

1 - Promote a healthier environment.

2 B. This Part 20, and all references within, shall not be construed to supersede any
3 local, county, state or federal law. Where conflict may be deemed to exist, to the extent
4 allowed by the law, the stricter standard shall apply.

5 C. The provisions of this Part 20 shall supersede provisions within Supplemental
6 Districts, including Community Standards Districts and Transit Oriented Districts. Where
7 conflict may be deemed to exist, to the extent allowed by the law, the stricter standard shall
8 apply.

9 **22.52.2110 Definitions.** The following definitions apply to this Part 20:

10 A. "Agricultural Accessory Structure" is a structure used for sheltering animals or
11 agricultural equipment, hay, feed, or other agricultural supplies. Examples of these structures
12 include barns, non-commercial greenhouses, coops, corrals, and pens.

13 B. "Build It GreenTM" is a non-profit organization whose mission is to promote healthy,
14 energy- and resource-efficient residential building practices in California.

15 C. "California Energy Efficiency Standards", also referred to as Title 24, are the Energy
16 Efficiency Standards for Residential and Nonresidential Buildings established in 1978 and
17 found in Title 24, Part 6 of the California Code of Regulations to reduce California's energy
18 consumption. The standards are updated periodically by the California Energy Commission to
19 allow consideration and possible incorporation of new energy efficiency technologies and
20 methods.

21 D. "County of Los Angeles Green Building Standards" are the minimum requirements
22 for all new construction projects in the County of Los Angeles unincorporated areas.

23 E. "CGB" means California Green Builder which is a green building rating system for
24 residential construction, developed by the California Building Industry Association.

25 F. "Drought-tolerant approved plant list" means a listing of native and non-native plant
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1 species that is organized by ecological zones for use in landscaped areas. The list is
2 approved by the director and maintained by the department of regional planning.

3 G. "First-Time Tenant Improvement" is the initial construction of a space within a
4 building where the construction includes building, electrical, plumbing and mechanical permits.

5 H. "GPR" means GreenPoint Rated™ which is a green building rating system for
6 residential construction, developed and administered by Build It Green™.

7 I. "Green Building Technical Manual" is a document prepared by the County that
8 includes the most recently approved versions of the third-party green building standards,
9 guidelines and rating systems, as well as other pertinent information necessary to assist
10 applicants in complying with these requirements. The Green Building Technical Manual also
11 includes the county's drought-tolerant approved plant list.

12 J. "LEED™" means Leadership in Energy and Environmental Design Green Building
13 Rating System™ which is a system established by the United States Green Building Council
14 as an independent means to verify the sustainable qualities of different building types.
15 Buildings pursuing LEED certification are rated at four different levels: Certified, Silver, Gold
16 and Platinum.

17 K. "LEED Accredited Professional" is an accredited building industry professional who
18 has demonstrated a thorough understanding of green building practices and principles and
19 familiarity with LEED requirements, resources and processes.

20 L. "Lodging House" means any building or portion thereof containing not more than
21 five guest rooms intended or designed to be used, or which are used, rented or hired out to be
22 occupied, or which are occupied for sleeping purposes by guests.

23 M. "Mature Tree" means any tree rooted on a lot or parcel of land that is at least six
24 inches in diameter, measured four and a half feet above mean natural grade.

25 N. "Project" means any new construction project, as defined by the department of
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1 public works. This excludes remodels or additions.

2 O. "Registered historic site" means a property listed on any federal, state, or county
3 register, including, but not limited to, the National Register of Historic Places, California
4 Register of Historical Resources, California Historical Landmarks and State Points of Historical
5 Interest.

6 P. "Smart Irrigation Controller" is a device that automatically adjusts watering times in
7 response to weather changes. Smart irrigation controllers use sensors and weather
8 information to manage watering times and frequency.

9 Q. "Total landscaped area" is the cumulative landscaped area of a lot or parcel of
10 land. Trees required by Part 20 of Section 22.52 and other existing mature trees on the site
11 are not included as part of the total landscaped area. For single family residences, rear and
12 side yards are not included in the measure of total landscaped area.

13 R. "United States Green Building Council (USGBC)" is a non-profit organization whose
14 mission is to promote structures that are environmentally responsible, profitable, and healthy
15 places to live and work.

16 **22.52.2120 Applicability.**

17 A. Provisions of this Part 20 shall apply to the construction of all new projects within
18 the county of Los Angeles unincorporated areas as indicated in Table 22.52.2130-1.

