

ITEM 8.A.

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director 
By: Ray Young, Charles Abbott Associates, Building Official 

DATE: November 5, 2010 (CC Meeting of 11/17/2010)

SUBJECT: Consider 1) A Resolution Adopting a Revised Fee Schedule for Services Rendered Pursuant to the Moorpark Municipal Code Related to Building and Safety and Rescinding Resolution No. 2008-2669; and 2) A Resolution Updating Staff Billing Rates, Deposits, and Fees for Development Processing and Rescinding Resolution No. 2010-2896, in Order to Implement the California Green Building Standards Code

BACKGROUND/DISCUSSION

On January 12, 2010, the California Building Standards Commission unanimously adopted the California Green Building Standards Code as Part 11 of Title 24 of the California Administrative Code. The Green Building Standards Code becomes mandatory for all local agencies in the state on January 1, 2011. The Green Building Standards Code includes both mandatory and voluntary measures to reduce environmental impacts of construction. Implementation of this code requires additional review for compliance during plan check and additional verification of compliance during inspection. Attachments 1 and 2 detail the mandatory and voluntary items that the Building and Safety Department would be reviewing under the new code. The City's Building Official has estimated that this additional plan check and inspection work would add 8% to the time involved in plan checks and inspections for mandatory measures and an additional 8% for the Tier 1 or Tier 2 voluntary measures. This is consistent with what other jurisdictions have estimated for the implementation of the new State code. A charge on building permits to recover the additional costs under this new law would add between \$136 and \$216 to the permit fee for a typical tract home, depending on the size of the house, for the mandatory measures and between \$272 and \$432 for the Tier 1 or Tier 2 voluntary measures. Patio covers and similar small structures would be exempt. An Ordinance updating the City's various building codes in Title 15 of the Moorpark Municipal Code to be consistent with the new California Building Codes is also provided for City Council consideration on the November 17, 2010 Council agenda.

Part of the California Green Building Code requires diversion of waste materials and Construction and Demolition Materials Management Plans (C&DMMP's) for larger projects. The updated Solid Waste chapter of the Moorpark Municipal Code, introduced on November 3, 2010, addressed the Green Building Code requirements for construction waste diversion. This part of the Green Building Standards Code would be implemented by City staff. Staff is also proposing adoption of a fee to recover the costs for the review and inspection of the C&DMMP's, which are required for new construction valued at \$500,000 or more and alterations valued at \$100,000 or more. The staff time required to implement the new C&DMMP code requirements includes

- Analysis of the initial plan prior to permitting to determine estimated diversion;
- Approval of the plan or working with the applicant to make modifications to the plan in order to comply with the diversion requirement;
- Calculation of and acceptance of security deposit;
- Review of actual diversion reports and the completed C&DMMP to determine whether the diversion requirement was met; and
- Refund of diversion security deposit if diversion is met.

Staff time for the review of C&DMMP's for typical residential, commercial, or industrial projects that require such a plan is estimated at one hour at the Administrative Services Manager level. The current billing rate for that position, which includes salary, benefits, and overhead, is \$145.00 per hour. A flat rate fee is proposed for projects that do not have an entitlement review deposit fund established. Projects with an entitlement review deposit fund will be billed at the actual time needed for the review. This would apply to larger multiple home projects as well as new commercial and industrial developments that require a Planned Development Permit.

California Government Code Section 66014 provides for cities to charge fees to recover the costs associated with permit processing services. Section 66016 sets forth the notification and hearing process required prior to levying new fees or service charges, or prior to increasing an existing fee or service charge. This includes notification by mail to anyone requesting such notice at least 14 days in advance of the meeting, making data available to the public indicating the cost required to provide the service, and publication in a local newspaper. Notice of this City Council public hearing was mailed and published in accordance with those requirements, and data was posted on the City's website. Section 66017 requires a minimum 60-day delay for new fees to take effect once adopted. The fees in both draft resolutions would take effect on January 18, 2011 (the day after Martin Luther King Jr. Day), 62 days after the November 17, 2010 City Council meeting.

Proposed changes to existing building and safety fees in the draft resolution in Attachment 3 are limited to the addition in Exhibit A of an 8% fee adjustment for permits and plan checks for mandatory green building measures and an additional 8% fee adjustment for permits and plan checks for voluntary Tier 1 and Tier 2 green building measures. Proposed changes to existing development processing fees in Attachment 4

include: in Exhibit A an update to staff positions listed in Exhibit A, along with the creation of a billing rate for a Management Analyst position in the Community Development Department, and in Exhibit B the addition of a fee for Construction and Demolition Materials Management Plan reviews in Exhibit B.

FISCAL IMPACT

The proposed increase in Building and Safety fees and the implementation of the C&DMMP review fee will result in a net increase in fees paid to the City when related services are rendered. This will offset increased expenses of the Green Building Standards. No other Building and Safety fees or development processing fees are proposed to be amended at this time.

STAFF RECOMMENDATION (Roll Call Vote)

1. Open the public hearing, take public testimony and close the public hearing; and
2. Adopt Resolution No. 2010-____ Adopting a Revised Fee Schedule for Services Rendered Pursuant to the Moorpark Municipal Code Related to Building and Safety and Rescinding Resolution No. 2008-2669.
3. Adopt Resolution No. 2010-____ Updating Staff Billing Rates, Deposits, and Fees for Development Processing and Rescinding Resolution No. 2010-2896.

ATTACHMENTS:

1. Residential Green Building Standards Code Measures
2. Non-Residential Green Building Standards Code Measures
3. Resolution No. 2010-____
4. Resolution No. 2010-____

APPENDIX A4
RESIDENTIAL VOLUNTARY MEASURES

SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A greyfield site is selected. 3. An EPA-recognized Brownfield site is selected.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		<input type="checkbox"/>				
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations		<input type="checkbox"/>				
Site Development						
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	<input checked="" type="checkbox"/>					
4.106.3 The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows.	<input checked="" type="checkbox"/>					
A4.106.1 Orient buildings to optimize the use of solar energy with the long side of the house oriented within 30° of south.		<input type="checkbox"/>				
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings utilized in the structural design of the building.		<input type="checkbox"/>				

continued

CC ATTACHMENT 1

RESIDENTIAL VOLUNTARY MEASURES

SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST—continued

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency	Installer or Designer	Third party
		Tier 1	Tier 2	<input type="checkbox"/> All	<input type="checkbox"/> All	<input type="checkbox"/> All
<p>A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following:</p> <ol style="list-style-type: none"> 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods. 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section.</p> <p>Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.</p> <p>Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.</p>		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ² <input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>A4.106.3 Postconstruction landscape designs accomplish one or more of the following:</p> <ol style="list-style-type: none"> 1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns. 2. Limit turf areas to the greatest extent possible. <ol style="list-style-type: none"> a. Not more than 50 percent for Tier 1. b. Not more than 25 percent for Tier 2. 3. Utilize at least 75 percent native California or drought tolerant plant and tree species appropriate for the climate zone region. 4. Hydrozoning irrigation techniques are incorporated into the landscape design. 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following:</p> <p>Tier 1. Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable.</p> <p>Tier 2. Not less than 30 percent of the total parking, walking or patio surfaces shall be permeable.</p>		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5(1) and A4.106.5(2).</p> <p>Tier 1 roof covering shall meet or exceed the values contained in Table A4.106.5(1).</p> <p>Tier 2 roof covering shall meet or exceed the values contained in Table A4.106.5(2).</p>		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²			

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SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST—continued

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
Innovative Concepts and Local Environmental Conditions						
A4.107.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficiency						
General						
4.201.1 Low-rise residential buildings shall meet or exceed the minimum standard design required by the California Energy Standards.	<input checked="" type="checkbox"/>					
Performance Approach						
A4.203.1 Exceed the <i>California Energy Code</i> requirements, based on the 2008 Energy Efficiency Standards requirements by 15 percent.		<input checked="" type="checkbox"/> ²				
A4.203.1 Exceed the <i>California Energy Code</i> requirements, based on the 2008 Energy Efficiency Standards requirements by 30 percent.			<input checked="" type="checkbox"/> ²			
Prescriptive Approach						
Building Envelope						
A4.205.1 Radiant roof barrier is installed in Climate Zones 2, 4, and 8 through 15.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.205.2 Exterior shading at least 18 inches in depth is provided on south and west windows.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Sealing Package						
A4.206.1 Third party blower door test is conducted and passed to verify building envelope tightness.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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RESIDENTIAL VOLUNTARY MEASURES

SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST—continued

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency	Installer or Designer	Third party
		Tier 1	Tier 2	<input type="checkbox"/> All	<input type="checkbox"/> All	<input type="checkbox"/> All
HVAC Design, Equipment and Installation						
A4.207.1 Radiant, hydronic, ground source and other innovative space heating and cooling systems included in the proposed design shall be designed using generally accepted industry-approved guidelines and design criteria.		<input type="checkbox"/>				
A4.207.2 An HVAC system commissioning plan is developed and the following items, as appropriate, pertaining to the heating and cooling systems are inspected and certified by an independent third party agency: 1. Verify compliance with the manufacturer's recommended start-up procedures. 2. Verify refrigerant charge by super-heat or other methods specified by the manufacturer. 3. Burner is set to fire at the nameplate input rating. 4. Temperature drop across the evaporator is within the manufacturer's recommended range. 5. Test and verify air flow to be within 10 percent of the initial design air flow. 6. Static pressure within the duct system is within the manufacturer's acceptable range. 7. Verify that the whole house and exhaust ventilation systems meet Title 24 requirements. 8. Verify that the recommended maintenance procedures and schedules are documented and provided to the home owner.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A4.207.2.3 Results of the commissioning inspection shall be included in the Operation and Maintenance Manual required in Section 4.410.1.		<input type="checkbox"/>				
A4.207.4 Install gas-fired (natural or propane) space heating equipment with an Annual Fuel Utilization Ratio (AFUE) of .90 or higher.		<input type="checkbox"/>				
A4.207.5 If an electric heat pump must be used, select equipment with a Heating Seasonal Performance Factor (HSPF) of 8.0 or higher.		<input type="checkbox"/>				
A4.207.6 When climatic conditions necessitate the installation of cooling equipment, select cooling equipment with a Seasonal Energy Efficiency Ratio (SEER) higher than 13.0 and an Energy Efficiency Ratio (EER) of at least 11.5.		<input type="checkbox"/>				
A4.207.7 Install ductwork to comply with at least one of the following: 1. Install ducts within the conditioned envelope of the building. 2. Install ducts in an underfloor crawl space. 3. Use ducts with an R-6 insulation value or higher. 4. Install ductwork which is buried in the ceiling insulation.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
A4.207.8 Perform duct leakage testing to verify a total leakage rate of less than 6 percent of the total fan flow.		<input type="checkbox"/>				

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SECTION A4.602
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FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
A4.207.9 In cooling Climate Zones 2, 4, and 8 through 15 install a whole-house fan with insulated louvers or an insulated cover.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.207.10 ENERGY STAR ceiling fans are installed in all bedrooms and living areas.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heating Design, Equipment and Installation						
A4.208.1 The Energy Factor (EF) for a gas-fired storage water heater is higher than .60.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.208.2 The Energy Factor (EF) for a gas-fired tankless water heater is .80 or higher.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.208.3 Where the hot water source is more than 10 feet from a fixture, the potable water distribution system shall convey hot water using a method designed to minimize wait time for hot water to arrive at the fixture.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting						
A4.209.1 Building lighting consists of at least 90 percent ENERGY STAR qualified hard-wired fixtures.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances						
A4.210.1 Each appliance provided by the builder meets ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewable Energy						
A4.211.1 Install a solar photovoltaic (PV) system in compliance with the California Energy Commission New Solar Homes Partnership (NSHP). ^{1, 2} Install energy efficiency measures meeting either Tier I or Tier II below. Tier 1. Exceed the <i>California Energy Code</i> requirements, based on the 2008 Energy Efficiency Standards requirements by 15 percent. Tier 2. Exceed the <i>California Energy Code</i> requirements, based on the 2008 Energy Efficiency Standards requirements by 30 percent. Solar water heating may be used to assist in meeting the energy efficiency requirements of either Tier I or Tier II. 1. In addition, for either Tier I or II, each appliance provided by the builder must be ENERGY STAR if an ENERGY STAR designation is applicable for that appliance. 2. Information on NSHP incentives available through the California Energy Commission may be obtained at the "Go Solar California" website: www.GoSolarCalifornia.ca.gov/nshp/index.html .		<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
A4.211.2 A solar water heating system is installed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.211.3 Space on the roof surface and penetrations through the roof surface are provided for future solar installation.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.211.4 A minimum one-inch conduit is provided from the electrical service equipment for the future installation of a photovoltaic (PV) system.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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RESIDENTIAL VOLUNTARY MEASURES

SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST—continued

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency	Installer or Designer	Third party
		Tier 1	Tier 2	<input type="checkbox"/> All	<input type="checkbox"/> All	<input type="checkbox"/> All
Elevators, Escalators and Other Equipment						
Innovative Concepts and Local Environmental Conditions						
A4.213.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						
4.303.1 Indoor water use shall be reduced by at least 20 percent using one of the following methods. 1. Water saving fixtures or flow restrictors shall be used. 2. A 20 percent reduction in baseline water use shall be demonstrated.	<input checked="" type="checkbox"/> 7/01/2011			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.303.2 When using the calculation method specified in Section 4.303.1, multiple showerheads shall not exceed maximum flow rates.	<input checked="" type="checkbox"/> 7/01/2011			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.303.3 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with specified performance requirements.	<input checked="" type="checkbox"/> 7/01/2011			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.303.1 Kitchen faucets and dishwashers shall comply with this section. Tier 1. The maximum flow rate at a kitchen sink faucet shall not be greater than 1.5 gallons per minute at 60 psi. Tier 2. In addition to the kitchen faucet requirements for Tier 1, dishwashers in Tier 2 buildings shall be ENERGY STAR qualified and not use more than 5.8 gallons of water per cycle.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ² <input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.303.2 Nonwater supplied urinals or waterless toilets are installed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Water Use						
4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather-based.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.1 Install a low-water consumption irrigation system which minimizes the use of spray type heads.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.2 A rainwater capture, storage and re-use system is designed and installed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.3 A water budget shall be developed for landscape irrigation.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST—continued

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
A4.304.4 Provide water efficient landscape irrigation design that reduces the use of potable water. Tier 1. Does not exceed 65 percent of <i>ETo</i> times the landscape area. Tier 2. Does not exceed 60 percent of <i>ETo</i> times the landscape area.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.304.5 A landscape design is installed which does not utilize potable water.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER REUSE SYSTEMS						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.305.2 Recycled water piping is installed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.305.3 Recycled water is used for landscape irrigation.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Innovative Concepts and Local Environmental Conditions						
A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
Foundation Systems						
A4.403.1 A Frost-Protected Shallow Foundation (FPSF) is designed and constructed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.403.2 Cement use in foundation mix design is reduced. Tier 1. Not less than a 20 percent reduction in cement use. Tier 2. Not less than a 25 percent reduction in cement use.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Efficient Framing Techniques						
A4.404.1 Beams and headers and trimmers are the minimum size to adequately support the load.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.404.2 Building dimensions and layouts are designed to minimize waste.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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RESIDENTIAL VOLUNTARY MEASURES

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FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency	Installer or Designer	Third party
		Tier 1	Tier 2	<input type="checkbox"/> All	<input type="checkbox"/> All	<input type="checkbox"/> All
Material Sources						
A4.405.1 One or more of the following building materials, that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain 2. Windows not requiring paint or stain 3. Siding or exterior wall coverings which do not require paint or stain		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project. Tier 1. Not less than a 10 percent recycled content value. Tier 2. Not less than a 15 percent recycled content value.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.405.4 Renewable source building products are used.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enhanced Durability and Reduced Maintenance						
4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.407.5 In Climate Zone 16 an ice/water barrier is installed at roof valleys, eaves and wall to roof intersections.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

continued

SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST—continued

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency	Installer or Designer	Third party
		Tier 1	Tier 2	<input type="checkbox"/> All	<input type="checkbox"/> All	<input type="checkbox"/> All
Construction Waste Reduction, Disposal and Recycling						
4.408.1 A minimum of 50 percent of the construction waste generated at the site is diverted to recycle or salvage.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.408.2 Where a local jurisdiction does not have a construction and demolition waste management ordinance, a construction waste management plan shall be submitted for approval to the enforcing agency.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: 1. Tier 1 at least a 65 percent reduction 2. Tier 2 at least a 75 percent reduction Exception: Equivalent waste reduction methods are developed by working with local agencies.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Building Maintenance and Operation						
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Innovative Concepts and Local Environmental Conditions						
A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL QUALITY						
Fireplaces						
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

continued

RESIDENTIAL VOLUNTARY MEASURES

SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST—continued

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.4 50 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	<input checked="" type="checkbox"/>					
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.504.1 Meet the formaldehyde limits contained in Table 4.504.5 before the mandatory compliance date, or use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.504.2 Install VOC compliant resilient flooring systems. Tier 1. At least 80 percent of the resilient flooring installed shall comply. Tier 2. At least 90 percent of the resilient flooring installed shall comply.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.504.3 Thermal insulation installed in the building shall meet the following requirements: Tier 1. Install thermal insulation in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List. Tier 2. Install insulation which contains No-Added Formaldehyde (NAF) and is in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List.		<input checked="" type="checkbox"/> ²	<input checked="" type="checkbox"/> ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Moisture Control						
4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indoor Air Quality and Exhaust						
4.506.1 Exhaust fans which terminate outside the building are provided in every bathroom.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.506.1 Higher than MERV 6 filters are installed on central air or ventilation systems.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.506.2 Direct vent appliances are used or isolated from the conditioned space.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

continued

SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST—continued

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives ¹		Enforcing Agency <input type="checkbox"/> All	Installer or Designer <input type="checkbox"/> All	Third party <input type="checkbox"/> All
		Tier 1	Tier 2			
Environmental Comfort						
4.507.1 Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.507.2. Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ACCA Manual J or equivalent. 2. Size duct systems according to ACCA 29-D (Manual D) or equivalent. 3. Select heating and cooling equipment according to ACCA 36-S (Manual S) or equivalent.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Air Quality Reserved						
Innovative Concepts and Local Environmental Conditions						
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Installer and Special Inspector Qualifications						
Qualifications						
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verifications						
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.
2. Required prerequisite for this Tier.

