

Residential 2025 Mountain View Green Building Code based on California Green Building Standards Code (CalGreen), California Energy Code (CEnC), and Mountain

R occupancies: single-family homes, duplexes, accessory dwelling units, townhouses with garages, multifamily residential, hotels & motels

Include this completed and signed form in plan set

Project Type	A	Residential Additions and/or Alterations that increase the conditioned space, volume, or size [1, 2]
	B	Residential New Construction
	A B	All new mixed-use projects must meet the applicable requirements for each primary occupancy.

Project Address: _____



NO.	A	B	RESIDENTIAL CODE SECTIONS	MEASURES	REQUIREMENT	PLAN SHEET NO(S).
MOUNTAIN VIEW GREEN BUILDING CODE						
1		•	MVCC Sec. 8.64.25, Table 101.10; and CalGreen	Single-family home, duplex, and ADU new construction shall meet the applicable mandatory CalGreen requirement.	Notes on plans	
2		•	MVCC Sec. 8.64.25, Table 101.10; and CalGreen	Multifamily residential new construction shall meet: - The mandatory CalGreen requirements; and - The intent of LEED Gold certification or the minimum requirements of the applicable zoning (e.g. Precise Plan), whichever is more stringent.	1. Notes on plans 2. LEED checklist and associated documents	
3		•	MVCC Sec. 8.64.25, Table 101.10; and CalGreen	Hotel/Motel new construction shall meet: - The mandatory CalGreen requirements; and - The intent of LEED Gold certification or the minimum requirements of the applicable zoning (e.g. Precise Plan), whichever is more stringent.	1. Notes on plans 2. LEED checklist and associated documents	
4	•		MVCC Sec. 8.64.25, Table 101.10; and CalGreen	Single-family home, duplex, and ADU (existing building) additions & alterations shall meet the applicable mandatory CalGreen requirements.	Notes on plans	
5	•		MVCC Sec. 8.64.25, Table 101.10; and CalGreen	Multifamily residential (existing building) additions & alterations shall meet the applicable mandatory CalGreen requirements.	Notes on plans	
6	•		MVCC Sec. 8.64.25, Table 101.10; and CalGreen	Hotel/Motel (existing building) additions & alterations shall meet the applicable mandatory CalGreen requirements.	Notes on plans	
MOUNTAIN VIEW - ENERGY [R]						
7		•	MVCC Sec. 8.64.25, Table 101.10; and CEnC	Single-family home, duplex, and ADU new construction shall: [3] - Meet the adopted CEnC; - Install a heat pump space conditioning system per CEnC Sec. 150.1(c)6; - Install a heat pump water heater system per CEnC Sec. 150.1(c)8.A; - Install photovoltaic per CEnC Sec. 150.1(c)14; and - Must be battery energy storage system (BESS) ready per CEnC Sec. 150.0(s).	Notes on plans	
8		•	MVCC Sec. 8.64.25, Table 101.10; and CEnC	Multifamily residential new construction shall: - Meet the adopted CEnC; - Install individual unit and central heat pump water heater systems per CEnC Sec. 170.2(d); - Install the maximum amount of photovoltaic per CEnC Secs. 170.2(f) or 170.2(g), depending on building stories; and - Install battery energy storage system (BESS) per CEnC Sec. 170.2(h), if more than three stories.	Notes on plans	
9		•	MVCC Sec. 8.64.25, Table 101.10; and CEnC	Hotel/Motel new construction shall: - Meet the adopted CEnC; - Install the maximum amount of photovoltaic per CEnC Sec. 140.10(a); and - Install a battery energy storage system (BESS) per CEnC Sec. 140.10(b).	Notes on plans	
10	•		MVCC Sec. 8.64.25, Table 101.10; and CEnC	Single-family home, duplex, and ADU (existing building) additions & alterations shall: [3] - Meet the adopted CEnC; and - When an additional water heater is installed, then it must be a heat pump water heater per CEnC Sec. 150.2(a)1.D.	Notes on plans	
11	•		MVCC Sec. 8.64.25, Table 101.10; and CEnC	Multifamily residential (existing building) additions & alterations shall meet the adopted CEnC.	Notes on plans	
12	•		MVCC Sec. 8.64.25, Table 101.10; and CEnC	Hotel/Motel (existing building) additions & alterations shall meet the adopted CEnC.	Notes on plans	
MOUNTAIN VIEW - ELECTRIC READINESS [N]						
13		•	MVCC Sec. 8.64.25, Table 101.10; and MVCC Sec. 8.74.05 (4.106.5.1)	Single-family home, duplex, and ADU new construction is required to install electric readiness improvements when any gas or propane appliance is installed per City requirements and be heat pump space heater ready when installing a gas or propane furnace. [3]	Notes on plans	
14		•	MVCC Sec. 8.64.25, Table 101.10; and MVCC Sec. 8.74.05 (4.106.6.1)	Multifamily residential new construction is required to install electric readiness improvements when any gas or propane appliance is installed per City requirements.	Notes on plans	
15		•	MVCC Sec. 8.64.25, Table 101.10; and MVCC Sec. 8.74.05 (4.106.6.1)	Hotel/Motel new construction is required to install electric readiness improvements when any gas or propane appliance is installed per City requirements.	Notes on plans	
16	•		MVCC Sec. 8.64.25, Table 101.10; and MVCC Sec. 8.74.05 (4.106.5.2); MVCC Sec. 8.94.05	Single-family home, duplex, and ADU (existing building) additions & alterations shall: [3] - Install electric readiness improvements when any gas or propane appliance is installed <u>OR</u> replaced per City requirements; and - If project includes installing or replacing space conditioning (cooling) equipment, then must install a heat pump <u>OR</u> be heat pump ready per City requirements.	Notes on plans	

