

Commercial 2022 Mountain View Green Building Code (based on the 2022 California Green Building Standards Code & City Code)



Check Box	1	Non-Residential Alterations ≥ \$200,000 and/or Additions ≥ 1,000 s.f. [1, 2]
	2	New Non-Residential Construction

Project Number: _____
 Permit Address: _____

#	1	2	Non-Residential Code Sections	Measures	Plan requirements	Location on Plans	Verification [3]	
							Responsible Party	Post Construction
			Mountain View City Code (MVCC) Division III Sect. 8.20.11 & 8.20.14	MOUNTAN VIEW GREEN BUILDING CODE (Green Building Code - Adopted):				
1		•	MVCC 8.20.11 - 8.20.12 & Table 101.10	<i>Nonresidential new construction shall meet mandatory CalGreen and the Mountain View Amendments</i>	Notes on plans		Field Insp	
2		•	MVCC 8.20.11 - 8.20.12 & Table 101.10	<i>Nonresidential new construction shall meet the intent of LEED Gold Certified</i>	LEED doc. on plans		LEED Proof	
3		•	MVCC 8.20.11 - 8.20.12 & Table 101.10	<i>Nonresidential new construction shall demonstrate energy compliance to meet or exceed Title 24, Part 6</i>	Notes on plans		Field Insp	
4		•	MVCC 8.20.13 & Table 101.10	<i>All new mixed-use projects must comply with Mountain View's green building requirements and meet the requirements applicable to each primary occupancy</i>	LEED doc. and notes on plans		LEED Proof/ Field Insp	
			MVCC Div. III Section 8.20.12- 8.20.14	WILDLIFE PROTECTION AND CONSERVATION (Green Building Code - Adopted):				
5		•	MVCC 8.20.11 - 8.20.13 & Table 101.10	<i>Bird-safe glass shall be installed on the exterior of the structure where the structure is ≥ than 10,000 square feet or when required by the applicable precise plan</i>	Details/Notes on plans		Field Inspection	
			CGBSC Div. 5.1 Section 5.106 & MVCC Division III Section 8.20	PLANNING AND DESIGN (Site Development CalGreen section):				
6		•	MVCC 8.20.36	Stormwater sediment and erosion control plan for newly constructed projects of less than 1 acre	Details/Notes on plans		Field Insp	
7		•	MVCC 8.20.37	Stormwater pollution prevention for projects that disturb 1 or more acres of land	Details/Notes on plans		Field Insp	
8		•	MVCC 8.20.38	Postconstruction stormwater control requirements [4]	Details/Notes on plans		Env Safety	
9		•	CGBSC Section 5.106.4.1.1	Short Term Bicycle parking if anticipated to generate visitor traffic	Details/Notes on plans		Field Insp	
10		•	CGBSC Section 5.106.4.1.2 - 5.106.4.1.5	Long Term Bicycle parking for new buildings ≥ 10 tenant-occupants, for additions or alterations ≥ 10 tenant vehicular parking spaces and for new shell buildings	Details/Notes on plans		Field Inspection	
11		•	CGBSC Section 5.106.10	Grading and paving [4]	Details/Notes on plans		Env Safety	
12		•	MVCC 8.20.39	Designated Parking For Clean-Air Vehicles new projects, or additions or alterations that add ≥ 10 vehicular parking spaces for low-emitting, fuel-efficient and carpool / van pool vehicles shall comply with Table 5.106.5.2	Details/Notes on plans		Field Inspection	
