

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

Include this completed and signed form in plan set



Project Type	A	Nonresidential Alterations ≥ \$200,000 and/or Additions ≥ 1,000 sq. ft. [1, 2]
	B	Nonresidential New Construction
	A B	All mixed-use projects must meet the applicable requirements for each primary occupancy.

Project Address: _____

NO.	A	B	NONRESIDENTIAL CODE SECTIONS	MEASURES	REQUIREMENT	PLAN SHEET NO(S).
MOUNTAIN VIEW GREEN BUILDING CODE						
1		•	MVCC Sec. 8.64.25, Table 101.10; and CalGreen	Nonresidential new construction shall: - Meet the mandatory measures of CalGreen; and - Meet the intent of LEED Gold certification or the minimum certification required of the applicable zoning (e.g. Precise Plan), whichever is more stringent.	1. Notes on plans 2. LEED checklist and associated documents	
2	•		MVCC Sec. 8.64.25, Table 101.10; and CalGreen	Nonresidential (existing building) additions & alterations shall meet the applicable mandatory measures of CalGreen.	Notes on plans	
MOUNTAIN VIEW - ENERGY [R]						
3		•	MVCC Sec. 8.64.25, Table 101.10; and CEnC	Nonresidential new construction shall: - Meet the adopted CEnC; - Install the maximum amount of photovoltaic (PV) per CEnC Section 140.10(a); and - Install a battery energy storage system (BESS) per CEnC Section 140.10(b).	Notes on plans	
4	•		MVCC Sec. 8.64.25, Table 101.10; and CEnC	Nonresidential (existing building) additions & alterations shall meet the adopted CEnC.	Notes on plans	
MOUNTAIN VIEW - ELECTRIC READINESS [N]						
5		•	MVCC Sec. 8.64.25, Table 101.10; and MVCC Sec. 8.84.05	Nonresidential new construction shall install electric readiness improvements for any gas or propane appliance installed per City requirements.	Notes on plans	
6	•		MVCC Sec. 8.64.25, Table 101.10; and MVCC Secs. 8.74.05 and 8.84.05	Nonresidential (existing building) additions & alterations shall install electric readiness improvements for any gas or propane appliance installed or replaced per City requirements.	Notes on plans	
MOUNTAIN VIEW - ELECTRIC VEHICLE (EV) PARKING						
7		•	MVCC Sec. 8.64.25, Table 101.10; MVCC Sec. 8.82.05; CalGreen, Div. 5.1, Secs. 5.106.5.3.2 to 5.106.5.3.6	Nonresidential new construction install EV parking per City requirements (Table 105.5.3.1). Project must also comply with CalGreen mandatory EV requirements. For construction of warehouse, grocery, retail, office, or manufacturing facilities, see CalGreen Section 5.106.5.5.	Notes on plans	
8	•		MVCC Sec. 8.64.25, Table 101.10; and CalGreen, Div. 5.1, Sec. 5.106.5.4	Nonresidential (existing building) additions & alterations , for any existing building(s) or parking facility(ies) being modified, install EV parking per CalGreen requirements.	Notes on plans	
MOUNTAIN VIEW - BIRD-SAFE GLASS [R]						
9		•	MVCC Sec. 8.64.25 Table 101.10; MVCC Secs. 8.96.05 to 8.96.10; and CalGreen, App. A5, Section A5.107.3	Nonresidential new construction shall install bird-safe glazing on the exterior of the structure per City and CalGreen requirements, when the structure is 10,000 square feet or greater in size.	Details/Notes on plans	
10	•		MVCC Sec. 8.64.25, Table 101.10; MVCC Secs. 8.96.05 to 8.96.10; and CalGreen Div. 5.1, Sec. A5.107.3	Nonresidential (existing buildings) additions & alterations shall install bird-safe glazing per City and CalGreen requirements: - With a building addition on existing building(s) of 10,000 square feet or more in size; or - When replacing 50% or more of exterior glazing on an existing building of 10,000 square feet or greater in size.	Details/Notes on plans	
MOUNTAIN VIEW - DUAL PLUMBING FOR RECYCLED WATER						
11		•	MVCC Sec. 8.50.15; and MVCC Chapter 35	Nonresidential new construction of 25,000 square feet or larger 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)						
12	•	•	MVCC Sec. 8.80.05	Stormwater pollution prevention for projects disturbing less than 1 acre of land must comply with City requirements.	Details/Notes on plans	
13	•	•	MVCC Secs. 8.80.05 and 8.80.10	Postconstruction stormwater control requirements must comply with City requirements.	Details/Notes on plans	
14	•	•	MVCC Sec. 8.80.10; and MVCC Chapter 35	Stormwater pollution prevention for projects disturbing 1 or more acres of land must comply with City requirements.	Details/Notes on plans	
15	•	•	CalGreen, Div. 5.1, Sec. 5.106.4.1.1	Short-term bicycle parking must be installed per CalGreen requirements, if anticipate to generate visitors.	Details/Notes on plans	
16	•	•	CalGreen, Div. 5.1, Secs. 5.106.4.1.2 to 5.106.4.1.2.3	Long-term bicycle parking must be installed to be conveniently located near the street per per CalGreen requirements.	Details/Notes on plans	
17	•	•	CalGreen, Div. 5.1, Sec. 5.106.8 to 5.106.8.2	Light pollution reduction for outdoor lighting system shall be designed and installed to comply with CalGreen requirements.	Details/Notes on plans	
18	•	•	CalGreen, Div. 5.1, Sec. 5.106.10	Grading and paving must be included on plans to indicate how site grading/drainage will prevent surface water from entering the building(s).	Details/Notes on plans	
19	•	•	CalGreen, Div. 5.1, Sec. 5.106.12	Shade trees shall be planted, if modifying landscaping with new trees, with appropriate irrigation per CalGreen requirements.	Details/Notes on plans	