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MOUNTAIN VIEW - ELECTRIC READINESS [N]						
17	•		MVCC Sec. 8.64.25, Table 101.10; and Sec. 8.74.05 (4.106.6.2)	Multifamily residential (existing building) additions & alterations shall install electric readiness improvements when any gas or propane appliance is installed <u>OR</u> replaced per City requirements.	Notes on plans	
18	•		MVCC Sec. 8.64.25, Table 101.10; and Sec. 8.74.05 (4.106.6.2)	Hotel/Motel (existing building) additions & alterations shall install electric readiness improvements when any gas or propane appliance is installed <u>OR</u> replaced per City requirements.	Notes on plans	
MOUNTAIN VIEW - ELECTRIC VEHICLE PARKING						
19		•	MVCC Sec. 8.64.25, Table 101.10; MVCC Sec. 8.72.05; and CalGreen Div. 4.1	Single-family home, duplex, and ADU new construction shall: - Install one (1) EVCS Level 2 (208/240 Volt) charger rated a min. 40 amps.; and - If any additional parking space is provided, then shall be EV-Ready Level 1.	Notes on plans	
20		•	MVCC Sec. 8.64.25, Table 101.10; MVCC Sec. 8.72.15 and 8.72.20; and CalGreen Div. 4.1	Multifamily residential new construction shall: - Install EVCS Level 2 as a percentage of the total number of parking spaces (assigned, unassigned, or common area), of which a min. 25% of the EVCS spaces must be located in the unassigned or common use parking area: (a) for 20 units or less: 40% of the total spaces, or (b) for 21 units or more: 15% of the total spaces. - Each parking space serving a dwelling unit must be EV-Ready Level 2 (min. 1 per unit); - Install (1) EVCS Level 3/DC Fast Charger per 100 spaces, or portion thereof; and - All remaining parking spaces shall be EV-Ready Level 1.	Notes on plans	
21		•	MVCC Sec. 8.64.25, Table 101.10; and MVCC Secs. 8.72.15 and 8.72.25; and CalGreen Div. 4.1	Hotel/Motel new construction shall: - Install EVCS Level 2 for 25% of total spaces available for employee, guest, and visitor use; - Install EV-Ready Level 2 for 40% of the total parking spaces; - Install (1) EV Level 3/DC Fast Charger per 100 spaces, or portion thereof; and - All remaining parking spaces shall be EV-Ready Level 1.	Notes on plans	
22	•		MVCC Sec. 8.64.25, Table 101.10; and MVCC Sec. 8.72.10; and CalGreen Div. 4.1	Single-family home, duplex, and ADU (existing building) additions & alterations. Any additional new parking space or electrical panel upgrade installed must have a reserved breaker space and electrical capacity to accommodate a future dedicated EV branch circuit (208/240 volt) per CalGreen requirements. [3]	Notes on plans	
23	•		MVCC Sec. 8.64.25, Table 101.10; and CalGreen Div. 4.1	Multifamily residential (existing building) additions & alterations. When parking facilities are altered or new parking added, then each parking space added or altered shall have access to an EV Level 2 receptacle or charger per CalGreen requirements.	Notes on plans	
24	•		MVCC Sec. 8.64.25, Table 101.10; and CalGreen Div. 4.1	Hotel/Motel (existing building) additions & alterations. When parking facilities are altered or new parking added, then each parking space added or altered shall have access to an EV Level 2 receptacle or charger per CalGreen requirements.	Notes on plans	
MOUNTAIN VIEW - BIRD-SAFE GLASS REQUIREMENTS [R]						
25		•	MVCC Sec. 8.64.25, Table 101.10; MVCC Secs. 8.96.05 and 8.96.10; and CalGreen Appendix A5.107	Multifamily residential new construction shall install bird-safe glass per CalGreen requirements on the exterior of the structure where the structure is 10,000 sq. ft. or more in size and the applicable zoning (e.g. precise plan) requires bird-safe glass to be installed.	Details/notes on plans	
