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[CLICK HERE FOR PUBLIC WORKS' REPORT DATED AUGUST 30, 2012](#)



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 31, 2012

IN REPLY PLEASE

REFER TO FILE: B-0

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*
Director of Public Works

BOARD MOTION OF JUNE 6, 2012 AGENDA ITEMS 73 AND 84 COUNTY GREEN BUILDING STANDARDS CODE

On June 6, 2012, your Board continued Agenda Items 73 and 84 for 60 days and directed the Department of Public Works to, within 14 days, update the cost-effectiveness study to account for expected increases in the cost of electricity and include all affected building types in that analysis and post the information on several County websites. In addition, your Board requested that within the next 30 days, analyze whether, in order to remain consistent with the intent of Los Angeles County's existing green building ordinance, all residential developments of more than four units should be required to comply with Cal Green Tier 1 and prepare an alternative version of the ordinance that includes this requirement.

This motion was discussed at the June 14, 2012, Planning Deputies meeting. Subsequently, the updated cost-effectiveness study was completed and the information was shared and discussed with the Board's Deputies. We are currently finishing up the analysis to compare Cal Green Tier 1 with the third party rating system compliance measures contained in the existing County green building ordinance. At this time, we are requesting additional time to complete the analysis. We expect to complete our analysis and report our findings back to your Board by August 8, 2012.

In order to provide adequate time for our analysis and findings to be shared and evaluated by all interested parties, we are also requesting that Agenda Items 73 and 84 be continued to August 28, 2012.

If you have any questions, please call me or your staff may contact Dennis Hunter at (626) 458-4006.

RC:ll

P:\BSPUBADMIN\MEMOS\GB ITEM 73 AND 84 FINAL EXT R3.DOCX

cc: Chief Executive Office, County Counsel
Department of Regional Planning, Executive Office



**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B
OF THE KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012**

Wednesday, June 6, 2012

9:30 AM

- 73.** Recommendation: Approve the introduction of an ordinance amending the County Code Title 31 - Green Building Standards Code, mandate updated green building, drought-tolerant landscaping, and energy requirements for new construction within the unincorporated areas of the County; and set June 26, 2012 for a public hearing to consider the proposed ordinance. **(Department of Public Works)** (Relates to Agenda No. 84) (12-2377)

Raj Patel, Superintendent of Building, Department of Public Works, responded to questions posed by the Board.

Supervisors Yaroslavsky and Ridley-Thomas made a motion to continue items 73 and 84 for 60 days to August 7, 2012; and instruct the Director of Public Works to:

- 1. Within 14 days, update the cost-effectiveness study to account for expected increases in the cost of electricity, and include all affected building types in that analysis;**
- 2. Within the next 30 days, analyze whether, in order to remain consistent with the intent of Los Angeles County's existing green building ordinance, all residential developments of more than four units should be required to comply with Cal Green Tier 1, and prepare an alternative version of the ordinance that includes this requirement; and**
- 3. Post updated cost-effectiveness information within 14 days to green.lacounty.gov and the websites of the Departments of Regional Planning and Public Works, and that a summary of the updated cost-effectiveness information be included within the updated Board letter.**

Supervisor Antonovich made a motion, seconded by Supervisor Yaroslavsky, that the Board direct County Counsel to work with the Departments of Regional Planning and Public Works, to identify the green building provisions in Title 22 and report back to the Board on which, if any, of these provisions are legally enforceable. For those green building provisions in Title 22 that are legally enforceable and are in conflict with Title 31, provide an explanation of how the departments propose to enforce those provisions going forward.

After discussion, on motion of Supervisor Yaroslavsky, seconded by Supervisor Ridley-Thomas, this item was continued 60 days to August 7, 2012, with the following amendments:

1. Instruct the Director of Public Works to:

- Within 14 days, update the cost-effectiveness study to account for expected increases in the cost of electricity, and include all affected building types in that analysis;
- Within the next 30 days, analyze whether, in order to remain consistent with the intent of Los Angeles County's existing green building ordinance, all residential developments of more than four units should be required to comply with Cal Green Tier 1, and prepare an alternative version of the ordinance that includes this requirement; and
- Post updated cost-effectiveness information within 14 days to green.lacounty.gov and the websites of the Departments of Regional Planning and Public Works, and that a summary of the updated cost-effectiveness information be included within the updated Board letter; and

2. Direct County Counsel to work with the Departments of Regional Planning and Public Works, to identify the green building provisions in Title 22 and report back to the Board on which, if any, of these provisions are legally enforceable. For those green building provisions in Title 22 that are legally enforceable and are in conflict with Title 31, provide an explanation of how the departments propose to enforce those provisions going forward.

