be proposed, where compliance with the requirements are granted by and are at the discretion of the Review authority.
- iv. All graywater systems shall comply with the most recent edition of the California Plumbing Code.

- c. Use of Third-Party Green Building Rating System. Projects shall achieve one of the following within 24 months of the issuance of a Certificate of Occupancy:

- i. LEED Platinum Certification
- ii. Living Building Challenge Certification

2. Eligible Incentives.

- a. Multi-family residential projects of 10 or more units and nonresidential projects may receive up to a 10 percent reduction in the number of parking spaces required. Multi-family residential projects less than 10 units may receive up to a 20 percent reduction in parking spaces.
- b. Commercial projects or mixed-use projects on commercially-zoned lots may obtain a 0.1 FAR increase.
- c. Multi-family residential projects of three or more units may receive one additional residential unit. If the additional residential unit is 700SF or less, no parking is required for the unit.

C. Requirements for Specific Plans and Development Agreements. In addition to the requirements of Section 19.20.060A, projects requesting approval of specific plans or development agreements must comply with one of the West Hollywood Green Building High-Achieving Measures as described in Subsection B1. Such projects are not eligible for incentives described in Subsection B2.

1. Exemptions.

- a. The green building high-achieving requirements for specific plans and development agreements shall not apply to billboards and institutional uses.
- b. Other exemptions may be granted by the Review authority, where the Review authority determines that compliance with the requirements of this Section is technically infeasible.

D. Application Requirements. Applicable projects must submit the following:

1. Preliminary Green Building Plan. A preliminary green building plan shall be submitted as part of an application for a discretionary land use or development permit.
2. Final Green Building Plan. Following approval of the land use entitlement, a final green building plan shall be submitted as part of the application for a building permit.
3. Exemption for Use of Third-Party Green Building Rating Systems.
 - a. Projects using a Third-Party Green Building Rating System to comply with West Hollywood Green Building High-Achieving Measures shall comply with the following:

i. Prior to the issuance of building permits, the applicant shall submit evidence satisfactory to the Director of Planning and Development Services that the services of the appropriate accredited professional have been retained, and that the project has been registered with the third-party rating system.

ii. A rating system checklist and supporting documentation indicating points that achieve the required rating level shall be incorporated into the documentation for building permit submittal. The checklist shall be prepared, signed, and dated by the appropriate accredited professional.

iii. All building documents shall indicate in the general notes and/or individual detail drawings, where feasible, the green building measures employed to attain the applicable third-party certification rating.

Section 3: Section 19.20.100, Outdoor Lighting of Chapter 19.20 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

A. *General Standards for Outdoor Lighting.* Outdoor lighting shall be designed to prevent glare, light trespass, and sky glow as much as possible in accordance with the most recent edition of the Title 24 Building Energy Efficiency Standards. Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness. Exterior lighting shall:

1. Be architecturally integrated with the character of the structures;
2. Be directed away from adjacent properties and public rights-of-way;
3. ~~Be energy efficient and~~ Be shielded so that all glare is confined within the boundaries of the site;
4. Use timers, where acceptable, to turn outdoor lights off during hours when they are not needed;
5. Be appropriate in height, intensity, and scale to the uses they are serving;
- ~~6. Use no more intensity than absolutely necessary. Illuminating Engineering Society of North America (IESNA) recommended light levels are as follows.*~~

Location or Purpose of Lighting	Recommended Light Level (foot candles)
Commercial building entrances — Active	5

Commercial building entrances—Inactive	4
General human safety	0.5 to 5 (depending on hazards and activity levels)
Parking or pedestrian areas	A minimum of 0.2 to 0.9, with an average minimum ratio of 4:1
Pathways, outdoor steps	4
Service station pump island	20 to 30*

*With 20 for light-colored surfaces and 30 for dark-colored surfaces.

~~7. Make use of “full-cutoff” fixtures to avoid glare and up-light. Note that these are different from “cutoff” fixtures, which still allow some up-light.~~

6. Comply with the backlight, uplight, and glare (BUG) requirements for outdoor lighting in accordance with the most recent edition of the Title 24 Building Energy Efficiency Standards.

~~87.~~ Be on poles that are low and relatively closely spaced. Lighting in large surface areas (e.g., parking lots), shall use a larger number of lower, pole-mounted fixtures rather than fewer, taller fixtures. Wattage shall be kept below 250 watts.

B. *Security Lighting.* Security lighting shall be provided at all structure entrances and exits, except for single-family dwellings and duplexes, where this requirement is optional. Motion-sensing controls shall be used with rapid-start lamps, except where the Director deems that these are not appropriate or feasible.