Division A5.7 – NONRESIDENTIAL CHECKLISTS

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
Requirements			
Project meets all of the requirements of Divisions 5.1 through 5.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning and Design			
Site Selection			
A5.103.1 Community connectivity. Locate project on a previously developed site within a 1/2 mile radius of at least ten basic services, listed in Section A5.103.1.		<input type="checkbox"/>	<input type="checkbox"/>
A5.103.2 Brownfield or greyfield site redevelopment or infill area development. Select for development a brownfield in accordance with Section A5.103.2.1 or on a greyfield or infill site as defined in Section A5.102. A5.103.3.1 Brownfield redevelopment. Develop a site documented as contaminated and fully remediated or on a site defined as a brownfield.		<input type="checkbox"/>	<input type="checkbox"/>
Site Preservation			
A5.104.1.1 Local zoning requirement in place. Exceed the zoning's open space requirement for vegetated open space on the site by 25 percent. A5.104.1.2 No local zoning requirement in place. Provide vegetated open space area adjacent to the building equal to the building footprint area. A5.104.1.3 No open space required in zoning ordinance. Provide vegetated open space equal to 20 percent of the total project site area.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Deconstruction and Reuse of Existing Structures			
A5.105.1.1 Existing building structure. Maintain at least 75 percent of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing) based on surface area. Exceptions: 1. Window assemblies and nonstructural roofing material. 2. Hazardous materials that are remediated as a part of the project. 3. A project with an addition of more than two times the square footage of the existing building. A5.105.1.2 Existing nonstructural elements. Reuse existing interior nonstructural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50 percent of the area of the completed building (including additions). Exception: A project with an addition of more than two times the square footage of the existing building. A5.105.1.3 Salvage. Salvage additional items in good condition such as light fixtures, plumbing fixtures and doors for reuse on this project in an onsite storage area or for salvage in dedicated collection bins. Document the weight or number of the items salvaged.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Site Development			
5.106.1 Storm water pollution prevention plan. For projects of one acre or less, develop a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit or local ordinance, whichever is stricter, as is required for projects over one acre. The plan should cover prevention of soil loss by storm water run-off and/or wind erosion, of sedimentation and/or of dust/particulate matter air pollution. A5.106.2 Storm water design. Design storm water runoff rate and quantity in conformance with Section A5.106.3.1 and storm water runoff quality by Section A5.106.3.2 or by local requirements, whichever are stricter. A5.106.2.1 Storm water runoff rate and quantity. Implement a storm water management plan resulting in no net increase in rate and quantity of storm water runoff from existing to developed conditions. Exception: If the site is already greater than 50 percent impervious, implement a storm water management plan resulting in a 25 percent decrease in rate and quantity. A5.106.2.2 Storm water runoff quality. Use post construction treatment control best management practices (BMPs) to mitigate (infiltrate, filter or treat) storm water runoff from the 85th percentile 24-hour runoff event (for volume-based BMPs) or the runoff produced by a rain event equal to two times the 85th percentile hourly intensity (for flow-based BMPs).	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
A5.106.3 Low impact development (LID). Reduce peak runoff in compliance with Section 5.106.3.1. Employ at least two of the following methods or other best management practices to allow rainwater to soak into the ground, evaporate into the air or collect in storage receptacles for irrigation or other beneficial uses. LID strategies include, but are not limited to those listed in Section A5.106.4.		<input type="checkbox"/>	<input type="checkbox"/>

continued

NONRESIDENTIAL VOLUNTARY MEASURES

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
<p>5.106.4 Bicycle parking and changing rooms. Comply with Sections 5.106.4.1 and 5.106.4.2; or meet local ordinance, whichever is stricter.</p> <p>5.106.4.1 Short-Term bicycle parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.</p> <p>5.106.4.2 Long-Term bicycle parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking capacity, with a minimum of one space.</p> <p>A5.106.4.3 Changing rooms. For buildings with over 10 tenant-occupants, provide changing/shower facilities in accordance with Table A5.106.4.3 or document arrangements with nearby changing/shower facilities.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>A5.106.5.1 Designated parking for fuel-efficient vehicles. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in: Table A5.106.5.1.1 for Tier 1 at 10 percent of total spaces Table A5.106.5.1.2 for Tier 2 at 12 percent of total spaces</p> <p>5.106.5.2 Designated parking. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.6.2.</p>	<p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>A5.106.5.3.1 Electric vehicle supply wiring. For each space required in Table A406.1.6.2.1, provide one 120 VAC 20 amp and one 208/240 V 40 amp, grounded AC outlets or panel capacity and conduit installed for future outlets and as shown in Table A5.106.5.3.1.</p>		<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>A5.106.6 Parking capacity. Design parking capacity to meet but not exceed minimum local zoning requirements.</p> <p>A5.106.6.1 Reduce parking capacity. With the approval of the enforcement authority, employ strategies to reduce on-site parking area by</p> <ol style="list-style-type: none"> 1. Use of on street parking or compact spaces, illustrated on the site plan or 2. Implementation and documentation of programs that encourage occupants to carpool, ride share or use alternate transportation. 		<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>A5.106.7 Exterior walls. Meet requirements in the current edition of the <i>California Energy Code</i> and select one of the following for wall surfaces:</p> <ol style="list-style-type: none"> 1. Provide vegetative or man-made shading devices for east-, south- and west-facing walls with windows. 2. Use wall surfacing with minimum SRI 25 (aged), for 75 percent of opaque wall areas. 	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>		
<p>5.106.8 Light pollution reduction. Comply with lighting power requirements in the <i>California Energy Code</i> and design interior and exterior lighting such that zero direct-beam illumination leaves the building site. Meet or exceed exterior light levels and uniformity ratios for lighting zones 1 – 4 as defined in Chapter 10 of the <i>California Administrative Code</i>, using the following strategies:</p> <ol style="list-style-type: none"> 1. Shield all exterior luminaires or use cutoff luminaires. 2. Contain interior lighting within each source. 3. Allow no more than .01 horizontal foot candle 15 ft beyond the site. 4. Contain all exterior lighting within property boundaries. <p>Exception: See Part 2, Chapter 12, Section 1205.6 for campus lighting requirements for parking facilities and walkways.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>		
<p>A5.106.9 Building orientation. Locate and orient the building as follows:</p> <ol style="list-style-type: none"> 1. Long sides facing north and south 2. Protect the building from thermal loss, drafts and degradation of the building envelope caused by wind and wind-driven materials. 		<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>5.106.10 Grading and paving. The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows.</p>	<p><input checked="" type="checkbox"/></p>		
<p>A5.106.11 Heat island effect. Reduce nonroof heat islands and roof heat islands as follows:</p> <p>A5.106.11.1 Hardscape alternatives. Use one or a combination of strategies 1 through 3 for 50 percent of site hardscape or put 50 percent of parking underground.</p> <ol style="list-style-type: none"> 1. Provide shade (mature within 5 years of occupancy). 2. Use light colored/ high-albedo materials. 3. Use open-grid pavement system. <p>A5.106.11.2 Cool roof. Use roofing materials having solar reflectance, thermal emittance or Solar Reflectance Index (SRI)3 equal to or greater than the values shown in: Table A5.106.11.2.1 – Tier 1 or Table A5.106.11.2.2 – Tier 2</p>		<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
Energy Efficiency			
Performance Requirements			
5.201.1 Scope. The California Energy Commission will continue to adopt mandatory building standards. ¹	<input checked="" type="checkbox"/>		
A5.203.1 Energy performance. Using an Alternative Calculation Method approved by the California Energy Commission, calculate each nonresidential building's TDV energy and CO ₂ emissions and compare it to the standard or "budget" building. A5.203.1.1 Tier 1. Exceed <i>California Energy Code</i> requirements, based on the 2008 Energy Efficiency Standards, by 15 percent. A5.203.1.2 Tier 2. Exceed <i>California Energy Code</i> requirements, based on the 2008 Energy Efficiency Standards, by 30 percent.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Prescriptive Measures			
A5.204.1 ENERGY STAR equipment and appliances. All equipment and appliances provided by the builder shall be ENERGY STAR labeled if ENERGY STAR is applicable to that equipment or appliance.		<input type="checkbox"/>	<input type="checkbox"/>
A5.204.2 Energy monitoring. Provide submetering or equivalent combinations of sensor measurements and thermodynamic calculations, if appropriate, to record energy use data for each major energy system in the building. A5.204.2.1 Data storage. The data management system must be capable of electronically storing energy data and creating user reports showing hourly, daily, monthly and annual energy consumption for each major energy system. A5.204.2.2 Data access. Hourly energy use data shall be accessible through a central data management system and must be available daily.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
A5.204.3 Demand response. HVAC systems with Direct Digital Control Systems and centralized lighting systems shall include preprogrammed demand response strategies that are automated with either a Demand Response Automation Internet Software Client or dry contact relays. A5.204.3.1 HVAC. The preprogrammed demand response strategies should be capable of reducing the peak HVAC demand by cooling temperature set point adjustment. A5.204.3.2 Lighting. The preprogrammed demand response strategies should be capable of reducing the total lighting load by a minimum 30 percent through dimming control or bi-level switching. A5.204.3.3 Software clients. The software clients will be capable of communicating with a DR Automation Server.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Renewable Energy			
A5.211.1 On-site renewable energy. Use on-site renewable energy for at least 1 percent of the electrical service overcurrent protection device rating calculated in accordance with the 2007 <i>California Electrical Code</i> or 1KW, whichever is greater, in addition to the electrical demand required to meet 1 percent of natural gas and propane use calculated in accordance with the 2007 <i>California Plumbing Code</i> . A5.211.1.1 Documentation. Calculate renewable on-site system to meet the requirements of Section A5.211.1. Factor in net-metering, if offered by local utility, on an annual basis. A5.211.3 Green power. Participate in the local utility's renewable energy portfolio program that provides a minimum of 50 percent electrical power from renewable sources. Maintain documentation through utility billings. A5.211.4 Prewiring for future solar. Install conduit from the building roof or eave to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter. A5.211.4.1 Off-grid prewiring for future solar. If battery storage is anticipated, conduit should run to a location within the building that is stable, weather-proof, insulated against very hot and very cold weather and isolated from occupied spaces.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Elevators, Escalators and Other Equipment			
A5.212.1 Elevators and escalators. In buildings with more than one elevator or two escalators, provide controls to reduce the energy demand of elevators and reduce the speed of escalators. Document the controls in the project specifications and commissioning plan.		<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficient Steel Framing			
A5.213.1 Steel framing. Design for and employ techniques to avoid thermal bridging.		<input type="checkbox"/>	<input type="checkbox"/>