26		•	MVCC Sec. 8.64.25, Table 101.10; MVCC Secs. 8.96.05 and 8.96.10; and CalGreen Appendix A5.107	Hotel/Motel new construction shall install bird-safe glass per CalGreen requirements on the exterior of the structure where the structure is 10,000 sq. ft. or more in size.	Details/notes on plans	
27	•		MVCC Sec. 8.64.25, Table 101.10; MVCC Secs. 8.96.05 and 8.96.10; and CalGreen Appendix A5.107	Multifamily residential (existing building) additions & alterations shall install bird-safe glass per CalGreen requirements when there is a building addition <u>OR</u> replacement of 50% or more of exterior glazing on an existing building of 10,000 sq. ft. or more in size and the applicable zoning (e.g., precise plan) requires bird-safe glass to be installed.	Details/notes on plans	
28	•		MVCC Sec. 8.64.25, Table 101.10; MVCC Secs. 8.96.05 and 8.96.10; and CalGreen Appendix A5.107	Hotel/Motel (existing building) additions & alterations shall install bird-safe glass per CalGreen requirements when there is a building addition <u>OR</u> replacement of 50% or more of exterior glazing on an existing building of 10,000 sq. ft. or more in size.	Details/notes on plans	
MOUNTAIN VIEW - DUAL PLUMBING FOR RECYCLED WATER						
29		•	MVCC Sec. 8.50.15; and MVCC Chapter 35	New hotel/motel construction of 25,000 square feet or larger , if required by zoning (e.g. Precise Plan), is required to incorporate dual plumbing in the design and construction to allow the use of recycled water when it becomes available for flushing toilets, urinals, and priming floor traps. Also see irrigation requirements on following page.	Details/Notes on plans	
CALGREEN - PLANNING AND DESIGN (Site Development)						
30	•	•	MVCC Sec. 8.70.05; and CalGreen Div. 4.1, Sec. 4.106.2	Storm water drainage and retention must be managed during construction for projects which disturb less than 1 acre to prevent erosion and retain soil runoff on the site per City and CalGreen requirements.	Details/notes on plans	
31	•	•	CalGreen Div. 4.1, Sec. 4.106.3	Grading and paving must be included on plans to indicate how site grading/drainage will prevent surface water from entering the building(s) per CalGreen requirements.	Details/notes on plans	
32	•	•	MVCC Secs. 36.32.50 and 36.32.85; and CalGreen Div. 4.1, Sec. 4.106.4.4.1	Short-term bicycle parking. For multifamily residential, hotel, and motel properties, provide on-site bike parking at 1 space per 10,000 square feet, but not less than 2 spaces, or in accordance with local zoning requirements, whichever is greater, and in compliance with City and CalGreen requirements.	Details/notes on plans	
33	•	•	MVCC Secs. 36.32.50 and 36.32.85; and CalGreen Div. 4.1, Sec. 4.106.4.4.2	Long-term bicycle parking for multifamily residential buildings. Provide on-site bike parking at 1 space per 2 dwelling units or in accordance with zoning requirements, whichever is greater, and in compliance with City and CalGreen requirements.	Details/notes on plans	
34	•	•	MVCC Secs. 36.32.50 and 36.32.85; and CalGreen Div. 4.1, Sec. 4.106.4.4.3	Long-term bicycle parking for hotel and motel buildings. Provide on-site long-term bike parking at 1 space for every 25,000 square feet, but not less than 2 spaces or in accordance with zoning requirements, whichever is greater, and in compliance with City and CalGreen requirements.	Details/notes on plans	