C. *Shielded Lighting.* Light sources associated with non-residential land uses shall be shielded to direct light rays onto the subject parcel only. The light source, whether bulb or tube, shall not be visible from adjacent properties or the public right-of-way. This section does not apply to traffic safety lighting or public street lighting.

Section 4: Section 19.20.180, Solid Waste and Recyclable Materials Storage of Chapter 19.20 of Title 19 of the West Hollywood Municipal Code is repealed in its entirety and replaced with the following:

This section provides requirements for solid waste and recyclable material storage areas in compliance with the California Solid Waste Reuse and Recycling Access Act (Public Resources Code Sections 42900 et seq.).

A. Waste Collection and Operations Plan Required. Each new multifamily, nonresidential, and mixed-use project shall implement a waste collection and operations plan in compliance with regulations provided by the Director of Public Works.

1. The plan shall include information required by the Director, as needed 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.

B. Residential Projects. Residential projects provide solid waste and recyclable material collection containers in the following manner:

1. Individual Unit Storage Requirements. Each dwelling unit shall be designed to include a space with a minimum of three cubic feet for the storage of solid waste and three cubic feet for the storage of recyclable material.
2. Common Storage Requirements. The following are minimum requirements for common solid waste, recyclable, and organic material collection containers for multi-family projects. Space shall be allocated as appropriate for the number and type of collection containers required, which may be located indoors or outdoors as long as they are readily accessible to all residents. These requirements apply to each individual structure.
 - a. Compactor Service. Compactors may be required in place of carts or bins based on the findings of a project’s waste collection and operations plan and at the discretion of the Director of Public Works.

**TABLE 3-3
RESIDENTIAL PROJECT COLLECTION CONTAINER AND SPACE ALLOCATION
REQUIREMENTS**

<u>Number of Dwelling Units</u>	<u>Minimum Number and Type of Common Collection Containers</u>			<u>Minimum Space Allocation (sq. ft.)</u>
	<u>Solid Waste</u>	<u>Recycling</u>	<u>Organics</u>	
<u>1-4</u>	<u>One 64 gallon cart</u>	<u>One 64 gallon cart</u>	<u>One 64 gallon cart</u>	<u>25</u>
<u>5-25</u>	<u>One 3 yard bin</u>	<u>One 3 yard bin</u>	<u>One 2 yard bin</u>	<u>60</u>
<u>26-49</u>	<u>Two 3 yard bins</u>	<u>Two 3 yard bins</u>	<u>Two 2 yard bins</u>	<u>120</u>
<u>50 or more</u>	<u>Compactor Service*</u>	<u>Compactor Service*</u>	<u>Compactor Service*</u>	<u>Varies*</u>

*There are various types and sizes of compactors available, depending on project design. Contact the Department of Public Works during the project planning phase for guidance.

C. Nonresidential Structures and Uses. Nonresidential structures and uses within all zoning districts shall provide solid waste, recyclable, and organic material collection containers. Space shall be allocated as appropriate for the number and type of collection containers required. These requirements apply to each primary structure.

1. Compactor Service. Compactors may be required in place of carts or bins based on the findings of a project’s waste collection and operations plan and at the discretion of the Director of Public Works.

TABLE 3-4
NONRESIDENTIAL PROJECT COLLECTION CONTAINER AND SPACE
ALLOCATION REQUIREMENTS

Building Floor Area (sq. ft.)	<u>Minimum Number and Type of Common Collection Containers</u>			<u>Minimum Space Allocation (sq. ft.)</u>
	<u>Solid Waste</u>	<u>Recycling</u>	<u>Organics</u>	
Up to 10,000	<u>One 3 yard bin</u>	<u>One 3 yard bin</u>	<u>One 2 yard bin</u>	<u>60</u>
10,001—20,000	<u>Two 3 yard bin</u>	<u>Two 3 yard bin</u>	<u>Two 2 yard bin</u>	<u>120</u>
20,001—30,000	<u>Three 3 yard bins</u>	<u>Three 3 yard bins</u>	<u>Three 2 yard bins</u>	<u>180</u>
30,000+	<u>Compactor Service*</u>	<u>Compactor Service*</u>	<u>Compactor Service*</u>	<u>Varies*</u>

*There are various types and sizes of compactors available, depending on project design. Contact the Department of Public Works during the project planning phase for guidance.

