ANALYSIS

This ordinance adds Title 31 - Green Building Standards Code to the Los Angeles County Code. Title 31 incorporates, by reference, portions of the 2010 California Green Building Standards Code, published by the California Building Standards Commission, with certain changes and modifications.

State law requires that the County adopt ordinances that contain the same requirements as are contained in the building standards published in the California Green Building Standards Code. State law allows the County to change or modify these requirements only if it determines that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions.

The changes and modifications to the requirements contained in the building standards published in the 2010 California Green Building Standards Code, which are contained in this ordinance, are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions.

Title 31 also incorporates, by reference, certain administrative provisions contained in Title 26 - Building Code.

ANDREA SHERIDAN ORDIN
County Counsel

By
MARK T. YANAI
Principal Deputy County Counsel
Property Division

MTY:vn

Requested: 03/10/10

Revised: 10/12/10

HOA.684521.8

ORDINANCE NO. 2010-0058

An ordinance adding Title 31 – Green Building Standards Code of the Los Angeles County Code, relating to the adoption of the 2010 California Green Building Code by reference, with certain changes and modifications.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Title 31 is hereby added to read as follows:

TITLE 31

GREEN BUILDING STANDARDS CODE

CHAPTER 1

ADMINISTRATION

100 ADOPTION BY REFERENCE.

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted by reference and incorporated into this Title 31 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 31 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 8, Appendix A4, and Appendix A5 of that certain code known and designated as the 2010 California Green Building Standards Code, as published by the California Building Standards Commission, are adopted by reference and incorporated into this Title 31 as if fully set forth below, and shall be known as Chapters 2 through 8, Appendix A4, and Appendix A5 of Title 31 of the Los Angeles County Code.

A copy of the 2010 California Green Building Standards Code shall be at all times maintained by the Building Official for use and examination by the public.

101 TITLE, PURPOSE, AND INTENT.

101.1 Title. Title 31 of the Los Angeles County Code shall be known as the "Green Building Standards Code," may be cited as such, and will be referred to herein as "this Code."

101.2 Purpose. The purpose of this Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices in the following categories:

1. Planning and design.
2. Energy efficiency.
3. Water efficiency and conservation.
4. Material conservation and resource efficiency.
5. Environmental air quality.

Consistent with this purpose, the provisions of this Code are intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

This Code shall not be construed to hold the County of Los Angeles or any officer, employee, or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or non-issuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the

provisions of this Code, the County does not intend to impose on itself, its employees, or agents any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.

101.3 Scope. The provisions of this Code shall apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure, unless otherwise indicated in this Code.

It is not the intent that compliance with this Code substitute for, or be identified as, meeting the certification requirements of any green building program.

101.4 Applicability.

101.4.1 Internal conflicts. Where there is a conflict between a general requirement and a specific requirement of this Code, the specific requirement shall be applicable. Where, in any specific case, different sections of this Code specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

101.4.1.1 Differences. In the event of any differences between these building standards and the standard referenced documents, the text of these building standards shall govern.

101.4.1.2 Conflicts with other codes. When the requirements of this Code conflict with the requirements of Titles 26, 27, 28, 29, or 30 of the County Code, the most restrictive requirements shall prevail.

101.4.1.3 Mandatory and voluntary requirements.

This Code contains both mandatory and voluntary green building measures.

101.4.1.4 Explanatory notes. Explanatory material, such as references to web sites or other sources where additional information may be found, is included in this Code in the form of notes. Notes are informational only and are not enforceable requirements of this Code.

101.4.2 Other laws. The provisions of this Code shall not be deemed to nullify any provisions of local, state, or federal law.

101.4.3 Referenced codes and standards. The provisions contained in the codes and standards referenced in this Code, including without limitation, the codes referenced in Sections 101.4.3.1 through 101.4.3.6 below, shall be considered part of the requirements of this Code to the prescribed extent of each such reference.