Ayes: 5 - Supervisor Molina, Supervisor Ridley-Thomas, Supervisor Knabe, Supervisor Antonovich and Supervisor Yaroslavsky

Attachments: Board Letter
Motion by Supervisors Yaroslavsky and Ridley-Thomas
Motion by Supervisor Antonovich
Report

The foregoing is a fair statement of the proceedings of the regular meeting held June 6, 2012, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

Sachi A. Hamai, Executive Officer
Executive Officer-Clerk
of the Board of Supervisors

By Sachi A. Hamai



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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August 30, 2012

IN REPLY PLEASE

REFER TO FILE: B-0

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*
Director of Public Works

BOARD MOTION OF JUNE 6, 2012, AGENDA ITEM NO. 73 AND 84 AMENDMENTS TO TITLE 31 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE

On June 6, 2012, your Board directed the Department of Public Works to report back on three areas related to amending Title 31, County of Los Angeles Green Building Standards Code. The following response has been developed to address your Board's request.

Update Energy Cost-Effectiveness Study with Expected Utility Cost Increases

The Energy Cost-Effectiveness Study presented with the June 6, 2012, Board letter was prepared by Southern California Edison (SCE). The Study evaluated various prototype buildings designed with additional energy features chosen to achieve a reduction of 15 percent in annual energy usage. The prototypes utilized a combination of energy upgrades and/or downgrades that were based on the author's experience with building practices, the relative preference of measures, and their related incremental cost. The combinations were not selected to merely achieve the lowest simple payback period. As a result, the outcome of applying the expected average annual electrical cost increase of 3.2 percent and natural gas cost increase of 0.7 percent to residential buildings was inconclusive. Some of the prototypes had a reduced payback period while others had an increased payback period.

In the Cost-Effectiveness Study, the energy costs for nonresidential buildings were not based on a single utility rate but rather a time-of-use rate schedule. These schedules were modeled explicitly in the Department of Energy 2.1E computer simulation. Application of updated utility rates would require modifications to the Federal software. Given the findings of the residential building analysis and the author's choice of nonresidential prototype buildings, the results will also be inconclusive for nonresidential occupancies.

Update Energy Cost-Effectiveness Study for Industrial and Retail Buildings

The Cost-Effectiveness Study included payback data for low- and high-rise office buildings. The author of the Study contends, and we agree, that the results for low- and high-rise offices are similar to those for industrial, retail, and other nonresidential building occupancy types. Industrial-type buildings are typically unconditioned warehouses with smaller office occupancies, and, therefore, energy simulations should be comparable to low-rise offices. The primary difference between retail buildings and office buildings is the amount of energy consumed due to specialty lighting. However, the energy standards and modeling software accounts for this difference and provides allowances for additional lighting energy. As a result, energy simulations for retail buildings should be comparable to low-rise offices. A letter from the consultant explaining his rationale is attached.

Requiring Tier 1 Compliance for Residential Developments Over Four Units

The mandatory green building measures contained in Title 31, County of Los Angeles Green Building Standards Code, for residential developments of four or more units are consistent with the intent of the existing Green Building Ordinance.

The current Green Building Ordinance provisions contained in Title 22 require developments of more than four units to comply with specific mandatory measures as well as certification with one of three published third-party green building rating systems. At the time of adoption of the Ordinance (January 1, 2009), Green Point Rated (GPR v3.7), California Green Builder (CGB), and LEED for Homes (Pilot Version 1.11a) were the accepted third-party rating systems. Since the adoption of the Green Building Ordinance in 2009, two of the three published third-party rating systems have been updated. The latest versions are GPR v4.2 and LEED for Homes (2010 Update). Since the publication of the California Green Building Standards Code, California Green Builder is no longer an active rating system.

On November 23, 2011, your Board adopted Title 31, County of Los Angeles Green Building Standards Code, based on the California Green Building Standards Code with specific local amendments. Many of the mandatory requirements of the California Green Building Standards Code met or exceeded those found in the Green Building Ordinance. Title 31 was adopted to include the remaining elements of the Green Building Ordinance that were not specified in the California Green Building Standards Code.

Residential developments of more than four units complying with the mandatory measures of Title 31 were evaluated using Green Point Rated and LEED for Homes.

Each Supervisor
August 30, 2012
Page 3

Our attached Summary of Analysis indicates residential developments of more than four units complying with the mandatory measures of Title 31 are at least equivalent to the third-party requirements described in the Green Building Ordinance. The adoption of Tier 1 requirements is not recommended for residential developments in order to meet the intent of the Green Building Ordinance.

