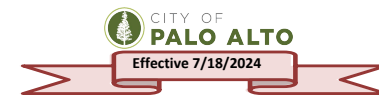


Green Building for Nonresidential New Construction, Additions, and/or Alterations

Compliance Verification Form



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Nonresidential New Construction and Substantial Remodel Projects

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> All new nonresidential construction of any size (PAMC 16.14.080 Section 301.3.3)	CALGreen Mandatory + Tier 2⁴ AND Full Electrification of Outdoor Appliances Full electrification is required for outdoor grills, stoves, and barbecues. ⁵	Planning Phase: Complete a preliminary Green Building Checklist "GB-1 Non-Residential Mandatory Plus Tier 2" sheet and include in Planning Application. (Only Projects subject to Planning) Permit Phase: Complete a Green Building Checklist "GB-1 Non-Residential Mandatory Plus Tier 2" and include and references on the "GB-1" within Permit Plans. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet. Inspection Phase: Subject to the activities listed in the Green Building Inspection Checklist.
<input type="checkbox"/> 50-50-50 Rule: Substantial Remodel Includes: 1) removal or replacement of 50% or more of the linear length of the existing exterior walls of the building, and/or 2) 50% or more of the linear length of the existing exterior wall plate height is raised, and/or 3) 50% or more of the existing roof framing area is removed or replaced, over a 3-year period. (PAMC 16.14.080)	CALGreen Mandatory OR CALGreen Mandatory Plus Tier 1. Confirm on page 2. AND Full Electrification of Outdoor Appliances Full electrification is required for outdoor grills, stoves, and barbecues. ⁵	Planning Phase: Complete a preliminary Green Building Checklist "GB-1 Non-Residential Mandatory or CALGreen Mandatory Plus Tier 1" sheet and include in Planning Application. (Only Projects subject to Planning) Permit Phase: Complete a Green Building Checklist "GB-1 Non-Residential Mandatory or CALGreen Mandatory Plus Tier 1" and include and references on the "GB-1" within Permit Plans. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet. Inspection Phase: Subject to the activities listed in the Green Building Inspection Checklist.
<input type="checkbox"/> All nonresidential construction projects greater than \$100,000 in value³ (PAMC 16.14.360)	Energy Star Benchmark in Portfolio Manager³	Permit Phase: Create Energy Star Portfolio Manager Project Profile. Insert an image of Project profile on "Notes" section of the "GB-1" sheet. Post-Construction Phase: Submit Energy Star Portfolio Manager Benchmark to the City of Palo Alto after the building has been occupied for 12 months.

¹ Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work per CGBC 301.3.

² In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1.

³ The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link <https://www.energystar.gov/buildings/benchmark>.

The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set.

⁴ Green Building Special Inspectors must be selected from the Development Services preapproved list of Green Building Special Inspectors.

⁵Includes new outdoor appliances/equipment such as grills, stoves, and barbecues. (Section 5.106.13)

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Nonresidential Alteration and Addition Projects

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> Addition of 1000 sq. ft. or greater.^{1,2} (PAMC 16.14.080)	CALGreen Mandatory + Tier 2⁴	<p>Planning Phase: Complete a preliminary Green Building Checklist "GB-1 Non-Residential Mandatory" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p>Permit Phase: Complete a Green Building Checklist and include and references on the "GB-1 NR Mandatory" within Permit Plans. Complete Green Building Survey. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet.</p>
Tenant improvements, renovations, or alterations less than 5,000 sq. ft. and/or with a permit value of \$200,000 or more.^{1,2} (CBC, Part 11.301.3, PAMC 16.14.080)	CALGreen Mandatory⁴	<p>Planning Phase: Complete a preliminary Green Building Checklist "GB-1 Non-Residential Mandatory" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p>Permit Phase: Complete a Green Building Checklist and include and references on the "GB-1 NR Mandatory" within Permit Plans. Complete Green Building Survey. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet.</p>
<input type="checkbox"/> Tenant improvements, renovations, or alterations of 5,000 sq. ft. or more that include replacement of at least two of the following: HVAC system, building envelope, hot water system, or lighting system.^{1,2} (PAMC 16.14.080)	CALGreen Mandatory + Tier 1 with local amendments⁴	<p>Planning Phase: Complete a preliminary Green Building Checklist "GB-1 Non-Residential Mandatory Plus Tier 1" sheet and include in Planning Application. (Only Projects subject to Planning)</p> <p>Permit Phase: Complete a Green Building Checklist and include and references on the "GB-1 NR Tier 1" within Permit Plans. The design must be third-party verified by a Green Building Special Inspector.⁴ Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet.</p> <p>Inspection Phase: Subject to the activities listed in the Green Building Inspection</p>
<input type="checkbox"/> All nonresidential construction projects greater than \$100,000 in value³ (PAMC 16.14.360)	Energy Star Benchmark in Portfolio Manager³	<p>Permit Phase: Create Energy Star Portfolio Manager Project Profile. Insert an image of Project profile on "Notes" section of the "GB-1" sheet.</p> <p>Post-Construction Phase: Submit Energy Star Portfolio Manager Benchmark to the City of Palo Alto after the building has been occupied for 12 months.</p>

¹ Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work per CGBC 301.3.