D. Location Requirements. Solid waste, recyclable, and organic material storage areas shall be conveniently located as follows:

1. Solid waste, recyclable, and organic material storage areas shall be located adjacent to, or near one another, or combined. They may only be located inside a specially designated structure, on the outside of a structure in an approved fence or wall enclosure, a designated interior court or yard area with appropriate access, or in rear or interior side yards. Exterior storage areas shall not be located in a required front yard, street side yard, parking space, landscaped, or open space areas;
2. The storage areas shall be accessible to residents and employees at all times. Storage areas within multi-family residential projects shall be conveniently located to the dwellings that they are intended to serve;
3. Driveways or aisles shall provide unobstructed access for collection vehicles and personnel with at least the minimum clearance required by the collection methods and vehicles utilized by the designated collector.
4. If a subterranean garage driveway slope is greater than 15 percent at any point, the driveway shall not be used to access the solid waste, recyclable, and organic collection container areas. If the storage area is located in the subterranean garage, an alternative means of conveying the solid waste, recyclable, and organic containers to grade level, such as a lift, shall be provided.

E. Design and Construction. Solid waste, recyclable, and organic storage areas shall be subject to the approval of the Director, and shall be:

1. Enclosed on three sides by a solid screening wall or fence with a minimum height of five feet, designed to be architecturally compatible with the surrounding structures;
2. Provided with an approved operable door or gate on the fourth side, properly secured to prevent access by unauthorized persons, while allowing authorized persons access for disposal and collection of materials;
3. Provided with a concrete pad within the fenced or walled areas and a concrete apron which facilitates the handling of the individual bins or containers; and
4. Designed to protect the areas and the individual bins or containers within from adverse environmental conditions which might render the recyclable materials unmarketable.
5. Designed to meet or exceed the minimum clearance standards set by the Department of Public Works for the level and type of service.

Section 5: Table 3-7: Allowable Parking Reductions of Section 19.28.060, Reduction of Off-Street Parking Requirements of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

This section provides procedures and criteria for the reduction of the off-street parking requirements of this chapter and Chapter 19.36 (Standards for Specific Land Uses).

A. *Allowable Reductions in Parking Space Requirements.* The number of off-street parking spaces required by this chapter or Chapter 19.36 (Standards for Specific Land Uses) may be reduced as provided by Table 3-7, and in subsection (B) below, through the procedure described in subsection (C) below.

TABLE 3-7
ALLOWABLE PARKING REDUCTIONS

[Explanatory Notes Follow at the End of the Table]

Qualifying Project Feature¹	Description and Criteria for Granting Reduction	Maximum Reduction²	Required Process for Reduction
Compliance with disability requirements	In the event that a change of State regulations regarding disabilities causes a decrease in the number of parking spaces, or if the number of parking spaces is reduced due to an increased number of handicapped accessible spaces in compliance with Title 24 of the California Government Code.	As determined by the Review Authority	Review and decision by applicable Review Authority as part of land use permit approval for project.
Emergency shelters	If the shelter is located within 1,000 feet of a public transit stop.	25%	Review and decision by applicable Review Authority as part of land use permit approval for project.
Mixed use projects	A project combining commercial and residential uses. May be granted where the Review Authority determines that a reduction is justified based on hourly parking demand studies published by the Urban Land Institute, or other appropriate source as determined by the Director.	As determined by the Review Authority	Review and decision by applicable Review Authority as part of land use permit approval for project.
Second uses	A second use within a single project or building (e.g., a restaurant within a hotel) with a greater parking requirement than the primary use. May be granted where the Director determines that a reduction is justified based on a parking demand study.	50%	Review and decision by Director.

Use intensification near public parking	A proposed intensification of use within an existing building that is determined by the Review Authority to be located within a reasonable distance of a City parking facility. May be granted by Review Authority, subject to the fee determined by the Council, based on the type of use and its associated parking characteristics, including: a. Peak hours of use and turnover rate; b. The ability of the use to meet parking requirements through other means; c. The availability of spaces in the nearby City parking facility; d. The relative distance to the use from the parking facility; and e. Measures proposed by the applicant to ensure employee and patron use of the City parking facility.	50%	Review and decision by applicable Review Authority as part of land use permit approval for project.
Uses adjacent to transit	A commercial use proposed adjacent to local or regional mass transit lines or routes. May be granted when the Review Authority determines that a study provided by the applicant, prepared by an independent licensed traffic engineer, justifies the reduction based on documented mass transportation use characteristics of the patrons and employees of the use.	As determined by the Review Authority	Review and decision by applicable Review Authority as part of land use permit approval for project.
<u>Ground-level vegetative open space</u>	<u>A project may install 160 square feet of vegetative space for every one required standard parking space not constructed as part of the project. Such vegetative space must have a minimum soil depth of three feet, and may be located anywhere at ground level, including in any required setback area.</u>	<u>As determined by the Review Authority</u>	<u>Review and decision by applicable Review Authority as part of land use permit approval for project.</u>
All others	Any other circumstance where the applicant wishes to request a parking reduction. May be granted where the Commission can make the findings required in Section 19.28.060(C)(3).	As determined by the Commission	Review and decision by the Commission.