NO.	A	B	RESIDENTIAL CODE SECTIONS	MEASURES	REQUIREMENT	PLAN SHEET NO(S).
SENATE BILL 7 - WATER METERS (Multi-unit Buildings)						
35			Senate Bill 7 (2016); CalGreen Div. 4.3, Sec. 4.303.2	New multifamily residential buildings are required to have individual meters for each unit with submeters in an accessible location. Exempt unit types: low-income housing, housing at a place of education, long-term health facilities, time-share property, or residential care facility for the elderly.	Details/notes on plans	
CALGREEN - WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)						
36			CalGreen Div. 4.3, Sec. 4.303.1.1	Water closets shall not exceed 1.28 gallons per flush per CalGreen requirements.	Notes on Plans	
37			CalGreen Div. 4.3, Sec. 4.303.1.2	Urinals shall not exceed 0.125 gallons per flush per CalGreen requirements.	Notes on Plans	
38			CalGreen Div. 4.3, Sec. 4.303.1.3.1	Single showerhead shall have a maximum flow of 1.8 gpm at 80 psi per CalGreen requirements.	Notes on Plans	
39			CalGreen Div. 4.3, Sec. 4.303.1.3.2	Multiple showerheads serving one shower shall have a combined flow of 1.8 gpm at 80 psi or, the shower shall be designed to allow only one shower outlet to be in operation at a time per CalGreen requirements.	Notes on Plans	
40			CalGreen Div. 4.3, Sec. 4.303.1.4.1	Residential lavatory faucets shall have a maximum flow rate of 1.2 gpm at 60 psi and have a minimum flow rate no less than 0.8 gpm at 20 psi per CalGreen requirements.	Notes on Plans	
41			CalGreen Div. 4.3, Sec. 4.303.1.4.2	Lavatory faucets in common and public use areas (outside of dwellings or sleeping units) shall have a maximum flow rate of 0.5 gpm at 60 psi per CalGreen requirements.	Notes on Plans	
42			CalGreen Div. 4.3, Sec. 4.303.1.4.3	Metering faucets shall not deliver more than 0.2 gallons per cycle.	Notes on plans	
43			CalGreen Div. 4.3, Sec. 4.303.1.4.4	Kitchen faucets shall have a maximum flow rate of 1.8 gpm at 60 psi per CalGreen requirements.	Notes on Plans	
44			CalGreen Div. 4.3, Sec. 4.303.1.4.5	Pre-rinse spray valves shall meet the California Plumbing Code.	Notes on Plans	
MOUNTAIN VIEW & CALGREEN - WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)						
45			MVCC Water Conservation in Landscaping Regulations; CalGreen Div. 4.3, Sec. 4.304.1	City's Water Conservation in Landscaping Regulations applies to multifamily residential properties where the affected landscape area (new or rehabilitated) is at or greater than 500 square feet. When a water budget is prepared for landscaping areas equal to or greater than 2,500 square feet, it must be completed by a certified or authorized professional. Complete required City forms: (1) Design and Maintenance Checklist, and (2) Water Budget, as applicable, which are available online at: https://developmentpermits.mountainview.gov/residential/landscaping .	1. In landscape and irrigation plans 2. Complete forms	
46			MVCC Sec. 8.86.05; and MVCC Chapter 35, Article V	Recycled water connection must be installed, if applicable, to comply with the City's recycled water requirements for irrigation.	Notes on Plans	
CALGREEN - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Enhanced Durability and Reduced Maintenance)						