101.4.3.1 Building. The provisions of the Los Angeles County Building Code and the Los Angeles County Residential Code, as applicable, shall apply to the construction, alteration, enlargement, repair, use and occupancy, location, maintenance, removal, and demolition of every structure or any appurtenances connected or attached to such buildings or structures.

101.4.3.2 Electrical. The provisions of the Los Angeles County Electrical Code shall apply to the installation of electrical systems, including but not limited to, alterations, repair, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

101.4.3.3 Mechanical. The provisions of the Los Angeles County Mechanical Code shall apply to the installation, alterations, repair, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings, and/or appurtenances including ventilating, heating, cooling, air-conditioning, and refrigeration systems, incinerators, and other energy-related systems.

101.4.3.4 Plumbing. The provisions of the Los Angeles County Plumbing Code shall apply to the installation, alterations, repair, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances where connected to a water or a sewage system.

101.4.3.5 Fire prevention. The provisions of the California Code of Regulations, Title 19, Division 1, the Los Angeles County Building Code, and the Los Angeles County Fire Code relating to fire and panic safety as adopted by the Office of the State Fire Marshall shall apply to all structures, processes, and premises for protection from the hazard of fire, panic, and explosion.

101.4.3.6 Energy. The provisions of the California Energy Code shall apply to the minimum design and construction of buildings for energy efficiency.

SECTION 2. Section 202 is hereby amended to read in alphabetical order as follows:

202 DEFINITIONS.

. . .

CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. The model ordinance published in Chapter 2.7 of Division 2 of Title 23 of the California Code of Regulations.

. . .

DEVELOPMENT. Any activity requiring discretionary or non-discretionary land use or construction approval from the County that results in the creation, addition, modification, or replacement of impervious surface area, which replacement is not part of routine maintenance activity. Development includes, but is not limited to, land subdivisions; the construction, installation, addition, or replacement of a building or structure; expansion of a building footprint; and land-disturbing activities related to structural or impervious surfaces. Development shall not include routine maintenance of original lines and grades and/or hydraulic capacity.

. . .

LOW-RISE RESIDENTIAL BUILDING. A building that is of Occupancy Group R and is ~~three~~six stories or less, or that is a one- or two-family dwelling or townhouse.

. . .

SECTION 3. Section 301 is hereby amended to read as follows:

301 GENERAL.

301.1 Scope.

Buildings and structures shall be designed to include the green building measures ~~specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and~~

~~may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county or city and county as specified in Section 101.7.~~indicated in Section 301.2.

301.2 Applicability.

Buildings and structures shall comply with all of the requirements specified in this Section relative to the occupancy type, size, number of stories, and number of units.

301.2.1 Low-rise residential buildings.

Newly constructed low-rise residential buildings as defined in Chapter 2 of this Code shall comply with all applicable requirements of Chapter 4, Residential Mandatory Measures.

301.2.2 Non-low-rise residential buildings.

Newly constructed buildings other than those defined in Chapter 2 of this Code as low-rise residential buildings shall comply with all applicable requirements of Chapter 5, Nonresidential mandatory measures.

301.2.2.1 Buildings greater than or equal to 25,000 square feet.

In addition to the requirements of Section 301.2.2, any newly constructed building greater than or equal to 25,000 square feet shall comply with the measures described in Section A5.601.2.4. Compliance with Section A5.601.2.3 shall be voluntary.

SECTION 4. Section 4.106.4 is hereby added to read as follows:

4.106.4 Low-impact development (LID).

New development or alterations to existing developed sites shall comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

SECTION 5. Section 4.106.5 is hereby added to read as follows:

4.106.5 Landscape design.

Post-construction landscape designs shall comply with all of the following:

1. Turf areas shall not exceed 25 percent of the total landscaped area.

2. Non-Invasive drought-tolerant plant and tree species appropriate for the climate zone region shall be utilized in at least 75 percent of the total landscaped area.

3. Hydrozoning irrigation techniques shall be incorporated into the landscape design.

SECTION 6. Section 4.304 is hereby amended to read as follows:

4.304.1 Irrigation controllers.

Automatic irrigation system controllers for landscaping ~~provided by the builder and~~shall be installed at the time of final inspection and shall comply with the following:

. . .