Notes:

1. A parking reduction may be granted in compliance with this section only for projects which incorporate one or more of the features listed.
2. The maximum reduction in the number of parking spaces required by Table 3-6 that may be granted by the applicable Review Authority.

Section 6: Subsection A2a of Section 19.36.280, Residential Uses - Multi-Family Dwellings of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

2. Configuration of Open Space.
 - a. Location on Site. Required open space areas:
 - (1) Shall be designed to be easily accessible;
 - (2) Shall be provided as continuous, usable site elements, which shall not include setback areas at ground level but may be contiguous to required setbacks; and
 - (3) Intended to be private open space shall be at the same level as, and immediately accessible from, a kitchen, dining room, family room, master bedroom, or living room within the unit. Variations from these dimensional and locational standards may be allowed where it can be shown that the required private open space meets the intent and purpose of this section. Provision of private open space shall not reduce the common open space requirements of this section.
 - (4) Private open space may be transferred to and provided as common open space area, provided that 50 percent of the units provide a minimum of 50 square feet of private open space which has a minimum dimension of five feet in each direction. Alternately, the project may divide all common open space and add it to private open space areas. This shall not be available to projects utilizing any courtyard design incentives.

Section 7: Subsection B10 of Section 19.36.280, Residential Uses - Multi-Family Dwellings of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

10. ~~Solid Waste Recycling~~ Waste Diversion. Each project shall incorporate innovative designs, both interior and exterior, to make ~~solid waste recycling waste diversion~~ waste diversion more convenient and accessible to the occupants, in compliance with Section 19.20.180 (Solid Waste and Recyclable Materials Storage).

Section 8: New subsections (A11) and (A12) are added under Section 19.42.020, Applicability in Chapter 19.42 of Title 19 of the West Hollywood Municipal Code to read as follows:

11. Electric Vehicle Charging Stations, and any associated equipment

12. Re-roofing that can be seen from street (not required for flat roof)

Section 9: The following definitions within Section 19.90.020, Definitions of Specialized Terms and Phrases of Chapter 19.90 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

G. Definitions, “G.”

GreenPoint Rated. A comprehensive green building program developed and approved by Build It Green.

I. Definitions, “I.”

~~Invasive Plant Species. Plant species that are not native to California and have the growth rate and habits that lead to uncontrolled population growth and spread.~~

L. Definitions, “L.”

~~LEED Accredited Professional. A person who is recognized by the United States Green Building Council as having the knowledge and skills necessary to participate in the design process, to support and encourage integrated design, and to streamline the LEED project application and certification process.~~

~~LEED Checklist. The credit and point checklists developed by the Leadership in Energy and Environmental Design Green Building Rating System for measuring the sustainability, efficiency, and environmental soundness of a building.~~

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

O. Definitions, “O.”

Open Space, Vegetative. Unroofed areas of a developed site with living vegetation with a minimum soil depth of three feet located at grade and are available for active and/or passive recreational use.

P. Definitions, “P.”

Passive House. A rigorous, voluntary standard for energy efficiency in a building developed and approved by Passive House Institute (PHI).

T. Definitions, “T.”

Third-Party Green Building Rating System. A voluntary standard for buildings that establishes requirements for environmentally responsible building design and construction and optimal energy performance and provides an independent verification process for certification.

V. Definitions, "V."

Vegetative Roof. A conventional flat or sloping roof that is partially or completely covered with layers of living vegetation over a waterproof membrane. These roofs must have a minimum soil depth of three inches and may require a root and protection barrier, a drainage layer, filter fabric, and irrigation. Container gardens or planters, where plants are maintained in pots, are not considered a vegetative roof.

W. Definitions, "W."

~~West Hollywood Green Building Points. The requirements of the West Hollywood Green Building Point System identified on the West Hollywood Green Building Point System Table.~~

~~West Hollywood Green Building Point System. The green building point system developed, administered, and updated by the Community Development Department of the City of West Hollywood.~~

~~West Hollywood Green Building Point System Table. The table of available green building items and associated possible points that are developed, administered, and updated by the Community Development Department as part of the Green Building Program.~~

X. Definitions, "X."

~~Xeriscape. Creative landscaping for water and energy efficiency, comprised of seven sound horticultural principles: (1) good landscape planning and design; (2) appropriate turf areas; (3) efficient irrigation; (4) use of soil amendments; (5) use of mulches; (6) incorporation of low water use plants into the landscape; and (7) appropriate maintenance of plants and irrigation systems.~~

[No definitions beginning with the letter "X" are used at this time.]

