



City of Los Altos

Green Building Regulations For Additions and/or Alterations* to Existing Buildings

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 **EXISTING** main structures excluding basements:
 - Prior to building permit submittal, provide verification that the house is designed with a GreenPoint Rating of 50 points or more; and
 - Prior to final inspection, provide verification that the house was built in compliance with the GreenPoint Rated approval.

- 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 energy efficiency standards by at least 15 percent over that required by Part 6 of Title 24 of the California Code of Regulations using a State of California adopted performance method, as approved by the State Energy Commission; 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.

Copies of the 2008 edition of the Home Remodeling Construction Green Building Guidelines, the **Existing Home GreenPoint Rated Checklist**, 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:**

To replace or to make a change which will prolong the life of the supporting members of a structure such as bearing walls, roof rafters, columns, beams or girders.