13		•	MVCC 8.20.12 - 8.20.14 & Table 101.10 & 8.20.40 - 8.20.44	Electric Vehicle (EV) Charging new construction shall meet the parking requirements per Table 101.10 and the requirements per Table A5.106.5.3.2	Details/Notes on plans		Field Inspection	
14		•	MVCC 8.20.43 (1 & 3)	Parking Addition in existing nonresidential buildings per occupancy when parking facilities are added, or electrical systems/lighting are added/alterd and the work requires a building permit, 10% of the total number of parking spaces added or altered shall be EVCS with level 2 EV Ready [N]	Details/Notes on plans		Field Inspection	
15		•	MVCC 8.20.12 - 8.20.13 & Table 101.10	Installation of photovoltaic (PV) on roof area to accommodate an all-electric building to 100% of annual kilowatt hour [R]	Details/Notes on plans		Field Insp	
16		•	CGBSC Section 5.106.8	Light pollution reduction outdoor lighting shall be design and installed to comply w/CGBSC & Table 5.106.8 [R]	Details/Notes on plans		Field Insp	
			California Green Build. Standards Code (CGBSC) Div. 5.3 Sect. 5.303.1	WATER EFFICIENCY AND CONSERVATION (Indoor Water Use):				
17		•	CGBSC Section 5.303.1.1	Meters for new buildings or additions in excess of 50,000 square feet separate submeters shall be installed	Details/Notes on plans		Field Insp	
18		•	CGBSC Section 5.303.1.2	Meters excess consumption separate submeter shall be provided for tenants consuming more than 1,000 gal/day	Details/Notes on plans		Field Insp	
19		•	CGBSC A5.303.5	Indoor water use, dual plumbing: all new commercial buildings or groups of new commercial buildings submitting for a building permit, where the total square footage of the building(s) is greater than 25,000 square feet, shall incorporate dual plumbing in the design of the building to allow the use of recycled water, when it becomes available, for flushing toilets [4] [N]	Details/Notes on plans		Public Works	
			CGBSC Division 5.3 Section 5.303.3	WATER EFFICIENCY AND CONSERVATION (Water Conserving Plumbing Fixtures):				
20		•	CGBSC Section 5.303.3.1	Water closets shall not exceed 1.28 gallons per flush	Notes on plans		Field Insp	
21		•	CGBSC Section 5.303.3.2.1	Wall mounted Urinals shall not exceed 0.125 gallons per flush	Notes on plans		Field Insp	
22		•	CGBSC Section 5.303.3.2.2	Floor mounted Urinals shall not exceed 0.5 gallons per flush	Notes on plans		Field Insp	
23		•	CGBSC Section 5.303.3.3.1	Single showerhead shall have a maximum flow of 1.8 gpm at 80 psi	Notes on plans		Field Insp	
24		•	CGBSC Section 5.303.3.3.2	Multiple showerheads > than 1 shower shall have combined flow of 1.8 gpm at 80 psi or 1 operating at a time	Notes on plans		Field Insp	
25		•	CGBSC Section 5.303.3.4.1	Lavatory faucets shall have a maximum flow rate of not more than 0.5 gpm at 60 psi	Notes on plans		Field Insp	
26		•	CGBSC Section 5.303.3.4.2	Kitchen faucets shall have a maximum flow rate of not more than 1.8 gpm at 60 psi	Notes on plans		Field Insp	
27		•	CGBSC Section 5.303.4.1	Commercial Kitchen Equipment food waste disposers shall comply with Section 5.303.4.1	Notes on plans		Field Insp	