continued

NONRESIDENTIAL VOLUNTARY MEASURES

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
Water Efficiency and Conservation			
Indoor Water Use			
<p>5.303.1 Meters. Separate meters shall be installed for the uses described in Sections 503.1.1 through 503.1.3.</p> <p>5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:</p> <ol style="list-style-type: none"> 1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day. 2. For spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory or beauty salon or barber shop projected to consume more than 100 gal/day. <p>5.303.1.2 Excess consumption. Any building within a project or space within a building that is projected to consume more than 1,000 gal/day.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>5.303.2 20 percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 20 percent shall be provided. (Calculate savings by Water Use Worksheets)</p> <p>5.303.2.1 Multiple showerheads serving one shower. When single shower fixtures are served by more than one showerhead, the combined flow rate of all the showerheads shall not exceed the maximum flow rates specified in the 20 percent reduction column contained in Table 5.303.2.3 or the shower shall be designed to only allow one showerhead to be in operation at a time.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
<p>A5.303.2.3.1 Tier 1 – 30 percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 30 percent shall be provided.</p> <p>A5.303.2.3.2 Tier 2 – 35 percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 35 percent shall be provided.</p> <p>A5.303.2.3.3 40 percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 40 percent shall be provided. (Calculate savings by Water Use Worksheets)</p>		<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>5.303.4 Wastewater reduction. Each building shall reduce the generation of wastewater by one of the following methods:</p> <ol style="list-style-type: none"> 1. The installation of water-conserving fixtures or 2. Utilizing nonpotable water systems. 	As applicable <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
<p>A5.303.3 Appliances.</p> <ol style="list-style-type: none"> 1. Clothes washers shall have a maximum Water Factor (WF) that will reduce the use of water. 2. Dishwashers shall meet the criteria in Section A5.303.3(2)(a) and (b). 3. Ice makers shall be air cooled. 4. Food steamers shall be connectionless or boilerless. 5. The use and installation of water softeners shall be limited or prohibited by local agencies. 		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>A5.303.5 Dual plumbing. New buildings and facilities shall be dual plumbed for potable and recycled water systems.</p>		<input type="checkbox"/>	<input type="checkbox"/>
<p>5.303.6 Plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the requirements listed for each type in Items listed in Table 5.303.6.</p> <ol style="list-style-type: none"> 1. Water closets (toilets) – flushometer type 2. Water closets (toilets) – tank type 3. Urinals 4. Public lavatory faucets 5. Public metering self-closing faucets 6. Residential bathroom lavatory sink faucets 7. Residential kitchen faucets 8. Residential shower heads 9. Single shower fixtures served by more than one showerhead 	As applicable <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		

continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
Outdoor Water Use			
5.304.1 Water budget. A water budget shall be developed for landscape irrigation use. ¹	<input checked="" type="checkbox"/>		
5.304.2 Outdoor potable water use. For new water service, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas between 1,000 square feet and 5,000 square feet. A5.304.2.1 Outdoor potable water use. For new water service not subject to the provisions of <i>Water Code</i> Section 535, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas between 500 square feet and 1,000 square feet.	<input checked="" type="checkbox"/>		
5.304.3 Irrigation design. In new nonresidential projects with between 1,000 and 2,500 square feet of landscaped area (the level at which the MLO applies), install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations. 5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.	<input checked="" type="checkbox"/> As applicable <input checked="" type="checkbox"/>		
A5.304.4 Potable water reduction. Provide water efficient landscape irrigation design that reduces by the use of potable water. A5.304.4.1 Tier 1 – Reduce the use of potable water to a quantity that does not exceed 60 percent of ETo times the landscape area. A5.304.4.2 Tier 2 –Reduce the use of potable water to a quantity that does not exceed 55 percent of ETo times the landscape area. Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in A5.304.4. A5.304.4.3 Verification of compliance. A calculation demonstrating the applicable potable water use reduction required by this section shall be provided.		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
A5.304.5 Potable water elimination. Provide a water efficient landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation and establishment. Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in Section A5.304.4.		<input type="checkbox"/>	<input type="checkbox"/>
A5.304.6 Restoration of areas disturbed by construction. Restore all areas disturbed during construction by planting with local native and/or noninvasive vegetation.		<input type="checkbox"/>	<input type="checkbox"/>
A5.104.7 Previously developed sites. On previously developed or graded sites, restore or protect at least 50 percent of the site area with native and/or noninvasive vegetation.		<input type="checkbox"/>	<input type="checkbox"/>
A5.304.8 Graywater irrigation system. Install graywater collection system for onsite subsurface irrigation using graywater.		<input type="checkbox"/>	<input type="checkbox"/>
Material Conservation and Resource Efficiency			
Efficient Framing Systems			
A5.404.1 Wood framing. Employ advanced wood framing techniques or OVE, as permitted by the enforcing agency.		<input type="checkbox"/>	<input type="checkbox"/>
Material Sources			
A5.405.1 Regional materials. Select building materials or products for permanent installation on the project that have been harvested or manufactured in California or within 500 miles of the project site, meeting the criteria listed in Section A5.405.1.		<input type="checkbox"/>	<input type="checkbox"/>
A5.405.2 Bio-based materials. Select bio-based building materials per Section A5.405.2.1 or A5.405.2.2. A5.405.2.1 Certified wood products. Certified wood is an important component of green building strategies and the California Building Standards Commission will continue to develop a standard through the next code cycle. A5.405.2.2 Rapidly renewable materials. Use materials made from plants harvested within a ten-year cycle for at least 2.5 percent of total materials value, based on estimated cost.		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
A5.405.3 Reused materials. Use salvaged, refurbished, refinished or reused materials for at least 5 percent of the total value, based on estimated cost of materials on the project.		<input type="checkbox"/>	<input type="checkbox"/>

