ANALYSIS

This ordinance repeals those provisions of Title 31 – Green Building Standards Code – of the Los Angeles County Code that incorporated by reference portions of the 2022 Edition of the California Green Building Standards Code, and the ordinance replaces them with provisions incorporating by reference portions of the 2025 California Green Building Standards Code, as 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 most recent edition of the California Green Building Standards Code. State law allows the County to change or modify these requirements in compliance with section 17958 of the California Health and Safety Code.

The changes and modifications to requirements contained in the building standards published in the 2025 California Green Building Standards Code that 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. These changes and modifications are substantially equivalent to changes or modifications previously filed with the California Building Standards Commission by the County of Los Angeles, which were in effect as of September 30, 2025.

DAWYN R. HARRISON
County Counsel

By
MARGARET AMBROSE
Senior Deputy County Counsel
Public Works Division

MA/bc
Requested: 8/6/25
Revised: 10/1/25

ORDINANCE NO. 2025-0052

An ordinance amending Title 31 – Green Building Standards Code – of the Los Angeles County Code by adopting and incorporating by reference the 20~~22~~25 California Green Building Standards Code with certain changes and modifications, and making other revisions thereto.

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

SECTION 1. Chapters 2 through 8, and Appendix A4 and Appendix A5, of this Title 31 of the Los Angeles County Code, which incorporate by reference and modify portions of the 20~~19~~22 California Green Building Standards Code, are hereby repealed.

SECTION 2. Section 100 is hereby amended to read as follows:

100 ADOPTION AND INCORPORATION 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 and incorporated by reference 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, and Appendix A4 and Appendix A5, of that certain code known and designated as the 20~~22~~25 California Green Building Standards Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 31, as if fully set forth below, and shall be known as Chapters 2 through 8, and Appendix A4 and Appendix A5, of Title 31 of the Los Angeles County Code.

A copy of the 20~~22~~25 California Green Building Standards Code shall be at all times maintained by the Building Official for use and examination by the public.

SECTION 3. Section 202 is hereby amended to read, in alphabetical order, as follows:

202 DEFINITIONS

. . .

COOL ROOF. A roofing material that reduces heat gain through the roof and has either high thermal emittance and high solar reflectance, or low thermal emittance and exceptionally high solar reflectance, as specified in Title 24, Part 6, of the California Energy Code.

COOL ROOF RATING COUNCIL or CRRC. The entity recognized by the California Energy Commission to rate and certify the reflectance and emittance values of roofing products.

. . .

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, that 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.

. . .

SECTION 4. 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 Sections 301.1.1, 301.2, and 301.3.

301.1.1 ~~Additions and alterations~~Residential construction. [HCD]

The mandatory provisions of Chapter 4 shall be applied to newly constructed low-rise and high-rise residential buildings and structures six stories or less and additions to or alterations of existing residential buildings ~~where the addition or alteration increases the building's conditioned area, volume or size~~. The requirements shall apply only to and/or within the specified area of the addition or alteration.

. . .

Newly constructed high-rise residential buildings of seven stories or greater shall comply with Section 301.3.

. . .

301.3 Nonresidential ~~additions and alterations~~construction.

[BSC - CG]

. . .

301.3.3 Nonresidential buildings greater than or equal to 25,000 square feet.

In addition to the requirements of Section 301.3, any newly constructed nonresidential building greater than or equal to 25,000 square feet shall comply with all requirements of Section A5.601.2.4 Tier 1. Roofing materials shall comply with Tier 2 requirements of Table A5.106.11.2.3 [BSC].

Exceptions:

1. Compliance with Section A5.601.2.3 shall be voluntary.

2. High-rise residential buildings of seven stories or greater shall comply with Table A4.106.5.1(4) in lieu of Table A5.106.11.2.3.

SECTION 5. Section 4.106.4 is hereby amended to read as follows:

. . .

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.

For each dwelling unit, install a listed raceway ~~to accommodate~~and a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1- inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed ~~cabinet, box, or other enclosure~~attachment plug in close proximity to the proposed location of an EV charger. Raceways are required to be

continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide ~~capacity to install~~ a 40-ampere 208/240-volt minimum dedicated branch circuit and ~~space(s) reserved to permit installation of~~ a branch circuit overcurrent protective device.

