

Green Building for Nonresidential Projects

Compliance Verification - Version 1.0



Instructions: Select the nonresidential green building requirements applicable to the project and follow the compliance instructions listed in the right column. This verification form is for *reference only* and does not need to be submitted with the project application. Refer to the West Hollywood Green Building Program Guidance Manual, as necessary, for more detail on project requirements.

New Nonresidential Projects and Major Remodels / New Nonresidential Landscapes

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> New nonresidential projects of any size. (California Green Building Standards Chapter 5 & West Hollywood Municipal Code - Section 19.20.060) ¹	CALGreen Mandatory Provisions + Local Amendments	<p><u>Planning Review Phase:</u> Complete a preliminary Green Building Checklist "GB-1 NonRes" sheet and include within the Planning Review Application, along with the required supporting documentation.</p> <p><u>Plan Check Phase:</u> Complete Green Building Checklist "GB-1 NonRes" sheet and include within the plans for Plan Check. Ensure all measures in the GB checklist are clearly identified in the "Construction Notes".</p> <p><u>Inspection Phase:</u> Complete requirements as identified on "GB-1 NonRes" Sheet in the plans for Plan Check. Projects are subject to the Nonresidential Green Building Inspection Guidelines. Construction activities must be third-party verified by an ICC-certified CALGreen Building Inspector, with a final green building inspection approved by a City Building Inspector.</p>
<input type="checkbox"/> Projects with new landscapes with an aggregate area² of 500 square feet or greater. (California Green Building Standards Section 5.304.2 & West Hollywood Municipal Code - Chapter 19.26)	Model Water Efficient Landscape Ordinance (MWELO) - See ordinance language, guidelines and MWELO Toolkit for additional details. ³	<p><u>Planning Review Phase:</u> Declare the MWELO requirements on the preliminary Green Building Checklist "GB-1 NonRes" sheet and include within the Planning Review Application. Provide a preliminary landscape plan and ensure plant materials and irrigation design are consistent with requirements in MWELO Toolkit.</p> <p><u>Plan Check Phase:</u> Declare the MWELO requirements on the Green Building Checklist "GB-1 NonRes" sheet and include within the plans for PlanCheck. Provide final landscape plans and landscape documentation package (MWELO Toolkit) in the plans for Plan Check.</p> <p><u>Inspection Phase:</u> The Landscape Certification and Certificate of Completion from the MWELO Toolkit shall be attached to landscape plans at the Building Permit Final Inspection. All construction activities must be verified by a City Building Inspector.</p>
<input type="checkbox"/> All new nonresidential and mixed-use projects greater than 20,000 square feet. (West Hollywood Municipal Code - Section 19.20.060)	EnergyStar Benchmark in Portfolio Manager	<p><u>Plan Check Phase:</u> Create Energy Star Portfolio Manager Project Profile. Insert an image of the project profile in the plans for Plan Check.</p>

¹In mixed-use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CALGreen Section 302.1.

²Landscape area consists of 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).

³Projects are subject to the requirements outlined in WHMC Chapter 19.26. Refer to West Hollywood MWELO webpage for ordinance language and guidance materials.

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Effective 1/1/2020



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Nonresidential Alterations, Additions, and Tenant Improvement Projects / Rehabilitated Landscapes