For example, residential developments of more than four units complying with the existing mandatory measures of Title 31 achieve over 50 percent more points than that necessary for certification with the GPR v3.7 rating system. The proposed ordinance contained in the June 6, 2012, Board letter will result in residential developments of more than four units achieving over 50 percent more points than that required for certification with the latest GPR v4.2 rating system without mandating compliance with Tier 1 requirements.

When compared to LEED for Homes 2010, residential developments of more than four units complying with the existing mandatory measures of Title 31 achieve 5 percent more points than that necessary for certification in the LEED rating system. Residential developments of more than four units complying with the proposed ordinance contained in the June 6, 2012, Board letter will achieve 15 percent more points than the Certified level.

As requested by your Board, an alternative version of the Ordinance mandating Tier 1 requirements for developments of more than four single family residences, condos, and townhouses is attached for your consideration.

Post Updated Cost-Effectiveness Information to green.lacounty.gov and the Websites of the Departments of Regional Planning and Public Works

As previously indicated in this response, revised cost-effectiveness studies with increased utility costs for both residential and nonresidential buildings were found to be inconclusive. Given this outcome, posting updated cost-effectiveness information to the three County websites is not considered to be feasible at this time.

If you have any questions or require additional information, please contact me or your staff may contact Dennis Hunter at (626) 458-4006.

RC:ll

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Attach.

cc: Chief Executive Office, County Counsel
Executive Office, Department of Regional Planning



GABEL ASSOCIATES, LLC
BUILDING ENERGY ANALYSIS & ENERGY CODE COMPLIANCE

June 12, 2012

Richard C. Clinton, P.E.
Department of Public Works Building & Safety
Mechanical/Green Building
Los Angeles County, CA 91910

Re: Los Angeles County Green Building Ordinance Energy Cost-Effectiveness

Richard:

With respect to the question you posed regarding the energy cost-effectiveness of the Los Angeles County green building ordinance in the context of industrial buildings: I would contend that the Climate Zone studies we've completed adequately address this issue.

First, note that the vast majority of enclosed areas that comprise industrial buildings are unconditioned warehouses. New unconditioned industrial buildings must meet the state's energy code for lighting only, but there is no additional local requirement for these buildings under the green building ordinance.

Second, the spaces that are conditioned within industrial buildings are most frequently offices. Our experience in analyzing different office prototypes for reach codes in all 16 California Climates Zones indicates that the energy cost-effectiveness for offices in warehouses is essentially the same as free-standing low-rise office buildings not connected to unconditioned warehouses. Therefore, we believe that the currently available studies that we have prepared are a good indicator of the relative cost-effectiveness of energy measures in offices within unconditioned industrial buildings designed to exceed the state energy code by up to 15%.

Sincerely,

Michael Gabel
Principal

SUMMARY OF ANALYSIS

Summary

Item Numbers 73 and 84 of the Board motion dated June 6, 2012, directed the Department of Public Works to perform a technical analysis of the proposed amendments to the 2011 County of Los Angeles Green Building Standards Code (Title 31) and their consistency with the intent of the Green Building Ordinances in Title 22. Specifically, a comparison was requested for developments having five or more residential units between the LEED for Homes (LEED H) rating system, the current Title 31 mandatory measures, and Title 31 with the proposed amendments. It was determined that compliance with the current Title 31 mandatory measures would equate to certification in both the LEED H rating system and Green Point Rated versions 3.7 (single family residential) and 1.8 (multifamily residential), as presently required by Title 22. The proposed amendments to Title 31 included in the June 6 Board letter will ensure further compliance with updated Green Point Rated versions 4.2 and 2.2, and achieve even more points in the LEED H rating system.

Analysis

An analysis comparing three versions of the Green Building Standards Code (2010 CalGreen, the currently adopted 2011 County of Los Angeles Title 31, and the proposed amendments to Title 31, hereby named the 2013 County of Los Angeles Title 31) with the referenced third party green building rating systems of Title 22 (Green Point Rated versions 3.7 and 4.2 for single family residential, Green Point Rated versions 1.8 and 2.2 for multifamily residential, and LEED H) has been provided and summarized in the attached exhibits. Each possible point of each rating system was analyzed and compared with the mandatory requirements of the various Green Building Standards Codes. If a mandatory code section of the Green Building Standards Codes aligned with a credit of a rating system, the appropriate number of points was awarded. Each rating system has certain prerequisite measures that must be met for certification. However, some measures do not align with the Green Building Standards Codes. For instance, in LEED H there are additional third-party inspection procedures complying with Energy Star for Homes that must be completed in order to obtain any energy performance points. The Green Building Standards Codes do not contain these procedures and, therefore, the prerequisite cannot be met. Despite this, the point comparison between the Green Building Standards Codes and LEED H was continued within each appropriate section in order to provide the best analysis possible.