~~Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.~~

4.106.4.1.1 Identification.

The service panel or subpanel circuit directory shall identify the overcurrent protective device ~~space(s) reserved~~ for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

. . .

SECTION 6. Section 4.106.5 is hereby added to read as follows:

4.106.5 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 7. Section 4.106.6 is hereby added to read as follows:

4.106.6 Cool roof for reduction of heat island effect.

Roofing materials for conditioned and unconditioned spaces shall comply with the solar reflectance and thermal emittance requirements of this Section.

Exceptions:

1. Roof repair.

2. Roof replacement when the roof area being replaced is equal to or less than fifty (50) percent of the total roof area.

3. Installation of building-integrated photovoltaics.

4. Installation of a steep-sloped roof (roof slope > 2:12) in climate zone 16 on other than a low-rise multifamily building.

5. Additions resulting in less than 500 square feet of added roof area or less than fifty (50) percent of the total roof area, whichever is greater.

6. Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot.

4.106.6.1 Solar reflectance.

Roofing materials shall have a minimum 3-year aged solar reflectance equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2).

Solar reflectance values shall be based on the aged reflectance value of the roofing product or the equation in Section A4.106.5.1, if the CRRC testing for aged solar reflectance is not available.

4.106.6.2 Thermal emittance.

Roofing materials shall have a CRRC initial or aged thermal emittance equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2).

4.106.6.3 Solar reflectance index alternative.

Roofing materials having a Solar Reflectance Index (SRI) equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2) may be used as an alternative to compliance with the 3-year aged solar reflectance and thermal emittance values.

SRI values used to comply with this Section shall be calculated using the SRI Calculation Worksheet (SRI-WS) developed by the California Energy Commission or in compliance with ASTM E1980-01, as specified in the current California Energy Code. Solar reflectance values used in the SRI-WS shall be based on the aged reflectance value of the roofing product or the equation in Section A4.106.5.1, if the CRRC-certified aged solar reflectance is not available. Certified thermal emittance used in the SRI-WS may be either the initial value or the aged value listed by the CRRC.

Note: The Solar Reflectance Index Calculation Worksheet (SRI-WS) is available by contacting the Energy Standards Hotline at 1-800-772-3300, website at www.energy.ca.gov or by email at Title24@energy.ca.gov.

SECTION 8. Tables 4.106.6(1) and 4.106.6(2) are hereby added to read as follows:

TABLE 4.106.6(1) – LOW-RISE RESIDENTIAL

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤2:12	0.65	0.85	78
>2:12	0.25	0.85	20

TABLE 4.106.6(2) – HIGH RISE RESIDENTIAL BUILDINGS, HOTELS AND MOTELS

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤2:12	0.65	0.75	78
>2:12	0.25	0.75	20

SECTION 9. Section 4.408 is hereby amended to read as follows:

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management.

Newly-constructed projects and additions and alterations to existing buildings shall ~~R~~recycle and/or salvage for reuse a minimum of sixty-five (65) percent of the non-hazardous construction and demolition ~~waste~~debris in accordance with either Section 4.408.2, 4.408.3, or 4.408.4, or meet a ~~more stringent~~ local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or by volume, but not by both.

. . .

SECTION 10. Section 5.106.3 is hereby added to read as follows:

5.106.3 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 11. Section 5.106.11 is hereby added to read as follows:

5.106.11 Cool roof for reduction of heat island effect.

Roofing materials for conditioned and unconditioned spaces shall comply with the solar reflectance and thermal emittance requirements of this Section.

Exceptions:

1. Roof repair.

2. Roof replacement when the roof area being replaced is equal to or less than fifty (50) percent of the total roof area.

3. Installation of building-integrated photovoltaics.

4. Additions resulting in less than 500 square feet of added roof area or less than fifty (50) percent of the total roof area, whichever is greater.

5. Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot.

5.106.11.1 Solar reflectance.

Roofing materials shall have a minimum 3-year aged solar reflectance equal to or greater than values specified in Table 5.106.11.

Solar reflectance values shall be based on the aged reflectance value of the roofing product or the equation in Section A5.106.11.2.1, if the CRRC testing for aged solar reflectance is not available.

5.106.11.2 Thermal emittance.

Roofing material shall have a CRRC initial or aged thermal emittance equal to or greater than the values specified in Table 5.106.11.

