

Green Building Compliance Standards Table Beginning January 1, 2014

1. Residential New Construction (including Affordable Housing Construction)						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Detached Secondary Units	Any Size	• CALGreen	<ul style="list-style-type: none"> • CALGreen mandatory measures • Green Building Certification (City staff) 	During DS OTC review	Yes	Planning and Zoning to verify per COA
One and Two Family Dwellings	Any Size	• Build It Green: Single Family GPR**	<ul style="list-style-type: none"> • Completed checklists • Pre-requisites & minimum 50 points (30 Energy; 5 IAQ/Health; 6 Resources; 9 Water) • CALGreen mandatory measures • Green Building Certification (Build It Green) 	After intake, during case file review	Yes	Green Rater signature Planning and Zoning to verify per COA
Multi-Family Dwellings 3+ Units	Any Size	• Build It Green: Multi-Family GPR**	<ul style="list-style-type: none"> • Completed checklists • Minimum 50 points (6 Community; 30 Energy; 5 IAQ/Health; 6 Resources; 3 Water) • CALGreen mandatory measures • Green Building Certification (Build It Green) 	After intake, during case file review	Yes	Green Rater signature Planning and Zoning to verify per COA

2. Residential Additions and Alterations						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
One and Two-Family Additions and Alterations (includes a new unit in existing building which results in a duplex and attached Secondary Units)	<ul style="list-style-type: none"> • > 1,000 sq. ft. of floor area (Oakland Ordinance) • Any increase in volume or size of conditioned space (CALGreen) <i>Note: Project scope may meet only one threshold or both.</i>	• Build It Green: Existing Home GPR**	<ul style="list-style-type: none"> • Completed checklists • Pre-requisites & minimum 25 points for the Elements Label (8 Energy; 2 IAQ/Health; 2 Resources; 4 Water) • CALGreen mandatory measures where addition or alterations increase building volume or size of conditioned space • Required replacement of non-compliant plumbing fixtures. • Green Building Certification (Build It Green) <i>For historic properties: Consultation with a Historic Preservation Planner</i>	During DS OTC review	Yes	Green Rater signature Planning and Zoning to verify per COA
		and/or • CALGreen		After intake, during case file review	Yes	Green Rater signature Planning and Zoning to verify per COA
Multi-Family Dwellings 3+ Units	Any increase in volume or size of conditioned space	• CALGreen	<ul style="list-style-type: none"> • CALGreen mandatory measures • Required replacement of non-compliant plumbing fixtures. • Green Building Certification (City staff) 	During DS OTC review	Yes	Planning and Zoning to verify per COA

3. Non-Residential New Construction						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Small Non-Residential Projects	Under 5,000 sq. ft. of floor area	• CALGreen	<ul style="list-style-type: none"> • CALGreen mandatory measures • Green Building Certification (City staff) 	During 201-DRX; During DS OTC review	No	Building Services to verify at CO
Small Non-Residential Projects	Between 5,000 and 25,000 sq. ft. of floor area	<ul style="list-style-type: none"> • Small Commercial Checklist • CALGreen 	<ul style="list-style-type: none"> • Completed checklists • All applicable measures on the Small Commercial Checklist • CALGreen mandatory measures • Green Building Certification (City staff) 	During 201-DRX	No	Building Services to verify at CO
				During DS OTC review	Yes	Building Services to verify at CO
Large Non-Residential Projects	Over 25,000 sq. ft. of total floor area	<ul style="list-style-type: none"> • LEED New Construction Checklist** • CALGreen 	<ul style="list-style-type: none"> • Completed checklists • Pre-requisites & LEED Silver (Minimum 50 points) (2 points are mandatory in credit EA-1) • CALGreen mandatory measures • Green Building Certification (Green Building Certification Institution) 	After intake, during case file review	Yes	LEED AP signature Planning and Zoning to verify per COA

4. Non-Residential Additions and Alterations						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Minor Non-Residential Additions and Alterations	Additions between 1,000 and 5,000 sq. ft. floor area Alterations > \$200,000	• CALGreen	<ul style="list-style-type: none"> • CALGreen mandatory measures • Green Building Certification (City staff) 	During 201-DRX	No	Building Services to verify at CO
Minor Non-Residential Additions and Alterations	<ul style="list-style-type: none"> • Between 5,000 and 25,000 sq. ft. of floor area (Oakland Ordinance) • Additions >1,000 sq. ft. floor area (CALGreen) • Alterations > \$200,000 (CALGreen) <i>Note: Project scope may meet only one threshold or both.</i>	<ul style="list-style-type: none"> • Small Commercial Checklist and/or • CALGreen 	<ul style="list-style-type: none"> • Completed checklists • All applicable measures on the Small Commercial Checklist • CALGreen mandatory measures • Green Building Certification (City staff) <i>For historic properties: Consultation with a Historic Preservation Planner</i>	During 201-DRX	No	Building Services to verify at CO
				During DS OTC review	Yes	Building Services to verify at CO
				After intake, during case file review	Yes	Building Services to verify at CO