47			CalGreen Div. 4.4, Sec. 4.406.1	Rodent Proofing. Annular spaces around pipes, electric cables, conduits or other openings shall be protected against the passage of rodents per CalGreen requirements.	Details/notes on plans	
MOUNTAIN VIEW & CALGREEN - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)						
48			MVCC Chapter 16, Article III; and CalGreen Div. 4.4, Sec. 4.408	Construction and demolition debris diversion is required whereby at least 65% of the nonhazardous waste is recycled and/or salvaged per City and CalGreen requirements. A waste management plan may be required. See City website for more information and to access the waste tracking form at: https://www.mountainview.gov/our-city/departments/public-works/recycling-zero-waste/construction-demolition .	Mountain View waste tracking form	
MOUNTAIN VIEW & CALGREEN - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Building Maintenance & Operation)						
49			CalGreen Div. 4.4, Sec. 4.410.1	An operation and maintenance manual shall be available at the time of final inspection provide directions to the owner or occupant, per CalGreen requirements.	Details/notes on plans	
50			MVCC Sec. 8.76.05; and CalGreen Div. 4.4, Sec. 4.410.2	Recycling by occupants. When 5 or more dwelling units are constructed on a building site, provide readily accessible areas for depositing, storing, and collecting nonhazardous materials for recycling that serves all buildings per City and CalGreen requirements.	Details/notes on plans	
MOUNTAIN VIEW & CALGREEN - ENVIRONMENTAL QUALITY (Fireplaces)						
51			MVCC Sec. 8.78.05; and CalGreen Div. 4.5, Sec. 4.503	New fireplace. Install only a direct-vent sealed-combustion gas, or a sealed wood stove or pellet stove per City and CalGreen requirements.	Details/notes on plans	
52			MVCC Chapter 8, Article II, Division 2	All wood-burning appliances installed in new residential units or existing units where wood-burning appliances are being added to or replaced shall comply with City requirements.	Details/notes on plans	
CALGREEN - ENVIRONMENTAL QUALITY (Pollutant Control)						
53			CalGreen Div. 4.5, Sec. 4.504.1	Covering of duct openings and protection of mechanical equipment during construction shall occur during construction and at time of rough installation of all duct and other air distribution components with tape, plastic, or sheet metal to reduce the amount of dust, water, and debris from entering the system per CalGreen requirements.	Notes on Plans	
54			CalGreen Div. 4.5, Sec. 4.504.1	Finish material pollutant control for architectural and special applications shall comply with limits established in CalGreen.	Notes on Plans	
55			CalGreen Div. 4.5, Sec. 4.504.2.1	Finish material pollutant control for adhesives, sealants & caulks shall comply with the VOC limits in CalGreen.	Notes on Plans	
56			CalGreen Div. 4.5, Sec. 4.504.2.2	Finish material pollutant control for paints and coatings shall comply with VOC limits in CalGreen.	Notes on Plans	
57			CalGreen Div. 4.5, Sec. 4.504.2.3	Finish material pollutant control for aerosol paints and coatings shall comply with MIR limits for Reactive Organic Compounds (ROC) & VOCs per CalGreen requirements.	Notes on Plans	
58			CalGreen Div. 4.5, Sec. 4.504.2.4	Verification of compliance with all VOC and MIR limits in this section shall be provided via documentation per CalGreen requirements.	Notes on Plans	