19 B. This Part 20 shall become effective on January 1, 2009.

20 **22.52.2130 General Provisions.**

21 A. Table 22.52.2130-1 summarizes the green building requirements for all new
22 projects.

23 B The applicable requirements from Table 22.52.2130-1 for new projects shall be
24 based on the building permit application filing date.

1 C. If a project may be defined by more than one project description, the more stringent
 2 requirement shall apply.

3 **TABLE 22.52.2130-1**
 4 **GREEN BUILDING REQUIREMENTS FOR NEW PROJECTS**

	Project Description	Building Permit Application Filed on or after January 1, 2009 and before January 1, 2010	Building Permit Application Filed on or After January 1, 2010
1	New residential projects containing < 5 dwelling units	County of L.A. Green Building Standards	County of L.A. Green Building Standards
2	New residential projects containing ≥ 5 dwelling units	County of L.A. Green Building Standards	County of L.A. Green Building Standards & GPR or CGB or LEED
3	New hotels/motels, lodging houses, nonresidential and mixed-use buildings with a gross floor area of < 10,000 square feet	County of L.A. Green Building Standards	County of L.A. Green Building Standards
4	New hotels/motels, lodging houses, nonresidential and mixed-use buildings and first-time tenant improvements with a gross floor area of ≥ 10,000 square feet and < 25,000	County of L.A. Green Building Standards	County of L.A. Green Building Standards & LEED - Certified
5	New hotels/motels, lodging houses, nonresidential and mixed-use buildings and first-time tenant improvements with a gross floor area of ≥ 25,000 square feet	County of L.A. Green Building Standards	County of L.A. Green Building Standards & LEED - Silver
6	New high-rise buildings > 75 feet in height	County of L.A. Green Building Standards	County of L.A. Green Building Standards & LEED – Silver

20 D. County of Los Angeles Green Building Standards.

21 1. Energy Conservation

22 a. Buildings shall be designed to consume at least 15% less Time
 23 Dependent Valuation than the energy usage permitted by the 2005 California Energy
 24 Efficiency Standards. Projects that are exempted from energy compliance under the
 25 provisions of Title 24, Part 6 do not need to comply with this requirement.

1 2. Outdoor Water Conservation

2 a. The applicant shall install a smart irrigation controller for any area of
3 the lot that is either landscaped or designated for future landscaping.

4 b. Landscaped areas shall comply with all requirements within Title 22
5 Part 21 of Chapter 22.52

6 3. Indoor Water Conservation

7 a. All new residential projects containing five or more dwelling units,
8 and hotels/motels, lodging houses, non-residential, and mixed use buildings with a gross floor
9 area of 10,000 square feet or more shall install high-efficiency toilets (maximum 1.28
10 gallons/flush) when tank-type toilets are installed.

11 4. Resource Conservation

12 a. All new residential projects containing less than five dwelling units,
13 and hotels/motels, lodging houses, non-residential, and mixed-use buildings with a gross floor
14 area of less than 10,000 square feet must recycle and/or salvage for reuse a minimum of 50%
15 of non-hazardous construction and demolition debris by weight.

16 b. All new residential projects containing five or more units and
17 hotels/motels, lodging houses, non-residential, and mixed-use buildings with a gross floor area
18 of 10,000 square feet or more must recycle and/or salvage for reuse a minimum of 65% of
19 non-hazardous construction and demolition debris by weight.

20 5. Tree Planting

21 a. For each single family residence, a minimum of two 15-gallon trees
22 shall be planted and maintained, at least one of which shall be selected from the drought-
23 tolerant approved plant list. This requirement may fulfill other tree-planting requirements.

24 b. For each residential lot with a building having more than one dwelling
25 unit, a minimum of one 15-gallon tree shall be planted and maintained per every 5,000 square
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1 feet of gross lot area, at least 50% of which shall be selected from the drought-tolerant
2 approved plant list. This requirement may fulfill other tree-planting requirements.

3 c. For hotels/motels, lodging houses and non-residential projects, a
4 minimum of three 15-gallon trees shall be planted and maintained for every 10,000 square feet
5 of gross lot area, at least 65% of which shall be selected from the drought-tolerant approved
6 plant list. This requirement may fulfill other tree-planting requirements.

7 d. Exceptions

8 i. If the lot size or other site conditions make planting of the
9 required trees impractical to comply with, the applicant may request that the trees be planted
10 off-site at twice the ratio, as approved by the director of regional planning. Documentation that
11 such trees have been planted shall be submitted to the department of regional planning.
12 Procedures for planting trees off-site shall be described within the Green Building Technical
13 Manual.