continued

NONRESIDENTIAL VOLUNTARY MEASURES

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
<p>A5.405.4 Recycled content, Tier 1. Use materials, equivalent in performance to virgin materials, with postconsumer or preconsumer recycled content value (RCV) equaling at least 10 percent of the total value, based on estimated cost of materials on the project. Provide documentation as to the respective values.</p> <p>A5.405.4.1 Recycled content, Tier 2. Use materials, equivalent in performance to virgin materials, with postconsumer or preconsumer recycled content value (RCV) for a minimum of 15 percent of the total value, based on estimated cost of materials on the project. Provide documentation as to the respective values.</p>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A5.405.5 Cement and concrete. Use cement and concrete made with recycled products and complying with the following sections:</p> <p>A5.405.5.1 Cement. Meet the following standards for cement:</p> <ol style="list-style-type: none"> 1. Portland cement shall meet ASTM C 150. 2. Blended hydraulic cement shall meet ASTM C 595. <p>A5.405.5.2 Concrete. Unless otherwise directed by the engineer, use concrete manufactured with cementitious materials in accordance with Sections A5.405.5.2.1 and A5.405.5.2.2, as approved by the enforcing agency.</p> <p>A5.405.5.2.1 Supplementary cementitious materials (SCMs). Use concrete made with one or more of the SCMs listed in Section A5.405.5.2.1.</p> <p>A5.405.5.2.1.1 Mix design equation. Use any combination of one or more SCMs, satisfying Equation A4.5-1.</p> <p>Exception: Minimums for concrete products requiring high early strength may be lower as directed by the engineer.</p> <p>A5.405.5.3 Additional means of compliance. Any of the following measures may be employed for the production of cement or concrete, depending on their availability and suitability, in conjunction with Section A5.405.5.2.</p> <p>A5.405.5.3.1 Cement. The following measures may be used in the manufacture of cement.</p> <p>A5.405.5.3.1.1 Alternative fuels. Where permitted by state or local air quality standards, use alternative fuels.</p> <p>A5.405.5.3.1.2 Alternative power. Use alternate electric power generated at the cement plant and/or green power purchased from the utility meeting the requirements of Section A5.211.</p> <p>A5.405.5.3.1.3 Alternative ingredients. Use inorganic processing additions and limestone meeting ASTM C 150.</p> <p>A5.405.5.3.2 Concrete. The following measures may be used in the manufacture of concrete,</p> <p>A5.405.5.3.2.1 Alternative energy. Use renewable or alternative energy meeting the requirements of Section A5.211.</p> <p>A5.405.5.3.2.2 Recycled aggregates. Use concrete made with one or more of the materials listed in Section A5.405.5.3.2.2.</p> <p>A5.405.5.3.2.3 Mixing water. Use water meeting ASTM C1602, either recycled water provided by the local water purveyor or water reclaimed from manufacturing processes.</p>		<input type="checkbox"/>	<input type="checkbox"/>
Enhanced Durability and Reduced Maintenance			
<p>A5.406.1.1 Service life. Select materials for longevity and minimal deterioration under conditions of use.</p> <p>A5.406.1.2 Reduced maintenance. Select materials that require little, if any, finishing.</p> <p>A5.406.1.3 Recyclability. Select materials that can be re-used or recycled at the end of their service life.</p>		<input type="checkbox"/>	<input type="checkbox"/>
Weather Resistance and Moisture Management			
<p>5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by <i>California Building Code</i> Section 1403.2 and <i>California Energy Code</i> Section 150, manufacturer's installation instructions or local ordinance, whichever is more stringent.¹</p>	<input checked="" type="checkbox"/>		
<p>5.407.2 Moisture control. Employ moisture control measures by the following methods;</p> <p>5.407.2.1 Sprinklers. Prevent irrigation spray on structures.</p> <p>5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		

continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
Construction Waste Reduction, Disposal and Recycling			
5.408.1 Construction waste diversion. Establish a construction waste management plan or meet local ordinance, whichever is more stringent.	<input checked="" type="checkbox"/>		
5.408.2 Construction waste management plan. Submit plan per this section to enforcement authority.	<input checked="" type="checkbox"/>		
5.408.2.1 Documentation. Provide documentation of the waste management plan that meets the requirements listed in Section 5.408.2 Items 1 thru 4 and the plan is accessible to the enforcement authority. 5.408.2.2 Isolated jobsites. The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.408.3 Construction waste. Recycle and/or salvage for reuse a minimum of 50 percent of nonhazardous construction and demolition debris or meet local ordinance, whichever is more stringent. Exceptions: <ol style="list-style-type: none"> Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. A5.408.3.1 Enhanced construction waste reduction. Divert to recycle or salvage nonhazardous construction and demolition debris generated at the site in compliance with one of the following: Tier 1. At least a 65 percent reduction Tier 2. At least an 80 percent reduction A5.408.3.1.1 Verification of compliance. A copy of the completed waste management report shall be provided. Exceptions: <ol style="list-style-type: none"> Excavated soil and land-clearing debris Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5.408.4 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.	<input checked="" type="checkbox"/>		
Life Cycle Assessment			
A5.409.1 Materials and system assemblies. Select materials assemblies based on life cycle assessment of their embodied energy and/or green house gas emission potentials. See Sections A5.409.1.1 and A5.409.1.2 for available tools.		<input type="checkbox"/>	<input type="checkbox"/>
Building Maintenance and Operation			
5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling. ¹	<input checked="" type="checkbox"/>		
5.410.2 Commissioning. For new buildings 10,000 square feet and over, building commissioning for all building systems covered by T24, Part 6, process systems and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in Section 5.410.2. 5.410.2.1 Owner's Project Requirements (OPR). Documented before the design phase of the project begins the OPR shall include items listed in Section 5.410.4. 5.410.2.2 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 and updated periodically to cover the systems listed in Section 5.410.2.2. 5.410.2.3 Commissioning plan. A commissioning plan describing how the project will be commissioned shall be started during the design phase of the building project and shall include items listed in Section 5.410.2.3. 5.410.2.4 Functional performance testing shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. 5.410.2.5 Documentation and training. A Systems manual and systems operations training are required. 5.410.2.5.1 Systems manual. The systems manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in Section 5.410.2.5.1. 5.410.2.5.2 Systems operations training. The training of the appropriate maintenance staff for each equipment type and/or system shall include items listed in Section 5.410.2.5.2. 5.410.2.6 Commissioning report. A complete report of commissioning process activities undertaken through the design, construction and reporting recommendations for postconstruction phases of the building project shall be completed and provided to the owner or representative.	<input checked="" type="checkbox"/>		

continued

NONRESIDENTIAL VOLUNTARY MEASURES

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
<p>5.410.4 Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet.</p> <p>5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in Section 5.410.3.2.</p> <p>5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with industry best practices and applicable national standards on each system.</p> <p>5.410.4.3.1 HVAC balancing. Before a new space-conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in Section 5.410.3.3.1.</p> <p>5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.</p> <p>5.410.4.5 Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection.</p> <p>5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
Environmental Quality			
Fireplaces			
<p>5.503.1 Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove and refer to residential requirements in the <i>California Energy Code</i>, Title 24, Part 6, Subchapter 7, Section 150.</p> <p>5.503.1.1 Woodstoves. Woodstoves shall comply with US EPA Phase II emission limits.</p>	<input checked="" type="checkbox"/> As applicable <input checked="" type="checkbox"/>		
Pollutant Control			
<p>A5.504.1 Indoor air quality (IAQ) during construction. Maintain IAQ as provided in Sections A5.504.1.1 and A5.504.1.2.</p> <p>A5.504.1.1 Temporary ventilation. Provide temporary ventilation during construction in accordance with Section 121 of the <i>California Energy Code</i>, CCR, Title 24, Part 6 and Chapter 4 of CCR, Title 8 and as listed in Items 1 through 4 in Section A5.504.1.2.</p> <p>A5.504.1.2 Additional IAQ measures. Employ additional measures as listed in Items 1 through 5 in Section A5.504.1.3.</p>		<input type="checkbox"/>	<input type="checkbox"/>
<p>A5.504.2 IAQ postconstruction. Flush out the building per Section A5.504.2 prior to occupancy or if the building is occupied.</p> <p>A5.504.2.1 IAQ Testing. A testing alternative may be employed after all interior finishes have been installed, using testing protocols recognized by the United State Environmental Protection Agency (U.S. EPA) and in accordance with Section A5.504.2.1.2. Retest as required in Section A5.504.2.1.3.</p> <p>A5.504.2.1.1 Maximum levels of contaminants. Allowable levels of contaminant concentrations measured by testing shall not exceed the following:</p> <ol style="list-style-type: none"> 1. Carbon Monoxide (CO): 9 parts per million, not to exceed outdoor levels by 2 parts per million; 2. Formaldehyde: 27 parts per billion; 3. Particulates (PM10): 50 micrograms per cubic meter; 4. 4-Phenylcyclohexene (4-PCH): 6.5 micrograms per cubic meter; and 5. Total Volatile Organic Compounds (TVOC): 300 micrograms per cubic meter. <p>A5.504.2.1.2 Test protocols. Testing of indoor air quality should include the elements listed in Items 1 through 4.</p> <p>A5.504.2.1.3 Noncomplying building areas. For each sampling area of the building exceeding the maximum concentrations specified in Section A5.504.2.1.1, flush out with outside air and retest samples taken from the same area. Repeat the procedures until testing demonstrates compliance.</p>		<input type="checkbox"/> <input type="checkbox"/> As applicable <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> As applicable <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system.</p>	<input checked="" type="checkbox"/>		

continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY	
		CALGreen Tier 1	CALGreen Tier 2
Outdoor Air Quality			
<p>5.508.1 Ozone depletion and global warming reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.</p> <p>5.508.1.1 CFCs. Install HVAC and refrigeration equipment that does not contain CFCs.¹</p> <p>5.508.1.2 Halons. Install fire suppression equipment that does not contain Halons.¹</p> <p>A5.508.1.3 Hydrochlorofluorocarbons (HCFCs). Install HVAC and refrigeration equipment that does not contain HCFCs.</p> <p>A5.508.1.4 Hydrofluorocarbons (HFCs). Install HVAC complying with either of the following:</p> <ol style="list-style-type: none"> 1. Install HVAC, refrigeration and fire suppression equipment that do not contain HFCs or that do not contain HFCs with a global warming potential greater than 150. 2. Install HVAC and refrigeration equipment that limit the use of HFC refrigerant through the use of a secondary heat transfer fluid with a global warming potential no greater than 1. 	<p>As applicable</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

1. These measures are currently required elsewhere in statute or in regulation.

RESOLUTION NO. 2010-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK ADOPTING A REVISED FEE SCHEDULE FOR SERVICES RENDERED PURSUANT TO THE MOORPARK MUNICIPAL CODE RELATING TO BUILDING AND SAFETY AND RECINDING RESOLUTION NO. 2008-2669

