GREEN BUILDING PROGRAM

These requirements apply to projects with a planning application that is "deemed complete" on or after July 1, 2019 (Sept. 22, 2023, for Moffett Park). For projects that do not require a planning application, these requirements apply to building permits submitted on or after July 1, 2019 (Sept. 22, 2023, for Moffett Park).

On May 7, 2019, the City Council revised the green building standards for new construction, additions, and remodels of buildings. The standards were updated by the City Council on July 11, 2023 (Resolution No. 1199-23), to reflect the Moffett Park Specific Plan update.

GREEN BUILDING PROGRAM

Following are the steps for complying with the green building program:

- **Identify minimum standards:** Minimum standards are based on the type of project and scope of work. Refer to the tables on the reverse side of this brochure to determine green building requirements, level of achievement, and verification necessary for various types of projects.
- **Submit Building Permit Plans:** Building permit plans shall include the applicable green building checklist on a plan sheet. All required/ selected points/credits shall be incorporated in the plans.
- **Verification of Green Building Measures:** The type of verification is described in the tables on the reverse side of this brochure.
  Green Point Rater/LEED AP verification requires the project LEED AP to provide a letter that confirms the project is designed to achieve the minimum points required. A similar letter, based on the actual construction, is required before occupancy/final inspection.
  USGBC Certification verification requires the project's LEED AP to provide a letter prior to permit issuance that confirms the project is designed to achieve the minimum points required and that the project has been registered with the USGBC. A similar letter, based on the actual construction, is required before occupancy/final inspection and shall also confirm if and when project will be submitted to the USGBC.

INCENTIVES

Incentives are offered for projects that exceed the minimum green building standards and are offered to encourage project applicants and developers to provide additional green building features.

Projects that add floor area to an existing site, qualify for the incentive if all buildings at the existing site meet the incentive level through an applicable LEED program (i.e. new construction, core and shell, commercial interiors, existing buildings). The LEED standard for the existing building(s) shall be met prior to occupancy of the new building(s).

MIXED-USE PROJECTS

Mixed use projects are required to meet the appropriate BIG standard for the residential portion and LEED for the non-residential portion. Alternatively, LEED may be applied to the entire project.

Build It Green *(BIG) is a non-profit organization whose mission is to promote healthy, energy- and resource-efficient building practices in California. www.builditgreen.org*

The ***U.S. Green Building Council*** *(USGBC), through the LEED program, encourages adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria. www.usgbc.org*

CALGreen *was adopted by the State of California and is the nation's first mandatory green building code which sets the minimum sustainability standards for new residential and non-residential construction.*

RESIDENTIAL PROJECTS

Type of Project	Minimum Standard	Voluntary Incentives
One Single-Family or Duplex Dwelling		
New Construction	CALGreen Mandatory Measures and GreenPoint Rated Checklist with 90 points minimum and verification by a GreenPoint Rater. *Applicants are **highly encouraged** to include any combination of the following items:* • *All-electric appliances[3] for the entire home (e.g. no gas line connection); or* • *Installation of a "cool roof" or "green roof"; or* • *Install EV chargers[2]; or* • *Greywater, recycled water, and/or rainwater catchment system(s)*	Projects may choose to increase lot coverage by 5% or qualify for staff level design review with a FAR up to 50% or 4,000 sq. ft. (whichever is less) if the project achieves: • 120 points, with Build It Green Certification; **or** • All-electric appliances[3] for the entire home (e.g. no gas line connection).
Addition (including all ADUs)	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	
Remodels and Alterations	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	--
Multi-Family Residential Development		
New Construction	CALGreen Mandatory Measures and GreenPoint Rated Checklist with 90 points minimum with Build It Green Certification. *Applicants are **highly encouraged** to include any combination of the following items:* • *All-electric appliances[3] in every unit (e.g. no gas line connection for the project); or* • *Installation of a "cool roof" or "green roof"; or* • *Install EV chargers[2]; or* • *Greywater, recycled water, and/or rainwater catchment system(s)*	**Citywide (Excluding Moffett Park)** Projects may choose to increase building height by 5', lot coverage by 5%, or receive a 5% density bonus[1] if the project achieves: 1. 120 points with Build It Green Certification, and 2. All-electric appliances[3] in every unit (e.g. no gas line connection for the project); and 3. Provides/installs one or more of the following items: a. A "cool roof" or "green roof"; or b. Electric Vehicle Chargers[2]; or c. Greywater, recycled water, and/or rainwater catchment system(s).
Additions, Remodels and Alterations	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff	--

1. Projects that take advantage of the 5% green building density bonus are subject to Sunnyvale's affordable housing requirements for all units provided.
2. Installation of Level 2 electric vehicle chargers are required at a rate of 12.5% of the required parking spaces for the development, with a minimum of one charger required.
3. All-electric appliances include heat pump water heater, heat pump space heaters, induction cooktops, electric clothes dryers, among others.

