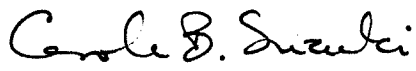


ANALYSIS

This ordinance amends Title 31 – Green Building Standards Code of the Los Angeles County Code, as follows:

- Clarifies that the definition of a "low-rise residential building" includes accessory buildings and parking structures;
- Adds supplemental green building requirements for the construction of residential buildings of seven stories or more, and non-residential buildings of any height, with a gross floor area of 10,000 square feet or more;
- Adopts stricter energy standards for all newly constructed buildings; and
- Adds supplemental drought-tolerant landscaping requirements.

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Acting County Counsel

By 
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Deputy County Counsel
Public Works Division

CBS:gjv

Requested: 08/08/11
Revised: 03/14/12

ORDINANCE NO. _____

An ordinance amending Title 31 – Green Building Standards Code of the Los Angeles County Code, to impose revised green building requirements, energy standards and drought-tolerant landscaping requirements.

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

SECTION 1. Section 202 is hereby amended to read as follows:

...

LOW-RISE RESIDENTIAL BUILDING. A building that is of Occupancy Group R and is six stories or less, or that is a one- or two-family dwelling, or townhouse, or any Occupancy Group U building or parking structure entirely associated with a Group R Occupancy.

...

SECTION 2. Section 301.2.2.1 is hereby amended to read as follows:

301.2.2.1 Buildings Equal to or greater than or equal to 25,000 Ten Thousand (10,000) square feet and Less Than Twenty-Five Thousand (25,000) Square Feet.

In addition to the requirements of Section 301.2.2, any newly constructed project building equal to or greater than or equal to 25,000 ten thousand (10,000) square feet and less than twenty-five thousand (25,000) square feet shall comply with the measures described in Section A5.601.2.4 (CAL Green Tier 1). ~~Compliance with Section A5.601.2.3 shall be voluntary.~~

SECTION 3. Section 301.2.2.2 is hereby added to read as follows:

301.2.2.2 Buildings Equal to or Greater Than Twenty-Five Thousand (25,000) Square Feet.

In addition to the requirements of Section 301.2.2, any newly constructed building equal to or greater than twenty-five thousand (25,000) square feet shall comply with the measures described in Section A5.601.3 (CALGreen Tier 2). Compliance with Section A5.601.3.3 shall be voluntary.

SECTION 4. Section 4.106.5 is hereby amended to read as follows:

4.106.5 Landscape dDesign.

Post construction landscape designs that are not required to obtain a landscape permit or develop a water budget under the California Department of Water Resources Model Water-Efficient Landscape Ordinance shall comply with all of the following:

1. Turf areas shall be water efficient and not exceed 25~~twenty-five~~ percent (25%) of the total landscaped area.
2. Non-~~i~~nvasive drought-tolerant plant and tree species appropriate for the climate zone region shall be utilized in at least ~~75~~seventy-five percent (75%) of the total landscaped area.
3. Hydrozoning irrigation techniques shall be incorporated into the landscape design.

SECTION 5. Section 4.201.1.1 is hereby added to read as follows:

4.201.1.1 Energy Performance.

Newly constructed buildings shall use an Alternative Calculation Method ("ACM") approved by the California Energy Commission to calculate the annual Time Dependent Valuation ("TDV") energy usage of each building, and achieve at least a fifteen percent (15%) reduction in energy usage when compared to the State's mandatory energy efficiency standards.

SECTION 6. Section 5.201.1.1 is hereby added to read as follows:

5.201.1.1 Energy Performance.

Newly constructed buildings shall use an Alternative Calculation Method ("ACM") approved by the California Energy Commission to calculate the annual Time Dependent Valuation ("TDV") energy usage of each building, and achieve at least a fifteen percent (15%) reduction in energy usage when compared to the State's mandatory energy efficiency standards.

SECTION 7. Section 5.304.1 is hereby amended to read as follows:

5.304.1 Water ~~b~~Budget.

...

1. Turf areas shall be water-efficient and shall not exceed 25~~twenty-five~~ percent (25%) 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~~seventy-five percent (75%) of the total landscaped area.

...

SECTION 8. The provisions of this ordinance contain various 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, 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, Topographic	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperature and weather conditions. Expanding the scope of the mandatory requirements of this Code for buildings not defined as low-rise residential that are equal to or greater than ten thousand (10,000) square feet and less than twenty-five thousand (25,000) square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, material usage, and improved environmental air quality.

GREEN BUILDING STANDARDS CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
301.2.2.2	Climatic, Topographic	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperature and weather conditions. Expanding the scope of the mandatory requirements of this Code for buildings not defined as low-rise residential that are equal to or greater than twenty-five thousand (25,000) square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, material usage, and improved environmental air 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	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 all residential buildings to achieve a reduction in energy usage of at least 15 percent (15%) will reduce greenhouse gases and promote greater efficiencies in energy usage.
5.201.1.1	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 all non-residential buildings to achieve a reduction in energy usage of at least 15 percent (15%) will reduce greenhouse gases and promote greater efficiencies in energy usage.

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
5.304.1	Climatic	The County of Los Angeles is a densely populated area having non-residential buildings constructed within a region where water is scarce. The proposed landscape design measures will allow greater efficiencies of outdoor water use.

SECTION 9. The provisions of this ordinance require compliance with energy standards that are different from and more stringent than the energy standards contained in the California Energy Code.

The Board of Supervisors hereby expressly finds that the energy standards adopted in this ordinance will require buildings to be designed to consume no more energy than permitted by the California Energy Code.

SECTION 10. This ordinance shall become operative upon the approval of the energy standards contained in the ordinance by the California Energy Commission.

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