WHEREAS, State law and the Moorpark Municipal Code require the performance of certain plan review, inspection and other services by the Building Official for the purpose of safeguarding the public health, safety and welfare; and

WHEREAS, the City Council of the City of Moorpark adopted Resolution No. 2008-2669 providing for the collection of certain fees to allow the cost of such services to be borne by the users and beneficiaries of same; and

WHEREAS, the fee schedule for these services must be revised from time to time to assure adequate recovery of all costs associated with the rendering of such services; and

WHEREAS, the mandatory measures of the California Green Building Code will require review for compliance with the Code during the plan check process; and

WHEREAS, the mandatory measures of the Green Building Code will require verification of compliance during the inspection process; and

WHEREAS, Tier 1 and Tier 2 measures of the California Green Building Code will require review and verifications; and

WHEREAS, at a public hearing on November 17, 2010, the City Council received and considered written evidence and oral testimony pertaining to a possible increase in said fees in accordance with Government Code Section 66016; and

WHEREAS, the City Council concurs with the Community Development Director determination that the proposed revision to the Building and Safety Fee Schedules is exempt from the provisions of the California Environmental Quality Act (CEQA), in that the action of the City Council does not involve the consideration of the approval of a project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The fees for Building and Safety permits, plan review and other services shall be as set forth in Exhibit "A" and "C" attached hereto.

SECTION 2. The Building Official shall determine valuation of construction projects using the multipliers set forth in Exhibit "B" attached hereto.

SECTION 3. That the fees established in this resolution do not exceed the estimated reasonable cost of providing the service for which the fee is imposed.

SECTION 4. This Resolution shall become effective on January 18, 2011, pursuant to Government Code Section 66016.

SECTION 5. That Resolution No. 2008-2669, adopted the 16th day of January 2008, is hereby rescinded upon the effective date of this Resolution.

SECTION 6. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this _____ day of _____ 2010

Janice Parvin, Mayor

ATTEST:

Maureen Benson, City Clerk

Attachments:

Exhibit A: Building and Safety Fees

Exhibit B: Valuation

Exhibit C: Swimming Pool and Sap Valuation/Fee Chart

**EXHIBIT A
CITY OF MOORPARK
BUILDING AND SAFETY FEES**

TOTAL VALUATION:

1-500	\$23.00
FROM 501 TO 1000 FIRST 500	\$23.00
EACH ADDITIONAL 100 OR FRACTION	\$3.00
FROM 1000 TO 5000 FIRST 1000	\$38.00
EACH ADDITIONAL 1000 OR FRACTION	\$13.00
FROM 5001 TO 10000 FIRST 5000	\$90.00
EACH ADDITIONAL 1000 OR FRACTION	\$12.00
FROM 10001 TO 50000 FIRST 10000	\$150.00
EACH ADDITIONAL 1000 OR FRACTION	\$12.00
FROM 50001 TO 100000 FIRST 50000	\$630.00
EACH ADDITIONAL 1000 OR FRACTION	\$8.00
FROM 100001 TO 500000 FIRST 100000	\$1030.00
EACH ADDITIONAL 1000 OR FRACTION	\$6.00
FROM 500001 TO 1000000 FIRST 500000	\$3430.00
EACH ADDITIONAL 1000 OR FRACTION	\$5.00
FROM 1000001 UP FIRST 10000000	\$6100.00
EACH ADDITIONAL 1000 OR FRACTION	\$4.00

PLAN REVIEW:

PLAN REVIEW FEES SHALL BE 75% OF THE PERMIT FEE.

ENERGY CONSERVATION:

PERMIT AND PLAN REVIEW FEES SHALL BE INCREASED BY 10% WHERE COMPLIANCE WITH CALIFORNIA ENERGY CONSERVATION LAW IS REQUIRED.

HANDICAPPED ACCESS:

PERMIT AND PLAN REVIEW FEES SHALL BE INCREASED BY 10% WHERE COMPLIANCE WITH CALIFORNIA ACCESS LAW IS REQUIRED.

GREEN BUILDING MANDATORY MEASURES:

PERMIT AND PLAN REVIEW FEES SHALL BE INCREASED BY 8% WHERE COMPLIANCE WITH CALIFORNIA GREEN BUILDING CODE IS REQUIRED.

GREEN BUILDING TIER 1 AND 2:

PERMIT AND PLAN REVIEW FEES SHALL BE INCREASED AND ADDITIONAL 8% WHERE COMPLIANCE WITH CALIFORNIA GREEN BUILDING CODE TIER 1 OR 2 IS REQUESTED.

STRONG MOTION:

PERMIT FEES SHALL BE INCREASED BY THE AMOUNTS AS REQUIRED BY STATE LAW TO SUPPORT THE STATE OF CALIFORNIA STRONG MOTION INSTRUMENTATION AND SEISMIC HAZARD MAPPING PROGRAM.

**EXHIBIT A
CITY OF MOORPARK
BUILDING AND SAFETY FEES**

MISCELLANEOUS FEES:

FOR THE ISSUANCE OF A SINGLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, DEMOLITION OR COMBINATION PERMIT	\$27.00
FOR ANY PERMIT, THE FEE SHALL NOT BE LESS THAN MINIMUM DEMOLITION PERMIT FEE	\$46.00 \$146.00
PRE-MANUFACTURED BUILDING SET-UP, COMMERCIAL	\$291.00
MOBILE HOME SET-UP, TEMPORARY (Manufactured after June 15, 1976)	\$142.00
MOBILE HOME SET-UP PERMANENT	\$291.00
OCCUPANCY INVESTIGATION/ INVESTIGATION OF UN-PERMITTED WORK	\$142.00
BUSINESS REGISTRATION OCCUPANCY INVESTIGATION (SIMPLE)	\$50.00
BUSINESS REGISTRATION OCCUPANCY INVESTIGATION (COMPLEX) i.e. Change of Use or Industrial Uses	\$142.00
BUILDING RELOCATION PRE-INSPECTION	\$142.00
RECORDS UPDATE	\$47.00
REINSPECTION FEE	\$71.00
APPEALS HEARING	\$1047.00
PHOTO COPY EA. ADDITIONAL PAGE	Per City Clerk Per City Clerk
OTHER: GEOLOGY AND SOIL REPORT REVIEW	

**EXHIBIT A
CITY OF MOORPARK
BUILDING AND SAFETY FEES**

ELECTRICAL PERMIT FEES:

PERMIT ISSUANCE:	\$ 27.00
SYSTEMS PER SQUARE FOOT:	
FOR ONE AND TWO FAMILY DWELLINGS	\$ 0.08
FOR MULTI FAMILY RESIDENTIAL	\$ 0.08
MANUFACTURING	\$ 0.08
COMMERCIAL	\$ 0.13
BUSINESS AND ASSEMBLY	\$ 0.08
AGRICULTURAL	\$ 0.02
PRIVATE SWIMMING POOLS	\$55.00
PUBLIC POOLS	\$91.00
TEMP. SERVICE: PROVIDE ZONE CLEARANCE BEFORE ISSUE	
UP TO 200A	\$36.00
OVER 200A	\$47.00
SUB-PANELS	\$36.00
UNIT FEE SCHEDULE:	
SERVICES:	
FOR 600V UP TO 200A	\$36.00
FOR 200A TO 1000A	\$146.00
FOR OVER 600V OR OVER 1000A	\$260.00
SOLAR SYSTEMS	\$146.00
RECEPTICAL SWITCH OR OUTLET ea.	\$0.90
LIGHTING OUTLET OR FIXTURE ea.	\$0.90
RESIDENTIAL APPLIANCE ea.	\$7.00
NON-RESIDENTIAL APPLIANCES ea.	\$19.00
POWER APPARATUS RATED IN HP, KW, KVA OR KVAR	
UP TO 1 HP, ea.	\$18.00
OVER 1 HP, ea.	\$55.00
BUSWAYS, EACH 100 FT. OR FRACTION THEREOF	\$18.00
SIGNS AND MARQUEES	\$11.00
MISC. APPARATUS, CONDUITS AND CONDUCTORS	\$18.00
ANNUAL ELECTRICAL MAINTENANCE	\$91.00
LIGHT POLES ea.	\$8.00
PLAN REVIEW FEE:	50% OF PERMIT FEE
OTHER:	ACTUAL COST TO CITY INCLUDING OVERHEAD

**EXHIBIT A
 CITY OF MOORPARK
 BUILDING AND SAFETY FEES**

MECHANICAL PERMIT FEES:

PERMIT ISSUANCE \$27.00

SYSTEM FEES:

RESIDENTIAL HEATING SYSTEMS
 PER SQ. FT. OF CONDITIONED SPACE \$0.04

UNIT FEES:

HEATING APPLIANCE \$22.00

SINGLE FLUE OR VENT SERVICING AN APPLIANCE \$11.00

DUCT SYSTEMS FOR HEATING OR COOLING
 PER SQ. FT. OF AREA SERVED \$0.02

COMBINATION HEATING/COOLING UNIT i.e. heat pump unit \$33.00

COOLING UNIT (SELF CONTAINED UNIT NO REFRIGERATION CONNECTION) \$22.00

COOLING TOWER AND RELATED PIPING \$13.00

EVAPORATIVE COOLING UNIT WITH DUCTS \$13.00

INCIDENTAL GAS PIPING OR ELECTRICAL WIRING \$13.00

AIR HANDLER OR VENTILATION UNIT \$11.00

RESIDENTIAL EXHAUST FAN AND DUCT \$6.00

COMMERCIAL KITCHEN HOOD \$73.00

REFRIGERATION UNIT
 UP TO 25 HP \$11.00
 OVER 25 HP \$44.00

BOILER (GENERATES STEAM) \$91.00

BOILER CHIMNEY (METAL) \$11.00

COMMERCIAL OR INDUSTRIAL INCINERATOR \$100.00

INCINERATOR CHIMNEY \$22.00

FIRE DAMPERS
 1-10 DAMPERS EACH \$24.00
 OVER 10 \$7.00

OTHER APPLIANCES AND EQUIPMENT \$11.00

PLAN REVIEW FEE: 50% OF PERMIT FEE

OTHER: ACTUAL COST TO CITY INCLUDING OVERHEAD

**EXHIBIT A
 CITY OF MOORPARK
 BUILDING AND SAFETY FEES**

PLUMBING PERMIT FEES:

PERMIT ISSUANCE	\$27.00
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SYSTEM FEES:

SINGLE FAMILY DWELLINGS	\$87.00
SWIMMING POOL	\$95.00
SOLAR WATER HEATING	\$55.00

UNIT FEES:

FIXTURE OR TRAP	\$6.00
WATER SERVICE PIPING	\$13.00
GAS SYSTEM UP TO 4 OUTLETS	\$13.00
EACH OUTLET OVER 4	\$3.00
WATER HEATER	\$18.00
WATER TREATMENT EQUIPMENT	\$6.00
BUILDING SEWER	\$73.00
MISC. REPAIRS	\$6.00
LAWN SPRINKLER SYSTEM RESIDENTIAL	\$6.00
LAWN SPRINKLER SYSTEM NON-RESIDENTIAL	\$46.00
VACUUM BREAKER OR BACKFLOW PREVENTER	\$11.00
INTERCEPTORS AND CLARIFIERS	\$82.00
STORM WATER DRAINS INSIDE BUILDING- per drain	\$11.00
ANNUAL MAINTENANCE	\$91.00
FIRE SPRINKLERS PER SQ. FT.	\$3.00

PLAN REVIEW FEE:	50% OF PERMIT FEE
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OTHER:	ACTUAL COST TO CITY INCLUDING OVERHEAD
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EXHIBIT B

VALUATION	\$ PER SQ. FT
DWELLINGS, DETACHED, WOOD FRAME, GOOD QUALITY	118.93
ROOM ADDITIONS	118.93
GARAGES, PRIVATE, ATTACHED	46.34
GARAGES, PRIVATE, DETACHED	46.34
BALCONIES AND COVERED PORCHES AND REMODELS ONE THIRD OF THE DWELLING VALUE	39.64
OPEN TRELLISES AND SOLID OR LATTICE PATIO COVERS, GAZEBOS	37.34
DECKS MORE THAN 30" ABOVE GRADE	20.80
RETAINING WALLS, CONVENTIONAL FOOTING	19.50
RETAINING WALLS, CAISSON AND GRADE BM	31.20
WINDOW CHANGE OUT	31.20 Fee ea
SOLATUBE	31.24 Fee ea
SKYLIGHTS	31.24 Fee ea
SWIMMING POOLS & SPAS, GUNITE	See Exhibit C
SWIMMING POOLS & SPAS, MANUFACTURED	See Exhibit C
RE-ROOF RESIDENTIAL AND COMMERCIAL	2.60
RE-ROOF WITH ENGINEERING ADDITIONAL FOR PLAN CHECK	43.68
SIGN PERMIT	See Exhibit C
BLOCK WALLS OVER 42" HIGH	7.80

OTHER OCCUPANCIES – AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL WITH THE LATEST EDITION OF MARSHALL AND SWIFT CONSTRUCTION COST HANDBOOK LOCAL MULTIPLIER FOR VENTURA COUNTY. AS OF JUNE 2008 MULTIPLIER IS 1.24

OTHER WORK - SHALL BE VALUED BY THE BUILDING OFFICIAL BASED UPON HIS OR HER ESTIMATE OF THE COST OF THE CONSTRUCTION AND HIS OR HER ESTIMATE OF THE COST OF INSPECTION AND PLAN REVIEW.

NOTES

1. THE VALUATION ABOVE SHALL BE MODIFIED AS INDICATED FOR:

A. HILLSIDE FOUNDATIONS	INCREASE	5- 20 %
B. SHELL ONLY	DECREASE VALUATION	20 %
C. TENANT IMPROVEMENT, GENERAL		20 %
D. TENANT IMPROVEMENT, RESTAURANTS		40 %

2. THE DETERMINATION OF VALUATION UNDER ANY OF THE PROVISIONS OF THE CODE SHALL BE MADE BY THE BUILDING OFFICIAL AND SHALL INCLUDE THE VALUE OF ALL CONSTRUCTION WORK INCLUDING FINISH WORK, ROOFING, ELEVATORS, ETC. (SEE SECTION 108.3 OF Appendix Chapter 1 of the CBC)

10/23/07.B&S

EXHIBIT C

Swimming Pool and Spa Valuation/Fee Chart							
	Valuation	Permit Fee	Plan Check	Plumbing	Electrical	Issuance	SMIP
Residential Pools	48.75/sq. ft.	per Exhibit A	per Exhibit A	94.60	54.60	27.00	0.0001
Residential Spas	48.75/sq. ft.	per Exhibit A	per Exhibit A	94.60	54.60	27.00	0.0001
Combination Pool & Spa	48.75/sq. ft.	per Exhibit A	per Exhibit A	94.60	54.60	27.00	0.0001
Manufactured Pool	33.00/sq. ft.	per Exhibit A	None	94.60	54.60	27.00	0.0001
Portable Spa	33.00/sq. ft.	per Exhibit A	None	None	54.60	27.00	0.0001
Commercial Pool, Spa, or combination/ sq. ft.	61.75/sq. ft.	per Exhibit A	per Exhibit A	94.60	91.00	27.00	0.00021

Sign Valuation/Fee Chart			
	Valuation	Electrical	SMIP
Signs- Wall mounted no electrical	\$3.00/ sq. ft.	\$18.20	0.00021
Signs- Wall mounted with electrical	\$97.50/sq.ft.	None	0.00021
Signs- with footings no elcetrical	\$97.50/sq.ft.	\$18.20	0.00021
Signs- with footings and electrical	\$3.00/sq. ft.	None	0.00021

RESOLUTION NO. 2010-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, UPDATING STAFF BILLING RATES, DEPOSITS, AND FEES FOR DEVELOPMENT PROCESSING AND RESCINDING RESOLUTION NO. 2010-2896

WHEREAS, the City of Moorpark provides land use development review services; and

WHEREAS, the City Council has determined that the cost of these services shall be offset by fees which accompany land use entitlement requests; and

WHEREAS, the City of Moorpark staff costs are charged against fees, based upon real time cost accounting and Exhibit A, City of Moorpark Real Time Billing Rates, has been updated to reflect current position titles with no increase in the billing hourly rate; and

WHEREAS, the adoption of Ordinance No. 394, amending Chapter 8.36 of the Moorpark Municipal Code, requires staff time for the review and inspection of Construction and Demolition Materials Management Plans, which will be billed at the hourly rates established by Exhibit A, or for a project without a development processing deposit a review fee of \$145 has been added to Exhibit B; and

WHEREAS, the City Council concurs with the Community Development Director's determination that the proposed adjustments to real time billing rates and development processing deposits and fees is exempt from the provisions of the California Environmental Quality Act (CEQA), in that the action of the City Council does not involve the consideration of the approval of a project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. City of Moorpark staff shall bill actual time spent on land use applications and other items eligible for cost recovery at a real time cost accounting rate per Exhibit A of this Resolution.

SECTION 2. Contract services shall be billed at cost, plus fifteen percent (15%), including, but not limited to, City Attorney; geotechnical/geological services, landscape architect review and inspection services; lighting engineer review and inspection services and planning consultant services.

SECTION 3. The Schedule of Development Processing Deposits and Fees is adopted as shown in Exhibit B of this Resolution.

SECTION 4. The Community Development Director has the authority to reduce deposit amounts up to fifty percent (50%) per entitlement application, where the project involves multiple applications for the same project on the same property, to be processed concurrently. The applicant retains the responsibility to pay for all costs associated with the processing of the applications at the adopted billing rates.

SECTION 5. This Resolution shall become effective on January 18, 2011.

SECTION 6. Resolution No. 2010-2896 is hereby rescinded upon the effective date of this Resolution.

SECTION 7. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this ____ day of November, 2010.