NO.	A	B	RESIDENTIAL CODE SECTIONS	MEASURES	REQUIREMENT	PLAN SHEET NO(S).
CALGREEN - ENVIRONMENTAL QUALITY (Pollutant Control)						
59	•	•	CalGreen Div. 4.5, Sec. 4.504.3	Finish material pollutant control for carpet systems , including carpet cushion and adhesives, shall meet VOC requirements per CalGreen.	Notes on Plans	
60	•	•	CalGreen Div. 4.5, Sec. 4.504.4	Finish material pollutant control for resilient flooring systems for at least 80% of the floor area shall comply with the VOC emission limits per CalGreen requirements.	Notes on Plans	
61	•	•	CalGreen Div. 4.5, Sec. 4.504.5	Finish material pollutant control for composite wood products used on the interior and exterior of the building shall comply with required formaldehyde limits per CalGreen requirements. Verification of compliance via documentation is required to be provided.	Notes on Plans	
CALGREEN - ENVIRONMENTAL QUALITY (Interior Moisture Control)						
62	•	•	CalGreen Div. 4.5, Secs. 4.505.2 to 4.505.2.1	Concret slab foundations are required to have a vapor retarder and a capillary break per CalGreen requirements.	Details/notes on plans	
63	•	•	CalGreen Div. 4.5, Sec. 4.505.3	Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content, whereby moisture content is verified per CalGreen requirements.	Details/notes on plans	
CALGREEN - ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)						
64	•	•	CalGreen Div. 4.5, Sec. 4.506.1	Bathroom exhaust fans shall be installed in each bathroom to be mechanically ventilated and have humidity controls per CalGreen requirements.	Details/notes on plans	
CALGREEN - ENVIRONMENTAL QUALITY (Environmental Comfort)						
65	•	•	CalGreen Div. 4.5, Sec. 4.507.2	Heating and air-conditioning system design shall be sized, designed and have their equipment selected by applicable method per CalGreen requirements.	Details/notes on plans	
CALGREEN - INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS (Qualifications and verification)						
66	•	•	CalGreen Chapter 7, Sec. 702.1	Installer training. HVAC system installers shall be trained and certified in the proper system installation.	Notes on plans	
67	•	•	CalGreen Chapter 7, Sec. 703.1	Documentation to show compliance with CalGreen shall be provided.	Notes on plans	

SIGNED ACKNOWLEDGEMENT		
<p>I, the property owner <input type="checkbox"/> licensed industry professional (mark which applies), acknowledge and understand this project is required to comply with the California Green Building Standards Code (Title 24, Part 11), California Energy Code (Title 24, Part 6), and Mountain View City Code. I hereby certify that: (1) I understand the requirements and penalties for noncompliance with the Mountain View Green Building Code, and (2) that the information (e.g. forms, plans, and other materials) submitted herewith in support of this form is true and correct to the best of my knowledge. I also understand that this project may be subject to performance review or commissioning after construction and/or during occupancy operations to demonstrate compliance.</p>		
Signature	Date	Print Name

NOTES	
[1]	Only within area of building improvement or alteration.
[2]	All non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures only within the area of building improvement or alteration.
[3]	Applies to townhouses with attached garages.
[N]	New Code Requirement (2025 Adopted Mountain View Green Building Code)
[R]	Revised Code Requirement (from 2022 Adopted Mountain View Green Building Code)
	Not required
•	Mandatory requirement