4.304.2 Reserved.

4.304.3 Water-efficient landscape.

For landscaped areas of any size, a water budget shall be developed for landscape irrigation use that conforms to the California Department of Water Resources Model Water-Efficient Landscape Ordinance.

Exception: As an alternative to a water budget, the following landscapes may comply with the requirements of Section 4.106.5:

1. Developer-installed landscape areas less than or equal to 2,500 square feet.

2. Homeowner-provided and/or homeowner-hired landscape area less than 5,000 square feet.

SECTION 7. Section 4.408 is hereby amended to read as follows:

4.408.1 Construction waste reduction ~~of at least 50 percent~~.

~~Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent.~~

~~Exceptions:~~

~~1. Excavated soil and land-clearing debris.~~

~~2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.~~

4.408.1.1 Four or fewer units.

Newly constructed projects consisting of four or fewer units shall recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition debris.

4.408.1.2 Five or more units.

Newly constructed projects consisting of five or more units shall recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition debris.

~~**4.408.2 Construction waste management plan.**~~

~~Where a local jurisdiction does not have a construction and demolition waste management ordinance, a construction waste management plan shall be submitted for approval to the enforcing agency that:~~

~~1. Identifies the materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.~~

~~2. Specifies if materials will be sorted on-site or mixed for transportation to a diversion facility.~~

~~3. Identifies the diversion facility where the material collected will be taken.~~

~~4. Identifies construction methods employed to reduce the amount of waste generated.~~

~~5. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not by both.~~

~~**4.408.2.1 Documentation.**~~

~~Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.~~

~~**4.408.2.2 Isolated jobsites.**~~

~~The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.~~

~~Notes:~~

~~1. Sample forms found in Chapter 8 may be used to assist in documenting compliance with the waste management plan.~~

~~2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).~~

SECTION 8. Section 5.106.2 is hereby added to read as follows:

5.106.2 Low-impact development (LID).

New development or alterations to existing developed sites shall comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

SECTION 9. Section 5.302.1 is hereby amended to read in alphabetical order as follows:

5.302.1 Definitions.

. . .

~~**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.** The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget based on landscaped area and climatological parameters.~~

. . .

SECTION 10. Section 5.304.1 is hereby amended to read as follows:

5.304.1 Water budget.

A water budget shall be developed for landscape irrigation use that conforms to ~~the local water efficient landscape ordinance or to~~ the California Department of Water Resources Model Water Efficient Landscape Ordinance ~~where no local ordinance is applicable~~.

Exception: As an alternative to a water budget, landscapes with a landscaped area less than or equal to 2,500 square feet may comply with all of the following measures:

1. Turf area shall not exceed 25 percent of the total landscaped area.

2. Non-invasive drought-tolerant plant and tree species appropriate for the climate zone region shall be utilized in at least 75 percent of the total landscaped area.

3. Hydrozoning irrigation techniques shall be incorporated into the landscape design.

Note: Prescriptive measures to assist in compliance with the water budget are listed in Sections 492.5 through 492.8, 492.10, and 492.11 of the ordinance, which may be found at: http://www.owue.water.ca.gov/landscape/ord/ord.cfm

SECTION 11. Section 5.304.3 is hereby amended to read as follows:

5.304.3 Irrigation design.

~~In new nonresidential construction with between 1,000 and 2,500 square feet of landscaped area (the level at which the MLO applies), i~~Install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations.

SECTION 12. Section 5.408 is hereby amended to read as follows:

~~5.408.1 Construction waste diversion~~[Reserved].

~~Establish a construction waste management plan for the diverted materials, or meet local construction and demolition waste management ordinance, whichever is more stringent.~~

~~5.408.2 Construction waste management plan~~[Reserved].