(FOR CONTEXT ONLY)
PROPOSED CHANGES TO TITLES 13 & 15 OF
WEST HOLLYWOOD MUNICIPAL CODE

(New text indicated with underlining, deleted text with strikethrough.)

Section 1. Section 13.24.015 of Title 13 Chapter 13.24 of the West Hollywood Municipal Code is amended to read as follows:

Enactment of Local Amendments to Sections 4.303.1, 4.304, 5.303.3, and 5.304 of the 2016 California Green Building Standards Code.

- a. *Purpose.* It is the purpose and intent of this Ordinance to expressly enact local amendments to sections 4.303.1, 4.304, 5.303.3, and 5.304 of the 2016 California Green Building Standards Code to include more stringent requirements for indoor and outdoor water use for both residential and nonresidential new construction consistent with and exceeding the 2016 California Green Building Standards Code requirements.
- b. *Compliance Requirements for Indoor Water Use (Residential construction).* In Section 4.303.1 of the California Green Building Standards Code, subparagraphs 4.303.1.1, 4.303.1.3, 4.303.1.3.1, 4.303.1.3.2, 4.303.1.4, 4.303.1.4.3, and 4.303.1.4.4 are amended to read as follows:

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed ~~4-28~~ 1.1 gallon per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than ~~4-8~~ 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.

4.303.1.3.2 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 ~~4-8~~ 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.

4.303.1.4 Faucets.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than ~~0.25~~ 0.2 gallons per cycle.

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed ~~4.8~~ 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 ~~4.8~~ 1.5 gallons per minute at 60 psi.

- c. *Compliance Requirements for Outdoor Water Use (Residential construction).* In Section 4.304 of the California Green Building Standards Code, add new subsection 4.304.2:

4.304.2 Landscape water meters. For new water service connections, landscaped irrigated areas at least 500 square feet but not more than 5,000 square feet, shall be provided with separate submeters or metering devices for outdoor potable water use.

- d. *Compliance Requirements for Indoor Water Use (Nonresidential construction).* In Section 5.303.3 of the California Green Building Standards Code, subparagraphs 5.303.3.1, 5.303.3.3, 5.303.3.3.1, 5.303.3.3.2, 5.303.3.4, and 5.303.3.4.2 are amended to read as follows:

5.303.3.1 Water closets. The effective flush volume of all water closets shall not exceed ~~4.28~~ 1.1 gallon per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than ~~4.8~~ 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.

5.303.3.3.2 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 ~~4.8~~ 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.

5.303.3.4 Faucets and fountains.

5.303.3.4.2 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed ~~4.8~~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 ~~4.8~~1.5 gallons per minute at 60 psi.

- e. *Compliance Requirements for Outdoor Water Use (Nonresidential construction).* In Section 5.304 of the California Green Building Standards Code, delete paragraphs 5.304.1, 5.304.2, 5.304.3, 5.304.4, and 5.304.5 and replace with the following:

~~**5.304.1 Scope.** The provisions of Section 5.304, Outdoor Water Use reference the mandatory Model Water Efficiency Landscape Ordinance (MWELO) contained within Chapter 2.7, Division 2, Title 23, *California Code of Regulations*.~~

~~**5.304.2 Outdoor water use in landscape areas equal to or greater than 500 square feet.** When water is used for outdoor irrigation for new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, one the following shall apply:~~

- ~~1. A local water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resources (DWR) per Government Code Section 65595 (c).~~
- ~~2. The California Department of Water Resources Model Water Efficient Landscaping Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*.~~

~~**5.304.3 Outdoor water use in rehabilitated landscape projects equal to or greater than 2,500 square feet.** Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review shall comply with Section 5.304.2, Item 1 or 2.~~

~~**5.304.4 Outdoor water use in landscape areas of 2,500 square feet or less.** Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measures contain in MWELO's Appendix D.~~

~~**5.304.5 Graywater or rainwater use in landscape areas.** For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on-site is subject only to Appendix D Section (5).~~

Notes:

- ~~1. DWR's Model Water Efficient Landscape Ordinance, definitions, and supporting documents are available at the following link: <http://water.ca.gov/wateruseefficiency/landscapeordinance/>.~~
- ~~2. A water budget calculator is available at the following link: <http://water.ca.gov/wateruseefficiency/landscapeordinance/>.~~
- ~~3. The MWELO prescriptive compliance measure Appendix D may be found at the following link: <http://water.ca.gov/wateruseefficiency/landscapeordinance/>. In addition, a copy of the MWELO Appendix D may be found in Chapter 8 of this code.~~

~~**5.304.1 Scope.** For the purposes of determining mandatory landscape irrigation requirements for nonresidential construction, see the Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWELo) contained within Chapter 2.7, Division 2, Title 23, California Code of Regulations.~~

~~**5.304.2 Landscape water meters.** For new water service not subject to the provisions of *Water Code* Section 535, separate meters or submeters shall be installed for indoor and outdoor water potable water use for landscaped areas of at least 500 square feet but not more than 1,000 square feet.~~

SECTION 2. Section 15.64.020, Green Building Requirements for Public Buildings of Chapter 15.64 of Title 15 of the West Hollywood Municipal Code is amended to read as follows:

All new public buildings or additions to public buildings of 10,000 square feet or more, or public building tenant improvement and major remodel projects of 10,000 square feet or more, shall achieve the ~~LEED-certified~~ LEED Gold level at a minimum. All other buildings receiving public funding from the City of West Hollywood are strongly encouraged to achieve the ~~LEED-certified~~ LEED Gold level. Use of an equivalent comprehensive green building program is permissible.

2007 WEST HOLLYWOOD GREEN BUILDING PROGRAM CHECKLIST	COVERED BY CALGREEN or Energy Code	COVERED BY PROPOSED WEHO REQUIREMENTS	NOTES
MANDATORY REQUIREMENTS -- GREEN DESIGN OR PRODUCT DESCRIPTION			
Provide Secure Bike Parking	✓	✓	WeHo requirements are more locally-specific & more stringent than State
Label Storm Drains Adjacent to the Property.	✓	✓	Required by WeHo & State
Provide Roof Location and Install Conduit from Roof to Electrical Room for Future Photovoltaic System (PV) Installation.	✓	✓	Required by WeHo & State
Install Energy Star Appliances - Refrigerator, Washing Machine, Dishwasher.	✓	✓	WeHo requirements more stringent than State
Provide Construction Air Quality Management Plan in Specs (at a minimum protect ducts during construction and change filters and vacuum ducts prior to occupancy).	✓		Required by State
Use Low-VOC Interior Paints and Wood Finishes (<= 50 g/l flat; <= 150 g/l non-flat).	✓		Required by State
Provide Space for the Collection and Storage of Recyclables.	✓	✓	WeHo requirements are more locally-specific & more stringent than State
Provide preferential parking for alternative fuel vehicles	✓	✓	WeHo requirements are more locally-specific & more stringent than State
Divert Construction and Demolition Waste (min. of 80%).	✓	✓	WeHo requirements are more locally-specific & more stringent than State
Provide Construction Site Storm Water Management Plan.	✓	✓	WeHo more locally-specific than State
Provide Permeable Surfaces in Required Yards (55% of front and 50% of side).	✓	✓	WeHo more locally-specific than State
Use infiltration, biofiltration or equivalent flow reduction treatment BMP for the runoff resulting from either the first 0.75 inches of rainfall or the runoff resulting from a continuous rainfall event of 0.2 inches per hour.	✓	✓	WeHo more locally-specific than State
Replace Existing Trees over 6" in Diameter that are Removed for Development (min. 24" box planted in the ground).		✓	Required by WeHo
Use Drought Tolerant and Native Species for Landscaping.	✓	✓	Required by WeHo & State
Install Water-Efficient Irrigation System.	✓	✓	Required by WeHo & State
Parking Landscaping for Surface Parking Areas - Projects must comply with all applicable requirements. See Section 19.28.100(B) on Parking Area Landscaping Requirements.		✓	Required by WeHo
Transportation Demand Management - Projects must comply with applicable requirements. See Chapter 10.16 on Transportation Demand Management.		✓	Required by WeHo

