

Green Building Guidelines



Effective: April 2017

The design, construction and operation of buildings and structures in the City of Mill Valley can have a significant impact on the City's environmental sustainability, including resource and material usage, energy consumption and efficiency, water consumption and efficiency, waste management, air quality, and the health and welfare of residents, workers and visitors.

Green building submittal requirements are part of the building permit and plan check process. A certified green building rater must verify compliance with the City's green building requirements prior to issuance of a building permit and prior to final inspection. All Green Building measures must be substantiated and verified to ensure that the green building components were incorporated into the project construction. Modifications and/or substitutions made to the Green Building Checklist from the time of permit to construction must be verified.

Minor Additions and Alterations

- Apply checklist only to the alteration and/or addition

Requirements and Qualifying Projects

- Non-Residential: Additions 1,000 sq ft or more OR \$200K or more valuation
- Single Family-Residential: Additions less than 50% (defined below).

New Construction and Major Remodels (Residential and Non-Residential)

- New construction and newly constructed buildings, including new or replacement buildings and major remodels.
- "Major remodel" includes structural modifications and additions which are greater than 50% of either (1) the current square footage of such dwelling or (2) the current exterior roof structure and exterior walls of such dwelling.

Requirements

- Non-Residential: Tier 1, excluding Division 5.2 Energy Efficiency
- Single Family-Residential: Tier 1, including Division A4.2 at 15%.
- Multi-Family Residential: Tier 1, including Division A4.2 at 10%.
- Mixed-Use: comply with respective residential and non-residential portions of the project.

The CALIFORNIA GREEN BUILDING STANDARDS (“CalGreen”) CODE contains mandatory and elective measures to achieve compliance with Green Building requirements. The City of Mill Valley requires mandatory plus Tier 1 requirements identified in the checklists.

The entire CalGreen Code can be reviewed online:

<http://www.bsc.ca.gov/Home/CALGreen.aspx>

- Residential Checklist, see **APPENDIX A4**
- Non-Residential Checklists, see **APPENDIX A5**

Who Can Fill Out the Compliance Form and Submit Checklists:

- For minor additions and alterations, design professionals, contractors and/or Certified Green Building Raters may fill out the checklists.
- For major remodels, replacement buildings (tear downs) and new buildings, a Certified Green Building Raters may fill out the checklist
 - Build It Green/Residential: <http://www.builditgreen.org/directorylist/>
 - LEED: <https://ssl10.cyzap.net/gbcicertonline/onlinedirectory/>
 - CalGreen Rater

Timeline for Filling out Compliance Form and Submitting Checklists:

- As part of design - When a building permit is applied for, checklists must be filled out by a green building rater and included with the submittal package.
- As part of construction - Prior to final inspection, checklists must be verified by a Green Building Rater as completed and final work satisfying the green building requirements. Any changes or modifications to the checklists must be verified and approved by the Green Building rater.

Checklists

- Available for download at http://www.cityofmillvalley.org/gov/departments/building/build/building_forms.htm