Non-Residential Additions and Alterations – Continued Next Page

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

4. Non-Residential Additions and Alterations- Continued						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Major Non-Residential Additions and Alterations (see Major Alteration definition)	<ul style="list-style-type: none"> Over 25,000 sq. ft. of floor area (Oakland Ordinance) Additions >1,000 sq. ft. floor area (CALGreen) Alterations > \$200,000 (CALGreen) <i>Note: Project scope may meet only one threshold or both.</i>	<ul style="list-style-type: none"> LEED New Construction Checklist** and/or <ul style="list-style-type: none"> CALGreen 	<ul style="list-style-type: none"> Completed checklists Pre-requisites & LEED Silver (Minimum 50 points) (2 points are mandatory in credit EA-1) CALGreen mandatory measures Green Building Certification (Green Building Certification Institution) <i>For historic properties: Consultation with a Historic Preservation Planner</i>	During DS OTC review	Yes	LEED AP signature Planning and Zoning to verify per COA
				After intake, during case file review	Yes	Planning and Zoning to verify per COA
Large non-residential Additions and Alterations NOT meeting Major Addition definition	<ul style="list-style-type: none"> Over 25,000 sq. ft. of floor area (Oakland Ordinance) Additions >1,000 sq. ft. floor area (CALGreen) Alterations > \$200,000 (CALGreen) <i>Note: Project scope may meet only one threshold or both.</i>	<ul style="list-style-type: none"> LEED New Construction Checklist** Small Commercial Checklist and/or <ul style="list-style-type: none"> CALGreen 	<ul style="list-style-type: none"> Completed checklists All applicable measures on the Small Commercial Checklist CALGreen mandatory measures Green Building Certification (City staff) <i>For historic properties: Consultation with a Historic Preservation Planner</i>	During 201-DRX	No	Building Services to verify at CO
				During DS OTC review	Yes	Building Services to verify at CO
				After intake, during case file review	Yes	Building Services to verify at CO

5. Removal of a Historic Resource and New Construction						
Project	Threshold	Checklist	Requirements	Review	Condition of Project Approval	Compliance Verification
Residential Construction	Any Type	One and Two Family <ul style="list-style-type: none"> Build It Green: Single Family GPR** CALGreen Multi-Family (3+ units) <ul style="list-style-type: none"> Build It Green: Multi-Family GPR** CALGreen 	<ul style="list-style-type: none"> Consultation with a Historic Preservation Planner Completed checklists Pre-requisites & minimum of 75 points (30 Energy; 5 IAQ/Health; 6 Resources; 9 Water) CALGreen mandatory measures Deconstruction of the Historic Resource Green Building Certification (Build It Green) 	After intake, during case file review	Yes	Green Rater signature Planning and Zoning to verify per COA Environmental Services to verify deconstruction
Non-Residential Construction	Any Type	<ul style="list-style-type: none"> LEED New Construction** CALGreen 	<ul style="list-style-type: none"> Consultation with a Historic Preservation Planner Completed checklists Pre-requisites & LEED Gold (Minimum 60 points) (2 points are mandatory in credit EA-1) Deconstruction of the Historic Resource CALGreen mandatory measures Green Building Certification (Green Building Certification Institution) 	After intake, during case file review deconstruction.	Yes	LEED AP signature Planning and Zoning to verify per COA Environmental Services to verify deconstruction

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

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

Exemptions to Green Building Ordinance

- Fences, decks, arbors, pergolas, retaining walls and sign permits only.
- Fire repairs to buildings that are damaged less than 75% of the current replacement cost per Section 17.114.120 of the Oakland Planning Code.
- Repair or replacement of roof covering, fenestration, and facade materials permits only.
- Construction, additions, and alterations exempted from the permitting requirements both of the Oakland Building Construction Code and the Oakland Planning Code.
- Factory-built buildings approved by the State of California and manufactured housing approved by the United States Department of Housing and Urban Development.

- Seismic retrofits only.
- Group U detached accessory buildings which do not exceed 1,000 square feet of floor area.
- City capital improvement construction, alterations, and additions which are subject to Chapter 15.68 of the Oakland Municipal Code

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