NON-RESIDENTIAL PROJECTS

Type of Project	Minimum Standard	Voluntary Incentives
New Construction and Initial Tenant Improvements[1]		
≤ 5,000 sq. ft.	CALGreen Mandatory Measures. Reviewed by City staff	--
> 5,000 sq. ft. – 30,000 sq. ft.	CALGreen Mandatory Measures and LEED Gold Level with verification by a LEED AP	**Citywide (Excluding Moffett Park)** Projects can increase FAR by 10% or height by 10' by achieving: • LEED Gold Level with USGBC Certification[2] that achieves at least 75 total points with Design Phase Credits reviewed and approved by USGBC; ***and*** • All-electric[3] (e.g. no gas line connection).
> 30,000 sq. ft.	CALGreen Mandatory Measures and LEED Gold Level with USGBC Certification, including Design Phase Credits reviewed and approved by USGBC[2]	
Major Alterations (structural, mechanical, plumbing, and electrical alterations)[6]		
All Major Alterations	CALGreen Mandatory Measures and LEED Silver with verification by a LEED AP[7].	--

1. Projects in the Peery Park Specific Plan (PPSP) area are not eligible to receive incentives through the City's Green Building Program because they are eligible to achieve additional FAR for Green Building through the PPSP Community Benefits Program.
2. Although certification may occur after a project is finaled, the project's LEED AP must provide staff with a letter certifying that the building/project has been built to the plan and should be eligible to be certified at the approved LEED level prior to final sign-off of building permit(s).
3. All-electric appliances include heat pump water and space heaters, induction cooktops, electric clothes dryers, among others.
4. Although certification may occur after a project is finaled, the project's mechanical engineer must provide authorization that the design of the project meets all intent to achieve certification for Zero Energy prior to final sign-off of building permit(s).
5. See the Definition Section (last page) to identify which projects would be considered as Major Alterations.
6. Alternate means or methods that meet the intent of the Sunnyvale Green Building Program may be considered at the discretion of the Chief Building Official.

PUBLIC FACILTY[1]

Type of Project	Minimum Standard	Voluntary Incentives
New Construction[2]		
≤ 5,000 sq. ft.	CALGreen Mandatory Measures as applicable to the scope of work. Reviewed by City staff.	--
> 5,000 sq. ft.	CALGreen Mandatory Measures and LEED Gold Level with verification by a LEED AP	--
Major Alterations		
All Major Alterations	CALGreen Mandatory Measures and LEED Silver with verification by a LEED AP	--

1. The City Council may provide direction on any public facility as to the desired green building standards to meet.
2. Provide electric car chargers at a minimum of 3% of the parking spaces.

DEFINITIONS

Cool Roof means a roofing product that has been designed to reflect more sunlight and absorb less heat than a standard roof to help reduce electricity used for air conditioning by lowering roof temperatures.

Design Phase Credits means credits a project can obtain during the Design Application Phase of the LEED application process. The Design Phase Credits are reviewed and approved by USGBC. No actual credits will be awarded as part of this process, but USGBC confirms that the project design is anticipated to be awarded for the design credits at the end of the LEED certification process.

Green Roof means a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. Green roofs are also commonly known as "living roofs," and includes both roof gardens, rooftop gardens, and landscaped roof.

International Living Future Institute (ILFI) refers to a nonprofit organization that has developed a sustainable building certificate program that promotes the most advanced measurement of sustainability in the built environment, including zero energy and zero carbon buildings. ILFI's certificate program includes different types of certifications: Living Building Certification, Petal Certification, Zero Energy Certification, Zero Carbon Certification. It has been certifying buildings since 2006.

Major Alteration means non-residential alterations where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed where areas of such construction are ten thousand gross square feet or more in existing commercial, office and industrial buildings (SMC 19.12.140).

Zero Energy Building means an energy-efficient building where 100% of the building energy needs on a net annual basis supplied by onsite renewable energy, usually without any onsite combustion, demonstrating zero energy performance.

Zero Energy Certification means a performance-based certification program administered and certified by ILFI. This certification requires 100% of the building energy offsets with the onsite renewable energy. The program requires 100% onsite energy generation and no combustion allowed on site, but some exceptions may be given for special circumstances for off-site renewable energy, onsite combustion, and other circumstances, with additional documentations required by ILFI.

The standards were updated by the City Council on July 11, 2023 (Resolution No. 1199-23), to reflect the Moffett Park Specific Plan update. The new requirements are effective for projects with a Planning Application that is 'deemed complete' on or after **July 1, 2019** (**Sept. 22, 2023 for Moffett Park).** For projects that do not require a Planning Application, these requirements apply to building permits submitted on or after **July 1, 2019** (**Sept. 22, 2023 for Moffett Park**).