² In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1.

³ The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link <https://www.energystar.gov/buildings/benchmark>. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set.

⁴ Green Building Special Inspectors must be selected from the Development Services preapproved list of Green Building Special Inspectors.

Instructions: Select the nonresidential green building requirements applicable to the project and follow the compliance instructions listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

Electric Vehicle Supply Equipment (EVSE) Requirements

Project Condition	Requirement	Compliance Schedule & Instructions
<p><input type="checkbox"/> New Non-Residential Structures Other than Hotels (PAMC 16.14.400)</p>	<p>For buildings with 10 to 20 parking spaces, the property owner shall provide at least 20% EV Capable³ or EVSE-Ready space⁴, and at least 20% Level 2 EVSE installed⁵ of the total parking spaces.⁶ See ordinance language for additional details.¹</p> <p>OR</p> <p>For building with over 20 parking spaces, the property owner shall provide at least 15% EV Capable³ or EVSE-Ready space⁴, and at least 15% EVSE installed⁵ of the total parking spaces.⁶ See ordinance language for additional details.¹</p>	<p>Planning Phase: Declare the EV requirements on the preliminary Green Building Checklist "GB-1" sheet and include in Planning Application. Show EVSE calculations within the parking analysis. Show "EV Capable" or "EVSE-Ready", and "Level 2 EVSE installed" on parking plan. Use the EVSE calculator² for compliance assistance. See ordinance language for additional details. (Only Projects subject to Planning)</p> <p>Permit Phase: Complete Green Building Checklist and include and references on the "GB-1" within Permit Plans. Declare the EV requirements on the Green Building Checklist "GB-1" sheet and include in Permit Plans. Show EVSE calculations within the parking analysis. Label applicable parking spaces "EV Capable" or "EVSE-Ready", and "Level 2 EVSE installed" on parking plan (see ordinance language for definitions). Use the EVSE calculator² for compliance assistance. See ordinance language for additional details.</p> <p>Inspection Phase: Subject to the activities listed on the Electric Vehicle Supply Equipment Checklist.</p>
<p><input type="checkbox"/> Non-residential Additions or Alterations to Existing Buildings or Parking Facilities. (CBC, Part 11, Section 5.106.5.4)</p>	<p>Commercial projects that meet CALGreen alteration/addition scope⁷ for EV infrastructure will be required to include EV charging for the total number of actual parking spaces being added or altered in compliance with the CBC Section 5.106.5.4.1 or 5.106.5.4.2.²</p>	<p>Planning Phase: Declare the EV requirements on the preliminary Green Building Checklist "GB-1" sheet and include in Planning Application. Show EVSE calculations within the parking analysis. Show "EV Capable" or "EVSE-Ready", and "Level 2 EVSE installed" on parking plan. Use the EVSE calculator² for compliance assistance. See ordinance language for additional details. (Only Projects subject to Planning)</p> <p>Permit Phase: Complete Green Building Checklist and include and references on the "GB-1" within Permit Plans. Declare the EV requirements on the Green Building Checklist "GB-1" sheet and include in Permit Plans. Show EVSE calculations within the parking analysis. Label applicable parking spaces "EV Capable" or "EVSE-Ready", and "Level 2 EVSE installed" on parking plan (see ordinance language for definitions). Use the EVSE calculator² for compliance assistance. See ordinance language for additional details.</p> <p>Inspection Phase: Subject to the activities listed on the Electric Vehicle Supply Equipment Checklist.</p>
<p>Electric vehicle (EV) charging: medium-duty and heavy-duty. (CBC Part 11, Sec. 5.106.5.5)</p>	<p>New warehouses, grocery stores, office buildings, manufacturing facilities and retail stores with planned off-street loading spaces shall comply with Sec. 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE^{5,2}.</p>	<p>Planning Phase: Declare the EV requirements on the preliminary Green Building Checklist "GB-1" sheet and include in Planning Application. Show EVSE calculations within the parking analysis. Show "EV Capable" or "EVSE-Ready", and "Level 2 EVSE installed" on parking plan. Use the EVSE calculator² for compliance assistance. See ordinance language for additional details. (Only Projects subject to Planning)</p> <p>Permit Phase: Complete Green Building Checklist and include and references on the "GB-1" within Permit Plans. Declare the EV requirements on the Green Building Checklist "GB-1" sheet and include in Permit Plans. Show EVSE calculations within the parking analysis. Label applicable parking spaces "EV Capable" or "EVSE-Ready", and "Level 2 EVSE installed" on parking plan (see ordinance language for definitions). Use the EVSE calculator² for compliance assistance. See ordinance language for additional details.</p> <p>Inspection Phase: Subject to the activities listed on the Electric Vehicle Supply Equipment Checklist.</p>

¹ Projects are subject to the requirements outlined in PAMC 16.14.400. See Palo Alto Municipal Code for ordinance language.

