

green building program standard of sustainability

(MANDATORY FOR LARGE PROJECTS)

Requirement

- Meet the intent of the US Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) Certified level. (Formal certification by the USGBC is not required.)
- Project team must include a LEED® Accredited Professional (LEED® AP). Information about local consultants can be obtained at: www.usgbc.org.
- Both by-right and discretionary projects must receive clearance prior to the issuance of a building permit.

Subject Projects

Effective November 1, 2008:

- A new non-residential building or structure of 50,000 gross square feet or more of floor area; or
- A new mixed use or residential building of 50,000 gross square feet or more of floor area in excess of six stories; or
- The alteration or rehabilitation of 50,000 gross square feet or more of floor area in an existing non-residential building for which construction costs exceed a valuation of 50 percent of the replacement cost of the existing building; or
- The alteration of at least 50 dwelling units in an existing mixed-use or residential building seven stories or more, which has at least 50,000 gross square feet of floor area, for which construction costs exceed a valuation of 50 percent of the replacement cost of the existing building.

Effective May 1, 2009, in addition to the above thresholds:

- A new mixed use, or residential building of six or fewer stories consisting of at least 50 dwelling units in a building, which has at least 50,000 gross square feet of floor area, and in which at least 80 percent of the building's floor area is dedicated to residential uses; or
- The alteration of at least 50 dwelling units in an existing mixed-use or residential building six stories or less, which has at least 50,000 gross square feet of floor area, for which construction costs exceed a valuation of 50 percent of the replacement cost of the existing building.

EXEMPTIONS

Projects whose plans were accepted by the Department of Building and Safety (DBS) for plan check and/or had filed and had deemed complete an entitlement application (with the exception of CEQA review) with the Department of City Planning (DCP) prior to the effective date of this Standard.

LEED

LEED® is comprised of various Rating Systems designed by the USGBC that establish green development standards. The existing Rating Systems include: New Construction (NC), Existing Buildings (EB), Commercial Interiors (CI), Core and Shell (CS) and Homes (H). Rating Systems in pilot include: Retail, Healthcare, Neighborhood Development and Homes for Multifamily.

Each Rating System has its own Checklist. Projects must attain the minimum number of points required to meet the intent of LEED® at the Certified level. Applicants may select the Rating System best suited to their project, including the ones still in pilot phase. The various LEED® Checklists can be obtained at www.usgbc.org. A project shall be evaluated for LEED® intent based upon either the version in effect when either the project submits for a building permit or, in the case that a project registers with the USGBC, the version in effect on the date that the project registered with the USGBC.

standard of sustainability clearance procedure

By-Right Projects

Discretionary Projects



Submit Plans to the Department of Building & Safety (DBS)



Department of City Planning (DCP) Clearance:

The DCP will need to issue a green building clearance in order for projects to receive a building permit. Applicants may obtain the clearance at the Site Plan Review Office located on the 6th Floor of 200 N. Spring Street, Los Angeles, or on the 3rd Floor of 6262 Van Nuys Boulevard, Van Nuys. Appointments are required for both offices, and can be made by calling 213-978-1219. In order to obtain the clearance, the following materials must be provided:

1. **LEED® Checklist** - The project's LEED® Checklist that demonstrates that the project meets the intent of the selected LEED® Rating System at the Certified level or higher.
2. **Signed Declaration** - A signed declaration from the Owner(s), Architect of Record and LEED® AP stating that the plans and plan details have been reviewed, and that the Project meets the intent of the criteria for certification of the selected LEED® Rating System at the Certified level or higher. The declaration [CP-4038] is a Planning Department General Form that can be accessed online at <http://cityplanning.lacity.org>.
3. **Stamped and Signed Drawings/Plans** - A complete set of plans stamped and signed by a licensed architect or engineer that has the LEED® Checklist and declaration copied onto the first page. Each plan sheet must be signed by the LEED® AP verifying that the plans are consistent with the submitted checklist.
4. **\$268 Fee** - The fee set forth in Section 19.01 Y.

* May be subject to audit. A third-party audit will be conducted for every seventh project that is submitted for clearance. The project's LEED® Checklist, construction drawings, and specifications will be reviewed to confirm the project has met the intent of LEED®. Should the audit result in a list of corrections, the applicant will need to return the corrected project documentation in order to obtain the clearance.

OR

Satisfactory Completion of Design Review by USGBC - At the time of the clearance request, projects that demonstrate that they have received confirmation from the USGBC that each of the project's Design Review credits has been designated as "Anticipated" shall be exempt from the aforementioned audit and fee.



Permit Issuance by DBS

(DBS will require clearance from DCP prior to issuing the building permit)