Home Size Adjustment

The LEED H rating system remains unchanged since the County's adoption of the Green Building Ordinances in 2008. The first step in analyzing a project is determining the number of points required for certification. Unlike other green building rating systems and the Green Building Standards Codes, LEED H adjusts the number of points required for certification depending upon the square footage of the unit and number of proposed bedrooms. LEED H has a baseline or "neutral" home size that is used to help normalize projects, and an equation is utilized to factor the points relative to this neutral home size. Projects that are equal in size to the neutral house require 45 points in the LEED H system in order to achieve certification. Projects that are more compact will receive credits by way of reducing the number of points required for certification. Conversely, projects that are larger in square footage will be required to achieve more points for certification. The LEED H Threshold Adjustment Table and Equation are included in Exhibit 4 and 5.

In order to perform the analysis, a project size would need to be determined. This analysis would ideally use Building and Safety's permitting data, but we do not track the number of bedrooms in our system. We were able to contact Michael Ellison of Hanley Woods Marketing Intelligence, a marketing consultant who tracks sizes and number of bedrooms for single family home sales, townhomes, condos, and apartment buildings. This information is used by home builders to indicate housing trends and to determine what future products to offer. The average single family detached residence recently built and sold in the Los Angeles County was 1,700 square feet and 3.2 bedrooms. Attached multifamily residential projects were slightly smaller and averaged 1,349 square feet and 2.7 bedrooms. Using this information and the equation in the LEED H rating system, these projects have a reduced number of points required for certification. Single family projects in the Los Angeles County require 40 points and multifamily projects require 38 points. The adjusted number of points required for certification is represented by the red line on Exhibit 1.

It can be assumed that as a project increases its square footage without increasing the number of bedrooms the number of points required for certification will increase. Likewise, if a project decreases its square footage without reducing the number of bedrooms the number of points required will be reduced. Since the number of points achieved when applying the Green Building Standards Codes is not based on building size or bedrooms, all projects regardless of size will be awarded the same number of points in the LEED H rating system. The only change will be the number of points required to achieve certification.

Site Location

Building site location was not accounted for in this analysis. LEED H has a number of points available for site location. These credits include infilling existing properties, reusing previously developed properties, ensuring close proximity to existing infrastructure and community services, and providing building density. The Green Building Standards Code is not a voluntary system. All measures are required to be complied with and, therefore, cannot impose any location or proximity requirements. Site location points account for approximately 10 percent of the 132 points available. It is reasonable to assume that some projects will be available for these credits and could therefore increase the number of points achieved.

Exhibits

Attached are the following exhibits summarizing the analysis.

Exhibit 1: LEED for Homes (2010) Comparison Chart – Summarizes the number of points achieved in the LEED for Homes rating system by the three Green Building Standards Codes:

- 2010 California (2010 CALGreen)
- 2011 County of Los Angeles (2011 LACoGBSC)
- 2013 County of Los Angeles (2013 LACoGBSC)

Exhibit 2: GPR Comparison Chart - Developments with 5+ Single Family Residences – Summarizes the number of points achieved by tract homes in the Green Point Rated versions 3.7 and 4.2 by the three Green Building Standards Codes