~~Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan for approval by the enforcement agency that:~~

~~1. Identifies the materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.~~

~~2. Determines if materials will be sorted on-site or mixed.~~

~~3. Identifies diversion facilities where material collected will be taken.~~

~~4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not by both.~~

~~5.408.2.1 Documentation.~~

~~Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 5.408.2 items 1 thru 4. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.~~

~~**Exception [DSA-SS]:** Jobsites in areas where there is no mixed construction and demolition debris (C&D) processor or recycling facilities within a feasible haul distance shall meet the requirements as follows:~~

~~1. The enforcement agency having jurisdiction shall at its discretion, enforce the waste management plan and make exceptions as deemed necessary.~~

~~**5.408.2.2 Isolated jobsites [BSC, DSA-SS].**~~

~~The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.~~

~~**Notes:**~~

~~1. Sample forms found in Chapter 8 may be used to assist in documenting compliance with the waste management plan.~~

~~2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).~~

5.408.3 Construction waste reduction of at least ~~50~~65 percent.

Recycle and/or salvage for reuse a minimum of ~~50~~65 percent of the non-hazardous construction and demolition debris, or meet a local construction and

demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or volume, but not by both.

~~**Exceptions:**~~

~~Excavated soil and land-clearing debris.~~

~~Alternate waste and reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.~~

SECTION 13. Appendix A4 is hereby amended to read as follows:

APPENDIX A4

RESIDENTIAL VOLUNTARY MEASURES

~~Some of t~~The measures contained in this appendix are not mandatory unless indicated elsewhere in this Code. ~~adopted by a city, county or city and county as specified in Section 101.7 and provide additional measures that d~~Designers, builders, and property owners ~~may wish~~are encouraged to consider all of these measures during the planning, design, and construction process.

SECTION 14. Section A4.107.1 is hereby amended to read as follows:

A4.107.1 Innovative concepts and local environmental conditions.

The provisions of this ~~c~~Code are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this ~~c~~Code. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 15. Section A4.213.1 is hereby amended to read as follows:

A4.213.1 Innovative concepts and local environmental conditions.

The provisions of this ~~c~~Code are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this ~~c~~Code. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 16. Section A4.306.1 is hereby amended to read as follows:

A4.306.1 Innovative concepts and local environmental conditions.

The provisions of this ~~c~~Code are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this ~~c~~Code. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 17. Section A4.411.1 is hereby amended to read as follows:

A4.411.1 Innovative concepts and local environmental conditions.

The provisions of this ~~c~~Code are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this ~~c~~Code. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 18. Section A4.509.1 is hereby amended to read as follows:

A4.509.1 Innovative concepts and local environmental conditions.

The provisions of this ~~c~~Code are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this ~~c~~Code.~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 19. Section A4.601.1 is hereby amended to read as follows:

A4.601.1 Scope.

The measures contained in this appendix are not mandatory unless ~~adopted by a city, county, or city and county as specified in Section 101.7~~indicated elsewhere in this Code. The provisions of this ~~s~~Section outline means of achieving enhanced construction or reach levels by incorporating additional green building measures. In order to meet one of the tier levels designers, builders, or property owners are required to incorporate additional green building measures necessary to meet the threshold of each level.

SECTION 20. Section A4.601.2 is hereby amended to read as follows:

A4.601.2 Prerequisite measures.

Tier 1 and Tier 2 thresholds require compliance with the mandatory provisions of this ~~c~~Code and incorporation of the required prerequisite measures listed in Section A4.601.4.2 for Tier 1 and A4.601.5.2 for Tier 2.~~ Prerequisite measures are also identified in the Residential Occupancies Application Checklist in Section A4.602.~~

~~As specified in Section 101.7, additional prerequisite measures may be included by the enforcing agency to address specific local environmental conditions and may be listed in the Innovative Concepts and Local Environmental Conditions portions of the checklist.~~

SECTION 21. Section A4.602 is hereby amended to read as follows:

. . .

[1]~~Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.~~Reserved.

[2]Required prerequisite for this Tier.