14 ii. The applicant shall not be required to plant new trees if the
15 required number of trees, regardless of whether they are drought-tolerant species, already
16 exists on the site. The existing trees shall be shown on the site plan submitted to the
17 department of regional planning. The trees shall be mature, as defined in this Part 20.

18 E. Mandatory requirements for all new projects.

19 1. New residential projects containing less than five dwelling units shall comply
20 with the following:

21 a. The County of Los Angeles Green Building Standards as listed in
22 subsection D above.

23 2. New residential projects containing five or more dwelling units shall comply
24 with the following:

25 a. The County of Los Angeles Green Building Standards as listed in
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1 subsection D above.

2 b. For building permit applications filed on or after January 1, 2010, the
3 applicant must achieve the equivalency of GPR, CGB or LEED certification. At his or her
4 discretion, the applicant can choose to either obtain certification from an approved third-party
5 or have the department of public works confirm the equivalent of GPR certification.

6 3. New hotels/motels, lodging houses, non-residential, and mixed-use buildings
7 having a gross floor area of less than 10,000 square feet shall comply with the following:

8 a. County of Los Angeles Green Building Standards as listed in
9 subsection D above.

10 4. New hotels/motels, lodging houses, non-residential and mixed-use buildings
11 and first-time tenant improvements in buildings with building permit applications filed on or
12 after January 1, 2010, having a gross floor area of greater than or equal to 10,000 square feet
13 and less than 25,000 square feet shall comply with the following:

14 a. The County of Los Angeles Green Building Standards as listed in
15 subsection D above.

16 b. For building permit applications field on or after January 1, 2010, the
17 applicant must comply with the following:

18 i. Retain a LEED Accredited Professional, or another green
19 building professional, as approved by the director of regional planning and the director of
20 public works, as part of the design team.

21 ii. Achieve the equivalency of LEED-Certified level. At his or her
22 discretion, the applicant can choose to either obtain certification from the USGBC or have the
23 department of public works confirm the equivalent of LEED-Certified certification. If the
24 applicant chooses to pursue certification from the USGBC, the building design submittal to the
25 department of public works shall show all of the building elements that will be used to achieve

1 the LEED-Certified certification.

2 5. New hotels/motels, lodging houses, non-residential and mixed use buildings
3 and first-time tenant improvements in buildings with building permit applications filed on or
4 after January 1, 2010, having a gross area of 25,000 square feet or more shall comply with the
5 following:

6 a. The County of Los Angeles Green Building Standards as listed in
7 subsection D above.

8 b. For building permit applications filed on or after January 1, 2010, the
9 applicant must comply with the following:

10 i. Retain a LEED Accredited Professional, or another green
11 building professional, as approved by the director of regional planning and the director of
12 public works, as part of the design team.

13 ii. Achieve the equivalency of LEED-Silver level. At his or her
14 discretion, the applicant can choose to either obtain certification from the USGBC or have the
15 department of public works confirm the equivalent of LEED-Silver certification. If the applicant
16 chooses to pursue certification from the USGBC, the building design submittal to the
17 department of public works shall show all of the building elements that will be used to achieve
18 the LEED-Silver certification.

19 6. New high-rise buildings greater than 75 feet in height shall comply with the
20 following:

21 a. The County of Los Angeles Green Building Standards as listed in
22 subsection D above.

23 b. For building permit applications submitted on or after January 1,
24 2010, the applicant must comply with the following:

25 i. The applicant must retain a LEED Accredited Professional, or
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1 another green building professional, as approved by the director of regional planning and the
2 director of public works, as part of the design team.

3 ii. Achieve the equivalency of LEED-Silver level. At his or her
4 discretion, the applicant can choose to either obtain certification from the USGBC or have the
5 department of public works confirm the equivalent of LEED-Silver certification. If the applicant
6 chooses to pursue certification from the USGBC, the building design submittal to the
7 department of public works shall show all of the building elements that will be used to achieve
8 the LEED-Silver certification.

9 F. The most recent version of the third-party standards, guidelines and rating systems,
10 as approved by the County of Los Angeles and found within the Green Building Technical
11 Manual, shall be used to comply with the requirements of this ordinance.

12 G. Compliance with the County of Los Angeles Green Building Standards may be used
13 in meeting the standards within an approved third-party standard, guideline or rating system
14 when required of the applicant for compliance.