5.106.11.3 Solar reflectance index alternative.

Roofing material having a Solar Reflectance Index (SRI) equal to or greater than the values specified in Table 5.106.11 may be used as an alternative to compliance with the 3-year aged solar reflectance and thermal emittance values.

SRI values used to comply with this Section shall be calculated using the SRI Calculation Worksheet (SRI-WS) developed by the California Energy Commission or in compliance with ASTM E1980-11, as specified in the current California Energy Code. Solar reflectance values used in the SRI-WS shall be based on the aged reflectance value of the roofing product or the equation in Section A5.106.11.2.1, if the CRRC-certified aged solar reflectance is not available. Certified thermal emittance used in the SRI-WS may be either the initial value or the aged value listed by the CRRC.

Note: The Solar Reflectance Index Calculation Worksheet (SRI-WS) is available by contacting the Energy Standards Hotline at 1-800-772-3300, website at www.energy.ca.gov or by email at Title24@energy.ca.gov.

SECTION 12. Table 5.106.11 is hereby added to read as follows:

TABLE 5.106.11

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤2:12	0.68	0.85	82
>2:12	0.28	0.85	27

SECTION 13. Section 5.408.1 is hereby amended to read as follows:

5.408.1 Construction waste management.

Newly-constructed projects and additions and alterations to existing buildings shall ~~R~~recycle and/or salvage for reuse a minimum of sixty-five (65) percent of the non-hazardous construction and demolition ~~waste~~debris in accordance with Section 5.408.1.1, 5.408.1.2, or 5.408.1.3; 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.

SECTION 14. 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 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 15. Section A4.108.1 is hereby amended to read as follows:

A4.108.1 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~~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 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:

RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

. . .

~~[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.

. . .

SECTION 22. Section A4.701.1 is hereby amended to read as follows:

A4.701.1 General.

The voluntary measures of this ~~c~~Code are designed and promulgated to be adopted by reference and made mandatory by local ordinance~~ pursuant to Section 101.7~~. Jurisdictions wishing to adopt the voluntary provisions of this ~~c~~Code as an enforceable regulation governing structures and premises should ensure that certain factual information is included in the adopting ordinance and that the measures are appropriate and achievable and are considered to be suitable as mandatory by the city, county, or city and county. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into ~~the~~such code text.

. . .

SECTION 23. The Appendix A5 heading 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 24. 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 for newly constructed nonresidential buildings as well as additions and alterations. 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. Refer to the provisions in Section 301.3 for non-residential ~~additions and alterations~~construction scope and application.

SECTION 25. The provisions of this ordinance contain various changes, modifications, and additions to the 20~~22~~25 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 Building Standards Code that are contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. In addition, the Board of Supervisors expressly finds that the modifications herein are substantially equivalent to modifications that were previously filed by the County of Los Angeles and were in effect as of September 30, 2025. Without limiting the foregoing, the County makes additional findings herein:

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
301.1, 301.1.1	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 all residential additions and alterations, and for residential buildings of seven stories or greater in height, will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.
301.3, 301.3.3	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 nonresidential buildings and residential buildings of seven stories or greater in height 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.
4.106.4.1, 4.106.4.1.1,	Climatic	The County of Los Angeles is a densely populated area with elevated levels of greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses, and visitors.
4.106.5	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 required. The proposed low-impact development measures will allow greater

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
		conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
4.106.6, 4.106.6.1, 4.106.6.2, 4.106.6.3, Table 4.106.6(1) Table 4.106.6(2)	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for residential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.
5.106.3	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 required. 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.
5.106.11, 5.106.11.1, 5.106.11.2, 5.106.11.3, Table 5.106.11	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for nonresidential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.
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 nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
		greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.

SECTION 26. This ordinance shall become operative on January 1, 2026.

[TITLE31GREENBUILDCODE2025CSCC]

SECTION 27. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Chair

ATTEST:

Edward Yen
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of November 25, 2025 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	Hilda L. Solis	Supervisors	None
	Holly J. Mitchell		
	Lindsey P. Horvath		
	Janice Hahn		
	Kathryn Barger		

Effective Date: December 25, 2025
Operative Date: January 6, 2026

Edward Yen
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.

EDWARD YEN
Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By _____
Nicole Davis Tinkham
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2025\2025-0052