² To access the EVSE Calculator, visit the Green Building Compliance webpage.

³ Electric Vehicle (EV) Capable Space is a vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

⁴ Electric Vehicle (EV) Ready Space is a vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

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⁸ Electric Vehicle Supply Equipment (EVSE) includes the conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle. Minimum Level 2 electric vehicle charger required.

⁶ Accessible spaces. Projects shall comply with the 2022 California Building Code requirements for accessible electric vehicle parking.

⁷ Qualifying project scopes are as follows:

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
 2. When a new PV system is installed covering existing parking spaces.
 3. When additions or alterations to existing buildings are triggered per Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.
- (CBC CBC, Part 11, Section 5.106.5.4)

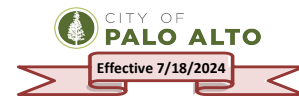
Non-Residential Building Commissioning (New Construction)

Project Condition	Requirement	Compliance Schedule & Instructions
Choose one of the following:		
<input type="checkbox"/> Non-residential buildings with conditioned space less than 10,000 sq. ft. (CEC, Section 120.8(d) & 120(e))	Design Phase Commissioning Requirements	<p>Planning Phase: Prior to submitting for Planning, conduct a formal design phase review of the schematic design documents in accordance with Section 120.8 (d) 1 and 2. Include the Design Review kickoff Certificate of Compliance (See Section 10-103).</p> <p>Permit Phase: Prior to submitting for permit, conduct a formal review of the construction documents in accordance with Section 120.8 (d)(3). Include the Construction Documents Design Review Certificate of Compliance Form (see Section 10-103). Show commissioning measures in the construction documents in accordance with Section 120.8 (e).</p>
<input type="checkbox"/> Non-residential buildings with conditioned space of 10,000 sq. ft. or more (CEC, Section 120.8(a) through 120.8 (i))	Design Phase and Construction Phase Building Commissioning¹ Requirements	<p>Planning Phase: Prior to submitting for Planning, conduct a formal design phase review of the schematic design documents in accordance with Section 120.8 (d) (1) and (2). Include the Design Review kickoff Certificate of Compliance (See Section 10-103). Include sheet GB-3 showing the Owner's Project Requirements and Basis of Design in accordance with Section 120.8 (b) and (c).</p> <p>Permit Phase: Prior to submitting for permit, conduct a formal review of the construction documents in accordance with Section 120.8 (d) (3). Include the Construction Documents Design Review kickoff Certificate of Compliance Form (see Section 10-103). Show commissioning measures in the construction documents in accordance with Section 120.8 (e). Include a GB-3 showing the Owner's Project Requirements and Basis of Design in accordance with Section 120.8 (b) and (c). Include GB-4 outlining the Commissioning Plan in accordance with Section 120.8 (f).</p> <p>Construction Phase: Complete functional performance testing in accordance with Section 120.8 (g). Submit a copy of the systems manual and evidence of completed training in accordance with Section 120.8 (h) and a copy of the final commissioning report in accordance with Section 120.8 (i) at Final Inspection.</p>

¹ Building commissioning is a systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated, and maintained to meet the owner's project requirements. Commissioning requirements are outlined in

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Recycled Water Infrastructure Requirements

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> Within Boundaries of Recycled Water Project Area: New construction or remodeled buildings greater than 10,000 sq. ft. OR where 25 or more urinals and toilets are proposed. ¹ (PAMC 16.12.035)	Interior dual plumbing for recycled water for toilets, urinals and priming floor traps.	Permit Phase: Show recycled water dual plumbing on Permit Plans. Include reference notes on GB-1 Sheet. Inspection Phase: Subject to the activities listed in the Green Building Inspection Checklist.
<input type="checkbox"/> Outside Boundaries of Recycled Water Project Area: New construction or remodeled buildings greater than 50,000 sq ft. or where installation of 50 or more toilets and urinals is proposed. ¹ (PAMC 16.12.035)	Interior dual plumbing for recycled water for toilets, urinals and priming floor traps.	Permit Phase: Show recycled water dual plumbing on Permit Plans. Include reference notes on GB-1 Sheet. Inspection Phase: Subject to the activities listed in the Green Building Inspection Checklist.
<input type="checkbox"/> New construction (other than single-family homes) (Ord. 5002, PAMC 16.12.030)	Exterior recycled water infrastructure for irrigation. <i>A. Within the boundaries install infrastructure</i> <i>B. Outside the boundaries, install if total landscape area exceeds 1,500 sq ft</i>	Permit Phase: Show recycled water infrastructure on Permit Plans. Include reference notes on GB-1 Sheet. Inspection Phase: Subject to the activities listed in the Green Building Inspection Checklist.

¹ Projects are subject to the requirements outlined in PAMC 16.12 and the California Plumbing Code.

² Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work per CGBC 301.3.

³ In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1.