15 H. Provisions of this ordinance are not intended to prevent the use of any other green
16 building standard. Applicants may use an equivalent third-party industry standard upon
17 approval. The procedure for submitting a new third-party system or standard shall be
18 established by the director of regional planning and included in the department's Green
19 Building Technical Manual.

20 **22.52.2140 Compliance.**

21 A. The applicant for any building or project applicable to this ordinance shall provide to
22 the departments of regional planning and public works documents demonstrating how he or
23 she intends to comply with this ordinance prior to approval of the project or prior to issuance of
24 a building permit.

25 B. Regional Planning Requirements. Green Building requirements in compliance
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1 with this Part 20 shall be depicted on the required site plan per Part 12 of Section 22.56.

2 C. Public Works Requirements. The applicant shall demonstrate compliance with the
3 provisions of this Part 20 to the satisfaction of the department of public works through the
4 design and construction of the required green building measures prior to final approval of the
5 building permit.

6 1. The building design submittal to the department of public works shall show
7 all of the building elements that will be used to achieve the required level of third-party
8 certification or equivalency of third-party certification.

9 **22.52.2150. Exemptions.**

10 The director of planning and/or public works may grant an exemption from the requirements of
11 this ordinance for:

12 A. Agricultural accessory structures.

13 B. Registered historic sites.

14 C. Areas of projects that include warehouse/distribution buildings, refrigerated
15 warehouses, and industrial/manufacturing buildings are exempt from compliance with energy
16 efficiency standards of this Part 20, unless superseded by state law. Office space and other
17 non-refrigerated, non-warehouse and non-industrial/manufacturing portions of the building that
18 are distinct from the exempted portions of the building shall comply with the requirements, as
19 indicated in Table 22.52.2130-1.

20 D. Any project where a complete application for a building permit was filed with the
21 department of public works prior to the effective date of the Green Building Ordinance.

22 E. Any project where a complete application for a building permit was filed with the
23 department of public works prior to the effective date of the Green Building Ordinance where
24 the Building Official determines that the issuance of a final building permit was delayed
25 because of third-party litigation against the County related to the County's approval of the
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1 project. The exemption shall not apply if the Building Official determines that there are
2 material changes to the scope of the building permit as a result of modified entitlements.

3 F. Single-family projects less than five units where a complete application for a
4 building permit was accepted by the department of public works within 90 days after the
5 effective date of the Green Building Ordinance.

6 **22.52.2160 Waiver or Modification of Requirements.** The director of public works
7 may grant a waiver or modification to the regulations required by this ordinance where there
8 are special circumstances or exceptional characteristics applicable to the property involved.

9 **22.52.2170. Updating or Modifying Requirements**

10 A. Public hearings for updating the green building ordinance are required and shall be
11 held pursuant to the procedure provided in Part 4 of 22.60.

12 B. The action of the Regional Planning Commission or Board of Supervisors shall
13 serve notice of the action taken pursuant to the procedure provided in Part 4 of 22.60

14 C. Any person dissatisfied with the action of the Regional Planning Commission, may
15 file an appeal of such action with the Board of Supervisors within the time period set forth in
16 Part 5 of Chapter 22.60.

17 D. Any approved modification, with the exception of the California Energy Efficiency
18 Standards, shall take affect six months after the date that of decision by the Board of
19 Supervisors.

20 ...

21 **Section 3.** Section 22.56.1765 is hereby added to provide for director's review of
22 green buildings, as follows:

23 **22.56.1765 Director's review—Green Building Program Elements**

24 A. Green Building. In addition to the principles and standards contained in Section
25 22.56.1690, the director shall ensure that an applicant complies with the requirements of Part
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1 20 of 22.52 (Green Building). The site plan or plot plan shall depict or list the green building
2 requirements that will be incorporated into the project. Approval by Regional Planning will be
3 concept approval only; final approval of green building requirements will be made by the
4 Department of Public Works.

5 B. Drought-tolerant landscaping. In addition to the principles and standards contained
6 in Section 22.56.1690, the director shall ensure that an applicant complies with the
7 requirements of Part 21 of 22.52 (Drought-Tolerant Landscaping). The site plan or plot plan
8 shall depict or list the drought-tolerant landscaping requirements that will be incorporated into
9 the project.

10 C. The procedure set forth in this section shall not apply where an application for a site
11 plan review has been concurrently filed with an application for a permit, variance or other
12 discretionary approval under Title 22, or for a zone change, development agreement or
13 subdivision.

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