Janice Parvin, Mayor

ATTEST:

Maureen Benson, City Clerk

Attachments:

Exhibit A: Real Time Billing Rates

Exhibit B: Schedule of Development Processing Deposits and Fees

EXHIBIT A: CITY OF MOORPARK REAL TIME BILLING RATES

Department	Position	Hourly Rate ¹	Benefit Rate ²	Overhead & Indirect Costs ³	PHR ⁴	Billing Hourly Rate
City Manager	City Manager	\$104.71	\$148.38	\$208.02	\$252.14	\$255.00
City Manager	Assistant City Manager	\$85.93	\$121.93	\$170.71	\$206.92	\$210.00
City Manager	Redevelopment Manager	\$60.82	\$86.30	\$120.83	\$146.45	\$150.00
City Manager	Senior Management Analyst	\$47.51	\$67.42	\$94.38	\$114.40	\$115.00
Administrative Services	Deputy City Manager	\$81.80	\$116.07	\$162.50	\$196.97	\$200.00
Administrative Services	City Clerk	\$47.51	\$67.42	\$94.38	\$114.40	\$115.00
Administrative Services	Admin. Services Manager	\$57.89	\$82.15	\$119.11	\$144.38	\$145.00
Parks, Rec. & Community Svcs.	Parks and Recreation Director	\$74.10	\$105.15	\$147.21	\$178.43	\$180.00
Parks, Rec. & Community Svcs.	Landscape/Parks Maint. Super.	\$47.51	\$67.42	\$94.38	\$114.40	\$115.00
Parks, Rec. & Community Svcs.	Senior Management Analyst	\$47.51	\$67.42	\$94.38	\$114.40	\$115.00
Finance	Finance Director	\$70.53	\$100.08	\$140.11	\$169.84	\$170.00
Finance	Budget and Finance Manager	\$57.89	\$82.15	\$115.00	\$139.40	\$140.00
Finance	Finance/Accounting Manager	\$52.45	\$74.43	\$104.20	\$126.30	\$130.00
Finance	Accountant I	\$41.99	\$59.58	\$83.42	\$101.11	\$105.00
Public Works	City Engineer/Public Works Dir.	\$77.84	\$110.45	\$154.64	\$187.44	\$190.00
Public Works	Assistant City Engineer	\$60.82	\$86.30	\$120.83	\$146.45	\$150.00
Public Works	PW Superintendent/Inspector	\$47.51	\$67.42	\$94.38	\$114.40	\$115.00
Public Works	Senior Management Analyst	\$47.51	\$67.42	\$94.38	\$114.40	\$115.00
Community Development	Community Dev. Director	\$77.84	\$110.45	\$160.16	\$194.13	\$195.00
Community Development	Planning Director	\$70.53	\$100.08	\$145.12	\$175.90	\$180.00
Community Development	Planning Manager	\$60.82	\$86.30	\$125.14	\$151.69	\$155.00
Community Development	Admin. Services Manager	\$57.89	\$82.15	\$119.11	\$144.38	\$145.00
Community Development	Management Analyst	\$41.99	\$59.58	\$86.33	\$104.72	\$105.00
Community Development	Principal Planner	\$47.51	\$67.42	\$97.75	\$118.49	\$120.00
Community Development	Senior Planner	\$44.12	\$62.61	\$90.78	\$110.04	\$115.00
Community Development	Associate Planner	\$39.96	\$56.70	\$82.22	\$99.66	\$100.00
Community Development	Assistant Planner II	\$36.22	\$51.40	\$74.52	\$90.33	\$95.00
Community Development	Assistant Planner I	\$32.00	\$45.41	\$65.84	\$79.81	\$80.00
Community Development	Code Compliance Tech II	\$32.00	\$45.41	\$65.84	\$79.81	\$80.00
Community Development	Community Dev. Technician	\$27.60	\$39.16	\$56.79	\$68.83	\$70.00

Notes:

1. Top step in salary range.
2. Hourly rate plus (average percentage of benefit costs).
3. Benefit rate plus indirect cost rate of 25.0% (average cost of Department's indirect costs); general overhead rate of 15.0% (average cost of services provided by other departments) with an additional 5.0% for Community Development staff for entitlement processing support services.
4. Productive hourly rate annual cost divided by 1,716 hours (average hours worked in a year).

EXHIBIT B: CITY OF MOORPARK DEVELOPMENT PROCESSING DEPOSITS AND FEES

Processing Deposits			
Any remaining deposit amount left from entitlement processing shall be applied to condition compliance. Upon certificate of occupancy or final building permit, any remaining condition compliance deposit shall be returned after all costs are deducted for final processing. (Complete application submittal packages that meet all City of Moorpark requirements will result in reduced processing costs)			
Downtown Specific Plan Area ♦ ♦			
Planned Development Permit Fees for conversions of existing Single-Family dwellings to retail or offices in the Downtown Specific Plan Area shall not exceed one-half the fee in this Table, or, actual costs of processing of the application, whichever is less.			
Permits Requiring Deposits		Deposit	Note or Additional Amount
Pre- Applications			
Pre Application (Non GPA)		\$1,300	
General Plan Amendment Pre-Application		\$ 5,800	
Entitlement Applications			
Specific Plan		\$39,000	
General Plan Amendments		\$ 5,200	
Zone Change		\$ 5,200	
Zone Ordinance Amendment		\$5,200	
Development Agreements		\$31,000	
Tentative Tract Map (Less than thirty (30) lots)		\$ 9,100	
Tentative Tract Map (Thirty (30) lots or more)		\$ 19,500	
Vesting Tentative Tract Map		\$ 26,000	
Tentative Parcel Map		\$ 7,150	
Commercial/Industrial Planned Development - New Const (Less than 50,000 sf) ♦ ♦		\$19,500	
Commercial/Industrial Planned Development - New Const (50,000 sf or more)		\$26,000	
Residential Planned Development (Less than thirty (30) units)		\$19,500	
Residential Planned Development (Thirty (30) units or more)		\$26,000	
Conditional Use Permit		\$5,000	
Variance		\$5,000	
Public Hearing Notice		\$1,200	
Appeal of Planning Commission Decision		\$2,600	

Environmental Documentation	
Initial Study & Negative Declaration	\$5,200
Environmental Analysis	see note
Environmental Impact Report Supplemental	\$ 6,500
Special Studies and Reports	
Other Studies, Reports or Analysis as determined necessary by Director	see note
Modifications/Extensions	
Modification-Comm/Ind/Res with existing PD ♦ ♦	see note
Development Agreement - Annual Review	\$2,600
Time Extension of Approved Tentative Tract Map	\$ 2,600
Time Extension of Approved Tentative Parcel Map	\$1,950
Time Extension of Approved Planned Development Permit	\$1,300
Miscellaneous	
Lot Line Adjustment	\$1,950
Parcel Map Waiver, or Conditional Certificate of Compliance	\$ 6,500
Reversion to Acreage	\$1,950
Condition Compliance	
Planning Condition Compliance Review	see note
Landscape Review & Inspection	see note
Lighting Plan Review/Inspection	see note
Violation (Penalty) Conditions of Approval	see note
Permits Requiring Fees	
	Fee
Zoning Clearance	\$ 100
Zoning Letter/Re-Build Letter	\$ 300
Home Occupation Permit	\$100
Administrative Exception	\$ 650
Administrative Permit - Residential	\$ 780
Administrative Permit - Commercial/Industrial	\$1,300
Permit Adjustment - Residential	\$ 390
Permit Adjustment - Commercial/Industrial	\$780
	Note or Additional Amount
	100% of original Map/PD deposit to be paid within 30 days of project approval
	100% of cost plus 15% administrative fee. Staff to provide estimated cost.
	100% of cost plus 15% administrative fee. Staff to provide estimated cost.
	100% of staff time for investigation and enforcement.
	Valid for 5 years. (Also requires Business Registration)

Mobile Home Rent Increase Review	\$ 390	Applies to cost-of-living increases only.
Sign Permit	\$ 200	
Sign Program	\$780	
Temporary Sign/Banner Permit	\$80	
Temporary Use Permit - Minor	\$150	Sidewalk sales, temporary trailer during residential construction
Temporary Use Permit - Major	\$390	Parades, Car Shows, Parking Lot Sales
Appeal of Community Development Director Decision Requiring Public Notice	\$390	
Appeal of Community Development Director Decision without Public Notice	\$260	
Miscellaneous Fees (not a deposit)		
Note or Additional Amount		
Records Imaging		
Building and Safety Drawing Sheets	\$2.00	Per Sheet
Engineering Improvement Plan Drawing Sheets	\$ 2.00	Per Sheet
Planning Drawing Sheets	\$ 2.00	Per Sheet
Final Map Sheets	\$ 2.00	Per Sheet
Building and Safety Permit Files	\$ 0.30	Per Sheet
Planning Entitlement Files	\$ 0.30	Per Sheet
Condition Compliance Inspection		
Condition Compliance Inspection Fee	\$6,500	Com/Ind > 5,000 s.f. and Multi-Family Res > 10 units
Advance Planning		
Advance Planning Fee (Includes G P Updates and Traffic Model Maintenance)	see note	5% of Building Permit Fee for Valuation of \$10,000 or greater
Construction and Demolition Material Management Plan		
Review Fee for Projects where No Deposit Fund Exists (otherwise review will be charged to the project deposit fund based on actual time at existing billing rates).	\$145	