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> <p>Additions of nonresidential construction projects of 1,000 square feet or greater, alterations with a permit valuation of \$200,000 or more, and any initial tenant improvements^{1,2}</p> <p>(California Green Building Standards Chapter 5 & West Hollywood Municipal Code - Section 19.20.060) ^{3, 4}</p>	<p>CALGreen Mandatory Provisions + Local Requirements</p>	<p>Planning Review Phase: Complete a preliminary Green Building Checklist "GB-2 NonRes" sheet and include within the Planning Review Application, along with the required supporting documentation.</p> <p>Plan Check Phase: Complete Green Building Checklist "GB-2 NonRes" sheet and include within the plans for PlanCheck. Ensure all measures in the GB checklist are clearly identified in the "Construction Notes".</p> <p>Inspection Phase: Complete requirements as identified on "GB-2 NonRes" sheet in the plans for Plan Check. Projects are subject to the Nonresidential Green Building Inspection Guidelines. Construction activities must be third-party verified by an ICC-certified CALGreen Building Inspector, with a final green building inspection approved by a City Building Inspector.</p>
<input type="checkbox"/> <p>Rehabilitated landscapes with an aggregate area⁴ of 2,500 square feet or greater.</p> <p>(California Green Building Standards Section 5.304.3 & West Hollywood Municipal Code - Chapter 19.26)</p>	<p>Model Water Efficient Landscape Ordinance (MWELO) - See ordinance language, guidelines and MWELO Toolkit for additional details.⁵</p>	<p>Planning Review Phase: Declare the MWELO requirements on the preliminary Green Building Checklist "GB-1 NonRes" sheet and include within the Planning Review Application. Provide a preliminary landscaping plan and ensure plant materials and irrigation design are consistent with requirements in MWELO Toolkit.</p> <p>Plan Check Phase: Declare the MWELO requirements on the Green Building Checklist "GB-1 NonRes" sheet and include within the plans for PlanCheck. Provide final landscaping plans and landscape documentation package (MWELO Toolkit) in the plans for Plan Check.</p> <p>Inspection Phase: The Landscape Certification and Certificate of Completion from the MWELO Toolkit shall be attached to landscape plans at the Building Permit Final Inspection. All construction activities must be verified by a City Building Inspector.</p>

¹Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work per CALGreen Section 301.3.

²CALGreen mandatory provisions apply only to a project's initial tenant improvements. Subsequent tenant improvements shall comply with the scoping provisions in CALGreen Section 301.3 Nonresidential Additions and Alterations.

³In mixed-use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CALGreen Section 302.1.

⁴Landscape area consists of 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).

⁵Projects are subject to the requirements outlined in WHMC Chapter 19.26. Refer to the West Hollywood MWELO webpage for ordinance language and guidance materials.

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New Nonresidential Projects - Electric Vehicle Supply Equipment (EVSE) Requirements

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/>	<p>New Nonresidential Projects (West Hollywood Municipal Code - Sections 13.24.015, 19.20.060, & 19.28.170)</p>	<p>West Hollywood EV Charging Provisions. See the City's EV Charge Up webpage and ordinance language for additional details.¹</p> <p>Planning Review Phase: Declare the EV requirements on the preliminary Green Building Checklist "GB-1 NonRes" sheet and include in the Planning Review Application. Show EVSE calculations within the parking analysis. Show "EV Capable"² and "EV Ready"³ spaces on parking plans.</p> <p>Plan Check Phase: Declare the EV requirements on the Green Building Checklist "GB-1 NonRes" sheet and include in the plans for Plan Check. Label and show applicable "EV Capable" and "EV Ready" spaces on parking plan.</p> <p>Inspection Phase: Complete requirements as identified on "GB-1 NonRes" Sheet in the plans for Plan Check. Projects are subject to the Nonresidential Green Building Inspection Guidelines. EV infrastructure installations must be third-party verified by an ICC-certified CALGreen Building Inspector, with a final green building inspection approved by a City Building Inspector.</p>

¹ Projects are subject to the requirements outlined in WHMC 13.24.015. See West Hollywood EV Charge Up webpage for ordinance language & guidance materials.

²EV Capable. "EV Capable" or "Inaccessible Raceway" shall mean conduit that will be difficult to access or alter after construction (e.g., enclosed within walls or pavement, etc.). Conduit must be installed during new construction to avoid expensive and intrusive retrofits when additional EV charging capacity is needed in the future

³ EV Ready. "EV-Ready" or "Full Circuit" shall mean access points "ready to go" with the addition of an EV charging station. Full circuit installations include 208/240V 40-amp panel capacity, conduit, wiring, and overprotection devices. The endpoint of the system must be near the planned EV charger location.