SECTION 22. Appendix A5 is hereby amended to read as follows:

APPENDIX A5

NON-RESIDENTIAL VOLUNTARY MEASURES

The measures contained in this appendix are not mandatory ~~unless adopted by a city, county, or city and county as specified in Section 101.7 and provide additional measures that~~except to the extent indicated elsewhere in this Code. ~~d~~Designers, builders, and property owners ~~may wish~~are encouraged to consider all of these measures during the planning, design, and construction process.

SECTION 23. Section A5.601.1 is hereby amended to read as follows:

A5.601.1 Scope.

The measures contained in this appendix are not mandatory ~~unless adopted by local government as specified in Section 101.7~~except to the extent indicated elsewhere in this Code. The provisions of this ~~s~~Section outline means of achieving enhanced

construction or reach levels by incorporating additional green building measures. In order to meet one of the tier levels designers, builders, or property owners are required to incorporate additional green building measures necessary to meet the threshold of each level.

SECTION 24. The provisions of this ordinance contain various changes, modifications, and additions to the 2010 Edition of the California Green Building Standards Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Green Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Green Building Standards Code, contained in this ordinance, which are not administrative in nature, are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles as more particularly described in the table set forth below:

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
301.2.2.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for buildings not defined as low rise residential that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality.

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
4.106.4	Climatic and Topographic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce and maintaining storm water runoff quality is an issue. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality
4.106.5	Climatic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce. The proposed landscape design measures will allow greater efficiencies of outdoor water use.
4.201.1.1, 4.201.1.2	Climatic	Resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory measures to require projects of five residential units or more to achieve a reduction in energy usage of at least 15 percent will reduce greenhouse gases and promote greater efficiency in energy usage.
4.304.1	Climatic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce. The proposed modification to require weather or soil based irrigation controllers for any residential building subject to Chapter 4, regardless of which entity provides the landscaping, will allow greater efficiencies of outdoor water use.
4.304.3	Climatic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce. The proposed landscape design measures will allow greater efficiencies of outdoor water use.
4.408.1.1, 4.408.1.2, 4.408.2, 4.408.2.1, 4.408.2.2	Climatic and Topographic	Solid waste disposal sites and locally sourced construction materials in the County of Los Angeles are scarce due to population density and varying and occasionally immoderate temperatures and weather conditions. The proposed modification to require projects of five residential units or more to recycle or reuse 65 percent (instead of 50 percent) of construction debris will allow for a reduction in greenhouse gases

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
		and greater material conservation and resource efficiency.
5.106.2	Climatic and Topographic	The County of Los Angeles is a densely populated area having buildings constructed within a region where water is scarce and maintaining storm water runoff quality is an issue. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff and improvement in storm water runoff quality.
5.304.1, 5.304.3	Climatic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce. The proposed landscape design measures will allow greater efficiencies of outdoor water use.
5.408, 5.408.1, 5.408.2, 5.408.2.1, 5.408.2.2, 5.408.3, 5.408.4	Climatic and Topographic	Solid waste disposal sites and locally sourced construction materials in the County of Los Angeles are scarce due to population density and varying and occasionally immoderate temperatures and weather conditions. The proposed modification to require projects that are not defined as low rise to recycle or reuse 65 percent (instead of 50 percent) of construction debris will allow for a reduction in greenhouse gases and greater material conservation and resource efficiency.
A5.601.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for buildings not defined as low rise residential that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality.

SECTION 25. This ordinance shall become operative on January 1, 2011.

[31GRNBLDNGMYCC]

SECTION 26. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Gloria Molina
Chair

ATTEST:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of November 23, 2010 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

	Ayes		Noes
Supervisors	Mark Ridley-Thomas	Supervisors	None
	Zev Yaroslavsky		
	Don Knabe		
	Michael D. Antonovich		
	Gloria Molina		

Effective Date: December 23, 2010

Operative Date: January 1, 2011

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:
ANDREA SHERIDAN ORDIN
County Counsel

By Leela Kapur
Leela Kapur
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2010\2010-0058