TO BE COMPLETED AND SIGNED BEFORE FINAL INSPECTION

Water Conservation in Landscaping Regulations & CGBSC			WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use):					
28	•	•	Water Conservation in Landscaping Regulations (Chapter 2) by Planning	Project shall comply with the water conservation in landscaping regulations where the affected landscape area (new or rehabilitated) is ≥ 500 square feet [4]	Notes on plans		Self-certified	
29	•	•	Water Efficient Design and Maintenance Checklist by Planning	Project shall comply with the water efficient and maintenance checklist [4]	Checklist form		Self-certified	
30	•	•	Water Conservation in Landscaping Regulations (Chapter 10) by Planning	Water budget. When a water budget is prepared for a landscaping areas ≥ 2,500 square feet, it must be completed by a certified or authorized professional [4]	Notes on plans		Certification	
31	•	•	CGBSC Section 5.304.1	Outdoor potable water use in landscape areas for nonresidential developments	Notes on plans		Field Insp	
CGBSC Division 5.4 Section 5.407			MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Water Resistance and Moisture Management):					
32	•	•	CGBSC Section 5.407.1	Weather protection. Provide a weather-resistant exterior wall and foundation envelope	Details on plans		Field Insp	
33	•	•	CGBSC Section 5.407.2	Moisture Control. Employ moisture control measures	Details on plans		Field Insp	
Construction and Demolition Waste & CGBSC Division 5.4 Section 5.408			MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling):					
34	•	•	Construction and demolition waste tracking & diversion requirements form	Construction Waste Diversion 65% reduction [4]	Mountain View waste tracking form		Public Works	
35	•	•	Construction and demolition waste tracking & diversion requirements form	Construction Waste Management Plan / Diversion is required when demolitions [4]	Mountain View waste tracking form		Public Works	
36	•	•	CGBSC Section 5.408.3	Excavated soil and land clearing debris. 100% shall be reused or recycled [4]	MV waste tracking form		Public Works	
CGBSC Division 5.4 Section 5.410			MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Building Maintenance and Operation):					
37	•	•	CGBSC Section 5.410.1	Recycling by Occupants applies to new buildings and additions that increase ≥ 30% in floor area within 12 month period	Details/Notes on plans		Field Inspec	
38		•	CGBSC Section 5.410.2 to 5.410.2.6	Commissioning for new buildings 10,000 square feet and over shall be included in design & construction process of the building project and comply with the commissioning requirements	Details/Notes on plans		Field Inspection	
39	•	•	CGBSC Section 5.410.4 to 5.410.4.5.1	Testing and Adjusting shall be required for new buildings less than 10,000 square feet or new systems serving additions or alterations subject to section 303.1	Details/Notes on plans		Field Inspection	
MVCC Division III Section 8.20.11- 8.20.13			ENVIRONMENTAL QUALITY (No gas allowed, all electric installation):					
40		•	Nonresidential new construction projects MVGBC Section 8.20.11 - 8.20.12 & Table 101.10	Natural gas shall not be allowed. The following list of items shall be electric installation: Heat/cooling equipment, clothes dryers and fireplaces and/or fire pits	Details/Notes on plans		Field Inspection	
				Cooking appliances shall be electric, see exception	Details/Notes on plans		Field Insp	
				Water-heating systems and equipment shall be electric or solar	Details/Notes on plans		Field Insp	
CGBSC Division 5.5 Section 5.503			ENVIRONMENTAL QUALITY (Fireplaces):					
41	•	•	MVCC 8.20.35	Any installed gas fireplace shall be a direct-vent, sealed-combustion type and shall comply with U.S. EPA	Details/Notes on plans		Field Inspec	
42	•	•	MVCC 8.25, 8.25.3 - 8.25.7	All wood burning appliances installed in new commercial buildings or wood-burning appliances being added to or replacing in existing commercial buildings shall comply w/Section 8.25	Details/Notes on plans		Field Inspection	
CGBSC Division 5.5 Section 5.504			ENVIRONMENTAL QUALITY (Pollutant Control):					
43	•	•	CGBSC Section 5.504.1	Temporary ventilation. If HVAC system needed during construction use return air filters and comply with MERV of 8	Notes on plans		Field Insp	
44	•	•	CGBSC Section 5.504.3	Covering of duct openings and protection of mechanical equipment during construction, all duct and other related air distribution components, shall be covered with tape, plastic, sheet metal or other methods acceptable	Notes on plans		Field Inspection	
45	•	•	CGBSC Section 5.504.4 & 5.504.4.1	Finish material pollutant control for adhesives, sealants & caulks shall comply w/VOC limits (Adhesive Table 5.504.4.1 & Sealant Table 5.504.4.2)	Notes on plans		Field Inspection	
46	•	•	CGBSC Section 5.504.4.3 to 5.504.4.3.2	Finish material pollutant control for paints & coatings shall comply with VOC (Coating Table 5.504.4.3). Aerosols paint & coating & verification	Notes on plans		Field Inspection	
47	•	•	CGBSC Section 5.504.4.4	Finish material pollutant control for carpet systems shall comply with VOC, carpet cushion & carpet adhesive	Notes on plans		Field Insp	
48	•	•	CGBSC Section 5.504.4.5	Finish material pollutant control for composite wood products shall comply with formaldehyde requirements per Table 5.504.4.5 & documentation	Notes on plans		Field Inspection	
49	•	•	CGBSC Section 5.504.4.6 & 5.504.4.6.1	Finish material pollutant control for resilient flooring systems shall comply with VOC emission limits (80%) & verification of compliance	Notes on plans		Field Inspection	
50	•	•	CGBSC Section 5.504.4.7 & 5.504.4.7.1	Finish material pollutant control for thermal insulation shall comply with VOC emissions & verification of compliance [N]	Notes on plans		Field Insp	
51	•	•	CGBSC Section 5.504.4.8 & 5.504.4.8.1	Finish material pollutant control for acoustical ceilings and wall panels shall comply with VOC emissions & verification of compliance [N]	Notes on plans		Field Inspection	
52	•	•	CGBSC Section 5.504.5.3	Finish material pollutant control for filters. In mechanically ventilated buildings, provide air filtration for outside and return air per MERV of 13 limits & labeling [R]	Notes on plans		Field Insp	
53	•	•	CGBSC Section 5.504.7	Environmental Tobacco Smoke (ETS) Control. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows, etc.	Notes on plans		Field Inspection	
CGBSC Division 5.5 Section 5.505			ENVIRONMENTAL QUALITY (Indoor Moisture Control):					
54	•	•	CGBSC Section 5.505.1	Indoor moisture control. Buildings shall meet or exceed the provisions of CBC, etc.	Details/Notes on plans		Field Insp	

