



San Carlos Green Building Ordinance

Compliance Matrix

Project Description ¹		Building Improvements		
		Required Checklist ²	Minimum Standard ^{2, 3}	Verification ^E
Commercial	New Commercial (10,000 SF or >)	LEED	Silver	Yes
	New Commercial (Less than 10,000 SF)	LEED	LEED Certified	Yes
	Addition (2,000 SF or >)	None	CALGreen	Yes
	Tenant Improvement (\$500,000 or >)	None	CALGreen	Yes
Multi-Family ^A	New Construction	GreenPoint	75 Points	Yes
	Addition (500 SF or >)	GreenPoint	75 Points	Yes
Single Family Residential ^B	New Construction	GreenPoint	75 Points	Yes
	Residential Reconstruction ^C	GreenPoint	75 Points	Yes
	Addition (500 SF or >)	GreenPoint	50 Points	No
Mixed-Use ^D	New Mixed-Use Construction	GreenPoint and /or LEED	75 Points or LEED Silver	Yes

1. **Definitions:**

- A. **Multi-Family:** The construction of three (3) or more attached dwelling units.
- B. **Single Family Residential:** The construction of R2, R3, R3.1, and R4 buildings, except hotels and motels.
- C. **Residential Reconstruction:** A residential-type project where the building at any time is uninhabitable, including removal of any or all utilities (water, electrical, natural gas, or sewer); or the project provided no permanent kitchen or bathroom facilities; or the project provides no shelter or ability to maintain heat as defined by code; or when over 50% of the foundation is replaced or reinforced other than the repair of a foundation failure; or when over 50% of the framing above the foundation is removed or replaced. Final determination whether a project meets the definition of Residential Reconstruction shall be made by the Building Official.
- D. **Mixed-Use:** The construction of a building or buildings that include both residential and non-residential uses.
- E. **Verification:** GreenPoint verification from GreenPoint rater certified through Build It Green, or LEED verification by LEED Professional certified for the appropriate building category by the U.S. Green Building Council. CALGreen verification may be by design professional of record or San Carlos Building Inspector.

2. **Required Checklist:** Equivalent programs may only be used at the discretion of the Building Official.

3. **Minimum Building Code and Energy Efficiency Requirements:** All projects subject to the San Carlos Green Building Ordinance shall meet the mandatory requirements of the California Building Code(s), CALGreen, and exceed the current California Energy Efficiency Standards (Title 24, Part 6) by no less than 15%.

For more information regarding the City of San Carlos Green Building Ordinance, please call 650-802-4261.