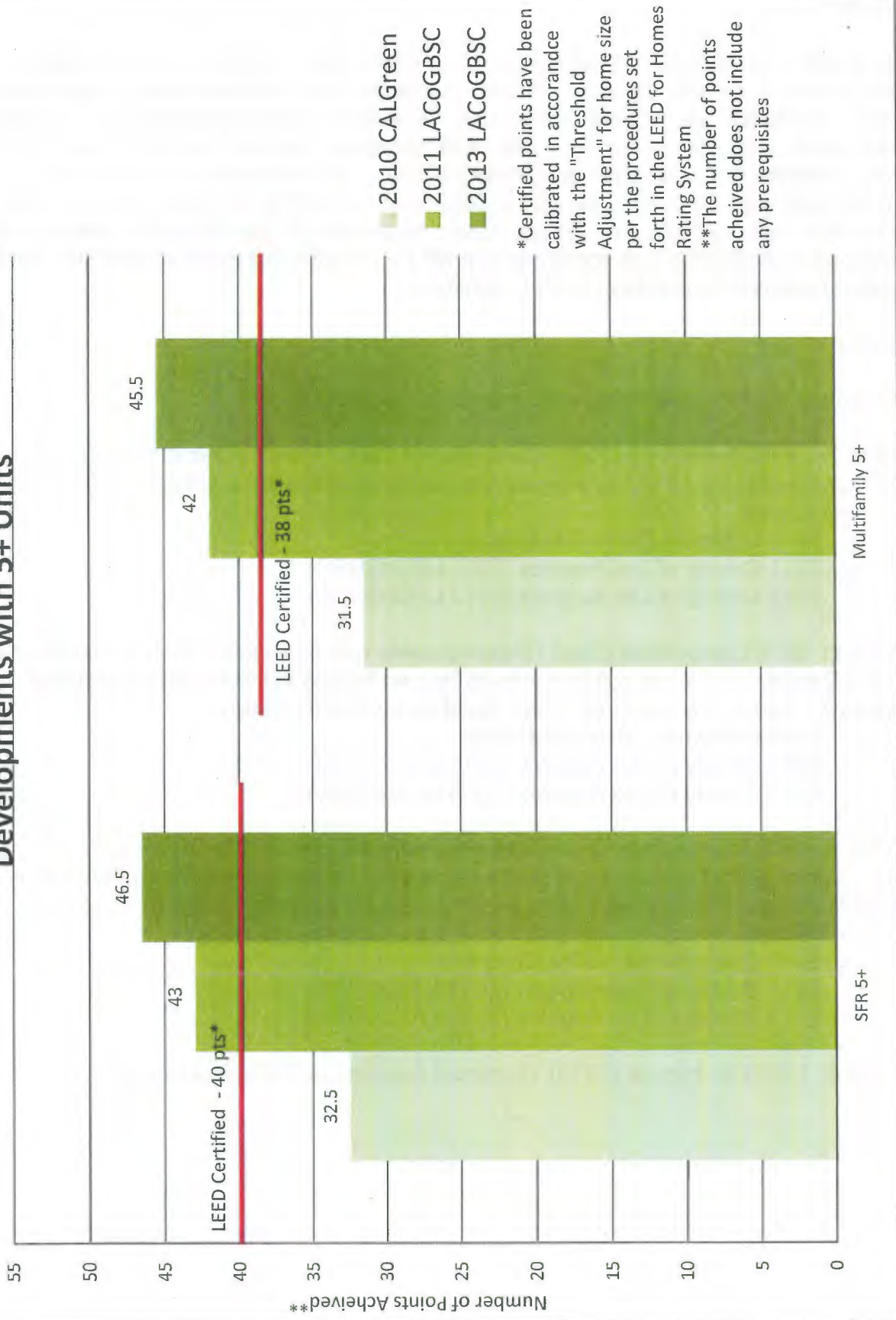
- 2010 California (2010 CALGreen)
- 2011 County of Los Angeles (2011 LACoGBSC)
- 2013 County of Los Angeles (2013 LACoGBSC)

Exhibit 3: GPR Comparison Chart - Developments with 5+ Multifamily Residential Units – Summarizes the number of points achieved by attached multifamily residential units in the Green Point Rated versions 1.8 and 2.2 by the three Green Building Standards Codes