**ITEM 4.A.
ATTACHMENT C**

2007 WEST HOLLYWOOD GREEN BUILDING PROGRAM CHECKLIST	COVERED BY CALGREEN or Energy Code	COVERED BY PROPOSED WEHO REQUIREMENTS	NOTES
ELECTIVES MENU GREEN DESIGN OR PRODUCT DESCRIPTION			
SITE LOCATION (4 Pts Total) Locate buildings close to existing services to reduce environmental impacts from transportation and fully utilize infrastructure. Preserve or restore existing natural resources or amenities on the site. Ensure that the building is equipped to support recycling, alternative transportation, water conservation and other operations components.			
Preserve Existing Trees Over 6" Diameter (1 pt/tree; 3 pts max.)			Replacement of existing mature trees is required; preservation is encouraged
Use Recycled Content Mulch or Other Landscape Amendments	✓		Addressed in CALGreen voluntary measures
NATURAL HEATING + COOLING (19 Pts Total) Reduce energy loads while maintaining comfort through passive design strategies. Increase interior comfort and health through adequate ventilation.			
Plant Deciduous Canopy Trees (min. 36" box, planted in the ground) on Exposed West and/or South Elevations (1 pt/tree, 5 pts max.)			Replacement of existing mature trees is required; preservation is encouraged
Provide Narrow Floor Plates (max. 50 ft. depth) and/or Courtyards to Enable Natural Ventilation			Not covered by State or WeHo
Provide Operable Windows to Enable Natural Cross Ventilation (min. 20% of total window area)	✓		Energy code requires operable windows for spaces with natural ventilation
Install Exterior Shading Devices on South- and/or West-Facing Windows			Supported by the Energy Code via energy efficiency measures
Provide Ceiling Fans (1 pt for each 50% of units or floor area served; 2 points max.)			Allowed, but not required, by the Energy Code
Eliminate Air Conditioning (available only if points for narrow floor plates, operable windows, and exterior shading are incorporated)			Allowed, but not required, by the Energy Code
FOUNDATION (6 Pts Total) Reduce resources used and encourage use of recycled-content materials.			
Use Recycled-Content Base or Backfill Material	✓		Addressed in CALGreen voluntary measures
Incorporate Flyash or Slag Ash in Concrete	✓		Addressed in CALGreen voluntary measures
STRUCTURAL FRAME (14 Pts Total) Reduce the amount of old growth sawn wood (wider than 3x and taller than 8x) used in framing, encourage ecologically sensitive forestry, and encourage alternate framing techniques.			
Use Engineered Lumber or Steel for minimum of 90% of subfloors, sheathing, floor joists, beams, headers, and trusses, as applicable.	✓		Addressed in CALGreen voluntary measures
Use Engineered Vertical Wood Studs	✓		Addressed in CALGreen voluntary measures
Use FSC-Certified Wood for Framing (1 pt for every 10% of framing lumber; max. 5 pts)	✓		Addressed in CALGreen voluntary measures
Use Structural Insulated Panels (SIPs)	✓		Addressed in CALGreen voluntary measures
PLUMBING (8 Pts Total) Increase the water efficiency of plumbing fixtures and reduce energy used for water heating.			
Insulate the full length of all hot water pipes.	✓		Required by State
Install Low-Flow Showerheads (< 2.5 gpm)	✓	✓	WeHo requirements more stringent than State
Install Water Efficient Kitchen & Bathroom Faucets (<2.5 gpm)	✓	✓	WeHo requirements more stringent than State
Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	✓	✓	WeHo requirements more stringent than State
Install Water Efficient Urinals (1 pt for 0.5 gpf, 2pts for water-free)	✓	✓	WeHo requirements more stringent than State
Install Tankless Water Heaters	✓		Not required in all applications, but allowed in most.

