



City of Los Altos

Chapter 12.66 (LMC) Green Construction Regulations for Existing Building

Notice: Effective December 14, 2007, the City's Green Building Regulations took effect for all projects as follows:

- Additions and/or **alterations*** of 50 percent or greater to residential **EXISTING** main structures excluding basements:
 - Prior to building permit submittal, plans shall incorporate a Green Building verification form GB-1 in addition to Build it Green's Whole House Verification Checklist. The building design is required to have a GreenPoint Rating of 50 points along with verification that the design will exceed the State of California adopted Energy Efficiency Standards by at least 15 percent (In lieu of exceeding energy regulations by 15 percent, installation of a minimum 4-Kilowatt Photovoltaic system is acceptable).
 - Prior to final inspection, compliance with the GreenPoint Rated design is required.
- Additions and/or **alterations*** of commercial, mixed-use, and public and community facility buildings, of 50 percent or greater to **EXISTING** main structures excluding basements:
 - Prior to building permit submittal, provide verification that the building design will exceed the State of California adopted Energy Efficiency Standards by at least 15 percent (In lieu of exceeding energy regulations by 15 percent, installation of a minimum 4-Kilowatt Photovoltaic system is acceptable); and
 - Prior to final inspection, provide verification that the building was built in accord with the approved energy efficiency requirements.

These regulations will affect all applicable projects submitted for design review on or after December 14, 2007. Please note that it is important to review these Green Building Regulations with your design professional as early in the design process as possible. The City will only accept plans for building permit plan checking that are verified to meet the minimum GreenPoint rating or the minimum required energy efficiency.

GreenPoint Rated Existing Home Whole House Checklist version 1.2 and a list of approved **Existing Home GreenPoint Raters** may be downloaded from www.builditgreen.org.

***For the purpose of these requirements, "alteration" shall be defined as follows:**
Means to replace, remove or to frame above any of the existing roof framing members, such as but not limited to roof rafters, beams, or other structural roof-framing members.

Exceptions:

1. This definition shall not apply to existing buildings where alterations are made to the building roof structure for purposes of achieving a pitched roof above an existing low-sloped roof structure, the existing roof or ceiling is to remain and no other additions, alterations, or remodeling is planned.
2. This definition shall not apply to area calculations for the roof framing required architecturally to incorporate additions above existing roof framing members.