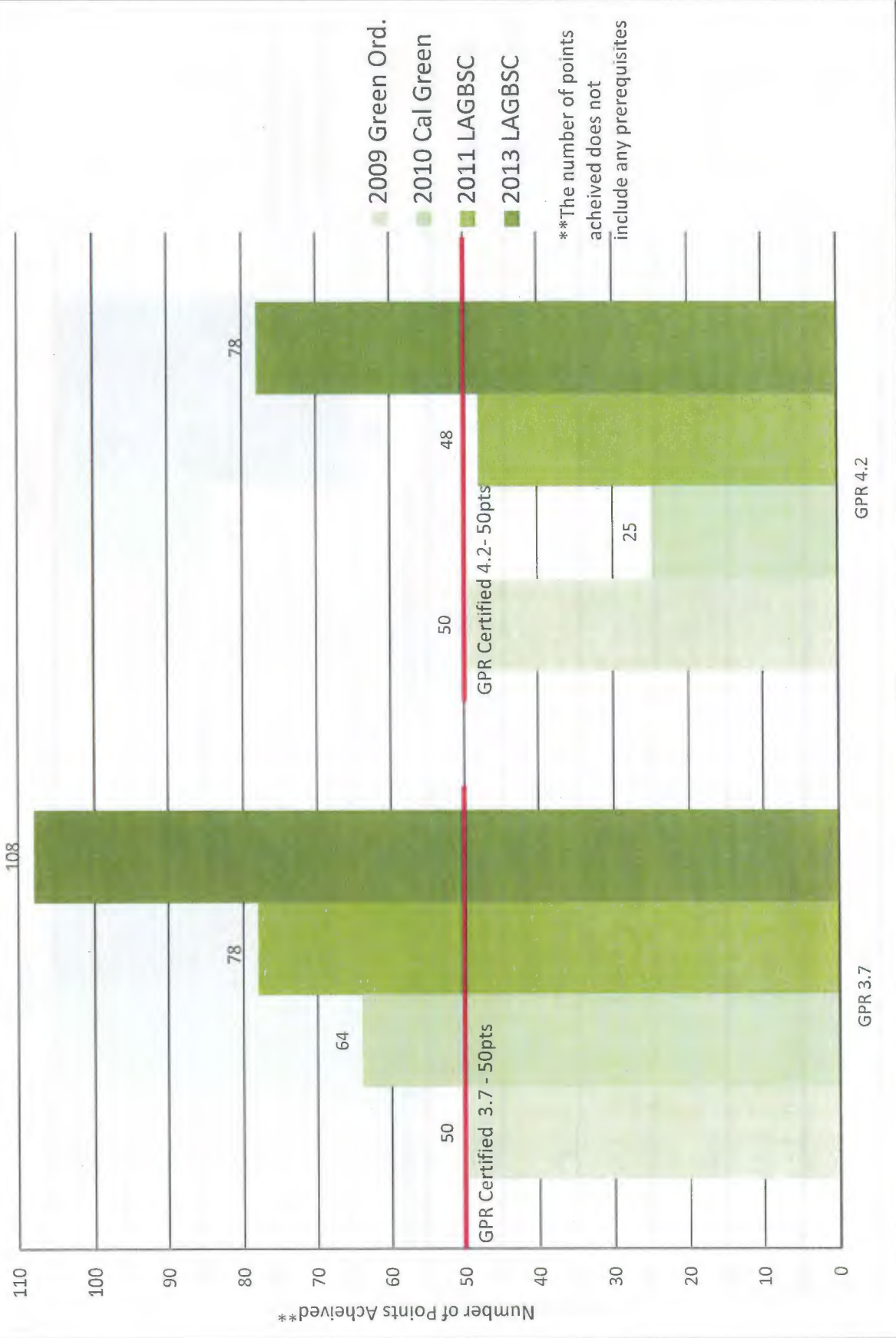
- 2010 California (2010CALGreen)
- 2011 County of Los Angeles (2011 LACoGBSC)
- 2013 County of Los Angeles (2013 LACoGBSC)

Exhibit 4: LEED for Homes (2010) Threshold Adjustment Table and Equation

LEED For Homes (2010) Comparison - Single and Multifamily Developments with 5+ Units