2007 WEST HOLLYWOOD GREEN BUILDING PROGRAM CHECKLIST	COVERED BY CALGREEN or Energy Code	COVERED BY PROPOSED WEHO REQUIREMENTS	NOTES
ELECTIVES MENU			
GREEN DESIGN OR PRODUCT DESCRIPTION			
INSULATION (5 Pts Total)			
Reduce energy losses through the building envelope and improve occupant comfort. Promote better indoor air quality. Increase use of recycled content and rapidly renewable materials.			
Install Formaldehyde-Free, Recycled-Content (min. 25%) Insulation	✓		Addressed in CALGreen voluntary measures
Install Cellulose, Cotton Batt, Bio-Based Foam in walls (min. 60% of insulation)	✓		Addressed in CALGreen voluntary measures
Install Cellulose, Cotton Batt, Bio-Based Foam in ceilings (min. 60% of insulation)	✓		Addressed in CALGreen voluntary measures
ENERGY EFFICIENCY + RENEWABLE ENERGY (45 Pts Total)			
Reduce climate change impacts of building operation by increasing overall building energy efficiency and generating renewable energy. Provide for the future installation of renewable energy systems.			
Exceed Title 24 Energy Code by 5% or more	✓	✓	Addressed in CALGreen voluntary measures; Is one of the options for WeHo High-Achieving measures
Participate in Energy Star (residential) or Savings By Design (commercial) Programs	✓	✓	Participation in programs not required, but program requirements are covered by State & local measures
Pre-Plumb and Provide Conduit for Solar Water Heating	✓		Required by State
Install Solar Water Heating System for Domestic Hot Water	✓		Required by State
Install Solar Water Heating System for Pool Heating	✓		Required by State
Install Photovoltaic (PV) Panels (1 pt/kW ; max. 10 pts)	✓	✓	Required by 2019 Energy Code for low-rise residential; Is one of the options for WeHo sustainable roof measures
Install Energy Star Lighting (50% of total fixtures)	✓		Required by State
Install Energy Star Exit Signs	✓		Required by State
Install Energy Star Programmable Thermostats	✓		Required by State
Install Timer or Photo Sensor for Exterior Lights	✓		Required by State
Seal all Ducts with Mastic (residential) or Install per SMACNA standards (commercial)	✓		Required by State
INDOOR AIR QUALITY (14 Pts Total)			
Increase quality of indoor air by reducing exposure to toxic chemicals. Decrease concentration of toxins and dust through ventilation and filtration.			
Use No-VOC Paints on Interior Applications (<= 5 g/l)	✓		Required by State
Use Low-VOC Sealants and Adhesives (<= 50 g/l)	✓		Required by State
Use Composite Wood with No Added Urea Formaldehyde for Counters and Cabinets	✓		Required by State
Use Carpet Certified by CRI Green Label Program	✓		Required by State
Eliminate the Use of Carpet	✓		When installed, CALGreen provides requirements for sustainable non-carpet flooring
Vent Kitchen Range Hoods to the Outside (min. 80% of units)	✓		Required by State
Install Fan with Humidistat Sensor or Timer in all Bathrooms	✓		Required by State
Install High Efficiency HVAC Filters (min. MERV 8) or Provide Ductless System	✓		Required by State
Provide Daylighting for 50% of occupied spaces	✓		Addressed in CALGreen voluntary measures

2007 WEST HOLLYWOOD GREEN BUILDING PROGRAM CHECKLIST	COVERED BY CALGREEN or Energy Code	COVERED BY PROPOSED WEHO REQUIREMENTS	NOTES
ELECTIVES MENU GREEN DESIGN OR PRODUCT DESCRIPTION			
ROOFING (21 Pts Total) Provide roofing materials that are durable, reduce resource use, minimize interior heat gain, provide storm water management, and reduce the urban heat island effect.			
Use Recycled-Content Roofing Materials	✓		Addressed in CALGreen voluntary measures
Install Energy Star or Cool Roof	✓		Required by State
Install Durable Roof with Long-Term Warranty or Demonstrated Long-Term Durability (40 yr warranty for asphalt shingles, 15 yr warranty for built-up roof, metal or clay tile)	✓		Roof durability is addressed by State (Chapter 15)
Install Vegetated Green Roof (3 pt/each 50% of roof not occupied by mechanical equip. or access stairs)	✓	✓	Addressed in CALGreen Voluntary Measures; Is one of the options for WeHo sustainable roof measures
EXTERIOR FINISH (4 Pts Total) Encourage durable materials than do not require frequent maintenance.			
Use Durable Exterior Finishes (1 pt/30% of exterior area) including Integral-Color or Uncolored Unpainted Stucco, Fiber-Cement Panels or Siding, Metal Panels or Siding, Composite Wood Panel, Glass, and other similar durable finishes.	✓		Addressed in CALGreen voluntary measures
Use Recycled-Content or FSC-Certified Outdoor Flooring Materials.	✓		Addressed in CALGreen voluntary measures
INTERIOR FINISH (12 Pts Total) Reduce the use of natural resources, use rapidly renewable materials, and encourage ecologically sensitive forestry.			
Use Exposed Concrete as Finished Floor (1pt/each 20%)	✓		Addressed in CALGreen voluntary measures
Use Resource-Efficient Flooring or FSC-Certified Wood Flooring for All Wood Flooring (1pt/30% of floor area). Resource efficient includes rapidly renewable materials, recycled-content carpet or flooring tiles (min. 25% recycled content).	✓		Addressed in CALGreen voluntary measures
Use agriculture board, FSC certified, or rapidly renewable cabinetry material	✓		Addressed in CALGreen voluntary measures
Use Recycled-Content Countertop Materials (min. 25% recycled content)	✓		Addressed in CALGreen voluntary measures