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CGBSC Division 5.5 Section 5.506			ENVIRONMENTAL QUALITY (Indoor Air Quality):			
55	•	•	CGBSC Section 5.506.1	Outside air delivery. Mechanically or naturally ventilated spaces in buildings, shall meet the CEnerC requirements	Details/Notes on plans	Field Insp
56	•	•	CGBSC Section 5.506.2	Carbon dioxide (CO2) monitoring. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation control shall be specified and installed in accordance with the requirements of the CEnerC	Details/Notes on plans	Field Inspection
CGBSC Division 5.5 Section 5.507			ENVIRONMENTAL QUALITY (Environmental Confort):			
57	•	•	CGBSC Section 5.507.4	Acoustical control employ building assemblies & components w/ sound trasmission class (STC) values determined with ASTM , etc.	Details/Notes on plans	Field Inspection
58	•	•	CGBSC Section 5.507.4.1	Exterior noise transmission, prescriptive method. Walls & roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50, etc.	Details/Notes on plans	Field Inspection
59	•	•	CGBSC Section 5.507.4.2	Exterior noise transmission, performance method. Walls & roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level of 50 dBA in occupied areas during operation	Details/Notes on plans	Field Inspection
60	•	•	CGBSC Section 5.507.4.3	Interior sound transmission. Wall and floor ceilings assemblies separating tenant spaces and public places shall have an STC of at least 40	Details/Notes on plans	Field Insp
CGBSC Division 5.5 Section 5.508			ENVIRONMENTAL QUALITY (Outdoor Air Quality):			
61	•	•	CGBSC Section 5.508.1	Ozone depletion and greenhouse gas reductions. Installation of HVAC, refrigeration and fire supression equipment shall comply w/ section 5.508.1.1 and 5.508.1.2	Details/Notes on plans	Field Inspection
61	•	•	CGBSC Section 5.508.2	Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions when installed in retail food stores with ≥ 8,000 square feet of conditioned area	Details/Notes on plans	Field Inspection

Foot Notes	[1]	Only within area of alteration
	[2]	All non compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures, only within the area of alteration
	[3]	See "SECTION TO BE COMPLETED AFTER CONSTRUCTION" below
	[4]	Regulated by Other Mountain View City Code (MVCC)
	[N]	New (2022 California Green Building Standards Code -CGBSC- & Mountain View City Code -MVCC- Green Code / Reach Codes - Adopted)
	[R]	Revised (2022 Mountain View City Code -MVCC- Green Code / Reach Codes - Adopted)
		Not required
	•	Mandatory requirements



OWNER ACKNOWLEDGEMENT	
<p>This project is required to comply with the California Green Building StandardsCode (T24, Part 11) and the Mountain View City Code (MVCC) Green Building Code Amendments. I, the property <u>owner / legal representative</u>, acknowledge and understand the requirements and penalties for noncompliance. I am responsible for all activities performed by design team members, contractors and subcontractors in meeting the requirements. I also understand that my project may be subject to an energy or water performance review to assess compliance with the program after construction and during operation.</p>	
Signature (Owner)	Date
Print Full Name	Phone or Email
SECTION TO BE COMPLETED AFTER CONSTRUCTION	
<p><i>In order to schedule a final building inspection with the Building Department, follow the procedures below .</i> At the final building inspection prepare to be submitted the following items: (Initial for each applicable item is required below) <input type="checkbox"/> Per the California Energy Code & energy reports, provide the completed forms (Certificate of Installation & Certificate of Verification, etc.). <input type="checkbox"/> Cutsheets or proof of installation of products and materials that meet the required VOC and formaldehyde limits <input type="checkbox"/> Provide Proof of Construction Waste Diversion, contact Public Works at (650) 903-6311</p> <p>I certify that: <input type="checkbox"/> There have been no alterations that have impacted the energy report for the project, unless the new report is provided; <input type="checkbox"/> All mandatory CALGreen measures noted in the checklist have been implemented unless a new checklist is provided</p>	
Signature (Owner) and Date	Signature (Contractor) and Date
Print Name	Print Name

COMMUNITY DEVELOPMENT DEPARTMENT
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Planning: www.mountainview.gov/planning
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