GPR Comparison - Development with 5+ Single Family Residences



GPR Comparison - Development with 5+ Multifamily Residential Units

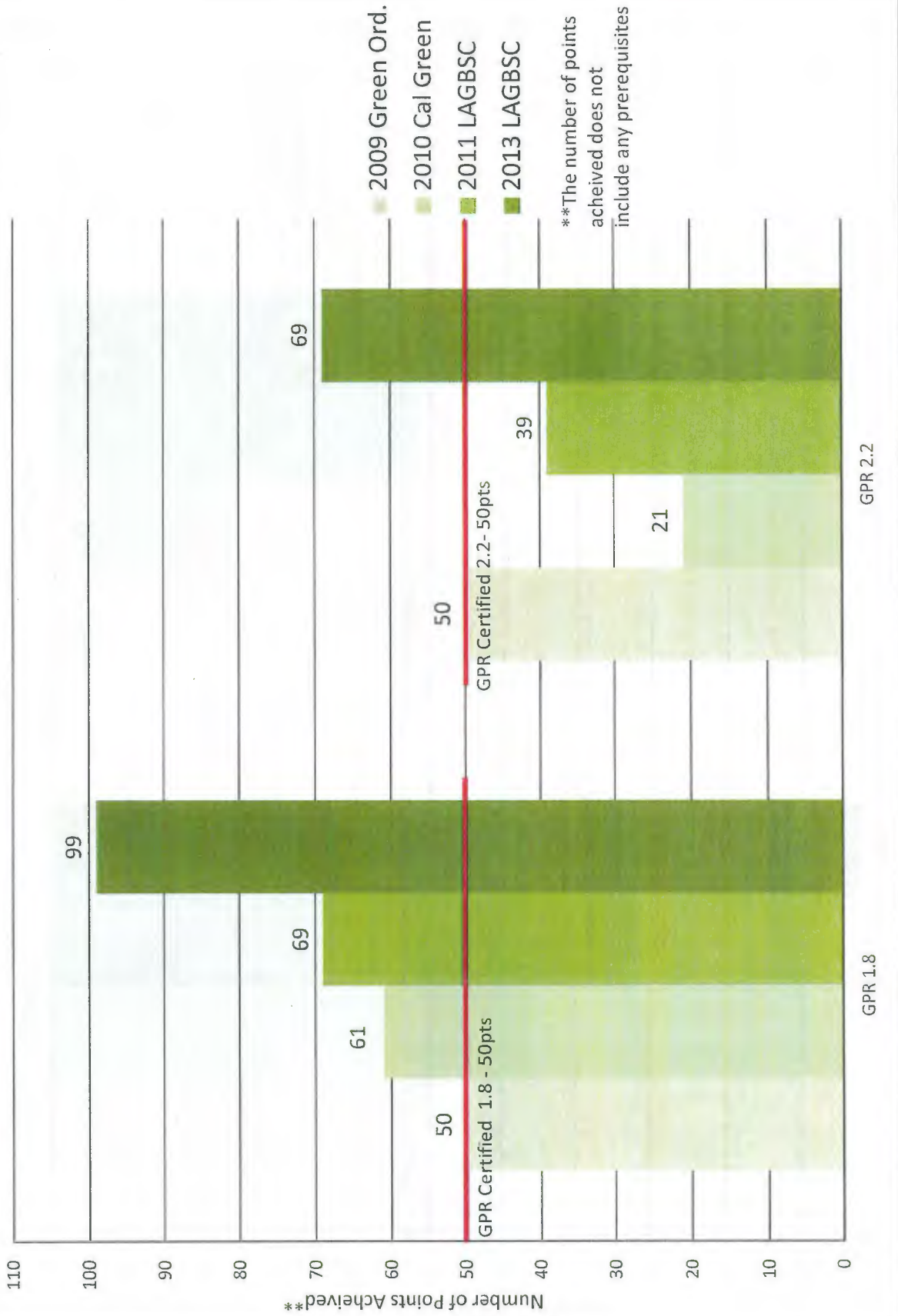


Exhibit 4: Threshold Adjustment (point range: -10 to +10)

Maximum home size (ft ²) by number of bedrooms					Adjustment to award thresholds*
≤ 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	
610	950	1290	1770	1940	-10
640	990	1340	1840	2010	-9
660	1030	1400	1910	2090	-8
680	1070	1450	1990	2180	-7
710	1110	1500	2060	2260	-6
740	1160	1570	2140	2350	-5
770	1200	1630	2230	2440	-4
800	1250	1690	2320	2540	-3
830	1300	1760	2400	2640	-2
860	1350	1830	2500	2740	-1
900	1400	1900	2600	2850	0 ("neutral")
940	1450	1970	2700	2960	+1
970	1510	2050	2810	3080	+2
1010	1570	2130	2920	3200	+3
1050	1630	2220	3030	3320	+4
1090	1700	2300	3150	3460	+5
1130	1760	2390	3280	3590	+6
1180	1830	2490	3400	3730	+7
1220	1910	2590	3540	3880	+8
1270	1980	2690	3680	4030	+9
1320	2060	2790	3820	4190	+10
For larger homes, or homes with more bedrooms, see below.					

Note: As an example, an Adjustment of -5 means that the threshold for a "Certified" LEED home is 40 points (rather than the 45 points for an averaged sized home). Similarly, Silver would require a minimum of 55 points rather than 60 points; Gold would require a minimum of 70; and Platinum would require a minimum of 85 points.

Exhibit 5: Threshold Adjustment Equation

$$\text{Threshold adjustment} = 18 * \log(\text{actual home size} / \text{neutral home size}) / \log(2)$$

Neutral home size, as used in Exhibit 4, is determined according to the following table:

Bedrooms	≤1	2	3	4	5	6 or more
Neutral home size (ft ²)	900	1,400	1,900	2,600	2,850	250 ft ² more for each additional bedroom

Note: For homes with more than 5 bedrooms, "neutral home size" is defined as follows: $2850 + [250 * (\text{number of bedrooms} - 5)]$



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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JOHN F. KRATTLI
County Counsel

July 3, 2012

Gail Farber, Director
Department of Public Works
900 South Fremont Avenue
Alhambra, California 91803

Agenda No. 73
06/06/12

Attention: Richard Clinton
Building & Safety Division

Re: **Ordinance Amending Title 31 - Green Building Standards
Code of the Los Angeles County Code**

Dear Ms. Farber:

As requested in the June 6, 2012, Board-approved Motion by Supervisor Yaroslavsky and Supervisor Ridley-Thomas, this office has prepared an alternative ordinance amending Title 31- Green Building Standards Code of the Los Angeles County Code to supplement the green building requirements already contained in the Code, to enhance energy standards for newly constructed buildings, and to supplement drought tolerant landscaping requirements. The alternative ordinance includes supplemental green building requirements for low-rise residential projects consisting of five or more single family residences, condominiums, or townhouses, as requested by the Board.

The ordinance and its analysis are enclosed and may be submitted to the Board of Supervisors for its consideration.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By *Carole B. Suzuki*
CAROLE B. SUZUKI
Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
County Counsel

CBS:gjv


Enclosure

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 low-rise residential projects consisting of five or more single family residences, condominiums or townhouses.
- 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.

JOHN F. KRATTLI
County Counsel

By 
CAROLE B. SUZUKI
Deputy County Counsel
Public Works Division

CBS:gjv

Requested: 08/08/11
Revised: 06/27/12

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 301.2.1.1 is hereby added to read as follows:

301.2.1.1 Low-rise Residential Projects Consisting of Five (5) or More

Single Family Residences, Condominiums or Townhouses.

In addition to the requirements of Section 301.2.1, any newly constructed low-rise residential project consisting of five (5) or more single family residences, condominiums or townhouses shall comply with the measures described in Section A4.601.4 (CALGreen Tier 1).

SECTION 3. 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 (CALGreen Tier 1). ~~Compliance with Section A5.601.2.3 shall be voluntary.~~

SECTION 4. 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 5. 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 25twenty-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.

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

SECTION 6. 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 7. 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 8. 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 9. 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
301.2.1.1	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 low-rise residential projects consisting of five (5) or more single family residences, condominiums or townhouses will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, material usage, and improved environmental air quality.
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.
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.

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
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.
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 10. 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 11. This ordinance shall become operative upon the approval of the energy standards contained in the ordinance by the California Energy Commission.

[22522100MYCC]



STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B
OF THE KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

Wednesday, June 6, 2012

9:30 AM

73. Recommendation: Approve the introduction of an ordinance amending the County Code Title 31 - Green Building Standards Code, mandate updated green building, drought-tolerant landscaping, and energy requirements for new construction within the unincorporated areas of the County; and set June 26, 2012 for a public hearing to consider the proposed ordinance. (Department of Public Works) (Relates to Agenda No. 84) (12-2377)

Raj Patel, Superintendent of Building, Department of Public Works, responded to questions posed by the Board.

Supervisors Yaroslavsky and Ridley-Thomas made a motion to continue items 73 and 84 for 60 days to August 7, 2012; and instruct the Director of Public Works to:

1. Within 14 days, update the cost-effectiveness study to account for expected increases in the cost of electricity, and include all affected building types in that analysis;
2. Within the next 30 days, analyze whether, in order to remain consistent with the intent of Los Angeles County's existing green building ordinance, all residential developments of more than four units should be required to comply with Cal Green Tier 1, and prepare an alternative version of the ordinance that includes this requirement; and
3. Post updated cost-effectiveness information within 14 days to green.lacounty.gov and the websites of the Departments of Regional Planning and Public Works, and that a summary of the updated cost-effectiveness information be included within the updated Board letter.

Supervisor Antonovich made a motion, seconded by Supervisor Yaroslavsky, that the Board direct County Counsel to work with the Departments of Regional Planning and Public Works, to identify the green building provisions in Title 22 and report back to the Board on which, if any, of these provisions are legally enforceable. For those green building provisions in Title 22 that are legally enforceable and are in conflict with Title 31, provide an explanation of how the departments propose to enforce those provisions going forward.

After discussion, on motion of Supervisor Yaroslavsky, seconded by Supervisor Ridley-Thomas, this item was continued 60 days to August 7, 2012, with the following amendments:

1. Instruct the Director of Public Works to:

- Within 14 days, update the cost-effectiveness study to account for expected increases in the cost of electricity, and include all affected building types in that analysis;
- Within the next 30 days, analyze whether, in order to remain consistent with the intent of Los Angeles County's existing green building ordinance, all residential developments of more than four units should be required to comply with Cal Green Tier 1, and prepare an alternative version of the ordinance that includes this requirement; and
- Post updated cost-effectiveness information within 14 days to green.lacounty.gov and the websites of the Departments of Regional Planning and Public Works, and that a summary of the updated cost-effectiveness information be included within the updated Board letter; and

2. Direct County Counsel to work with the Departments of Regional Planning and Public Works, to identify the green building provisions in Title 22 and report back to the Board on which, if any, of these provisions are legally enforceable. For those green building provisions in Title 22 that are legally enforceable and are in conflict with Title 31, provide an explanation of how the departments propose to enforce those provisions going forward.

Ayes: 5 - Supervisor Molina, Supervisor Ridley-Thomas, Supervisor Knabe, Supervisor Antonovich and Supervisor Yaroslavsky

Attachments: Board Letter
Motion by Supervisors Yaroslavsky and Ridley-Thomas
Motion by Supervisor Antonovich
Report

The foregoing is a fair statement of the proceedings of the regular meeting held June 6, 2012, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

Sachi A. Hamai, Executive Officer
Executive Officer-Clerk
of the Board of Supervisors

By Sachi A. Hamai