NO.	A	B	NONRESIDENTIAL CODE SECTIONS	MEASURES	REQUIREMENT	PLAN SHEET NO(S).
CALGREEN - WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)						
20	•	•	CalGreen Div. 5.3, Sec. 5.303.1.1	Separate submeters shall be installed per CalGreen requirements for new buildings over 50,000 square feet <u>OR</u> building additions over 50,000 square feet.	Details/Notes on plans	
21	•	•	CalGreen Div. 5.3, Sec. 5.303.1.2	A separate submeter or metering device shall be installed for tenants within a new building or building addition that is projected to consume more than 1,000 gallons per day.	Details/Notes on plans	
22	•	•	CalGreen Div. 5.3, Sec. 5.303.3.1	Water closets shall not exceed 1.28 gallons per flush per CalGreen requirements.	Notes on plans	
23	•	•	CalGreen Div. 5.3, Sec. 5.303.3.2.1	Wall-mounted urinals shall not exceed 0.125 gallons per flush.	Notes on plans	
24	•	•	CalGreen Div. 5.3, Sec. 5.303.3.2.2	Floor-mounted urinals shall not exceed 0.5 gallons per flush.	Notes on plans	
25	•	•	CalGreen Div. 5.3, Sec. 5.303.3.3.1	Single showerhead shall have a maximum flow of 1.8 gpm at 80 psi per CalGreen requirements.	Notes on plans	
26	•	•	CalGreen Div. 5.3, Sec. 5.303.3.3.2	Multiple showerheads for 1 shower shall have a combined flow for all showerheads and/or shower outlets of 1.8 gpm at 80 psi <u>OR</u> the shower shall be designed to allow only one shower outlet to be in operation at a time.	Notes on plans	
27	•	•	CalGreen Div. 5.3, Sec. 5.303.3.4.1	Lavatory faucets shall have a maximum flow rate of 0.5 gpm at 60 psi.	Notes on plans	
28	•	•	CalGreen Div. 5.3, Sec. 5.303.3.4.2	Kitchen faucets shall have a maximum flow rate of 1.8 gpm at 60 psi.	Notes on plans	
29	•	•	CalGreen Div. 5.3, Sec. 5.303.3.4.3	Wash fountains shall have a maximum flow rate of 1.8 gpm at 60 psi.	Notes on plans	
30	•	•	CalGreen Div. 5.3, Secs. 5.303.3.4.4 to 5.303.3.4.5	Metering faucets shall not deliver more than 0.20 gallons per cycle and metering faucets for wash fountains shall have a maximum flow of 0.20 gallons per cycle at 60 psi.	Notes on plans	
31	•	•	CalGreen Div. 5.3, Sec. 5.303.3.4.6	Pre-rinse spray valves , when installed, shall comply with the California Plumbing Code.	Notes on plans	
32	•	•	CalGreen Div. 5.3, Sec. 5.303.4.1	Commercial kitchen equipment food waste disposers shall comply with CalGreen requirements.	Notes on plans	
MOUNTAIN VIEW & CALGREEN - WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)						
33	•	•	MVCC Water Conservation in Landscaping Regulations; CalGreen Div. 5.3, Sec. 5.304.1	City's Water Conservation in Landscaping Regulations applies 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	
34	•	•	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 (Water Resistance and Moisture Management)						
35	•	•	CalGreen Div. 5.4, Sec. 5.407.1	Weather protection must be installed to provide a weather-resistant exterior wall and foundation envelope as required by CalGreen.	Details on plans	
36	•	•	CalGreen Div. 5.4, Secs. 5.407.2 to 5.407.2.2.2	Moisture Control. Employ moisture control measures by: (a) preventing irrigation sprinklers from spaying on structures, (b) design exterior entries and openings to prevent water intrusion through exterior door protection measures, and (b) installing flashing.	Details on plans	
MOUNTAIN VIEW & CALGREEN - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)						
37	•	•	MVCC Chapter 16, Article III; and CalGreen Div. 5.4, Sec. 5.408	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	
CALGREEN - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Life Cycle Assessment)						
38	•	•	CalGreen Div. 5.4, Secs. 5.409.2 & 5.409.3	Whole building life cycle assessment is required for new construction, additions, or alterations of 50,000 sq. ft. or greater to either demonstrate a minimum 10% reduction in global warming potential (gwp) compared to a referenced baseline building of a similar size, function, type, complexity, material, and location <u>OR</u> demonstrate compliance with product gwp limits per CalGreen requirements.	Provide summary report or worksheet in plans	
CALGREEN - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Building Maintenance and Operation)						
39	•	•	CalGreen Div. 5.4, Sec. 5.410.1	Recycling by Occupants. Identify readily accessible areas for depositing, storing, and collecting nonhazardous recycling that serve the entire building.	Details/Notes on plans	
40	•	•	CalGreen Div. 5.4, Sec. 5.410.2	Commissioning is required for all new buildings of 10,000 square feet and more in size during the design and construction process to verify that building components meet requirements per CalGreen, including appropriate system manuals, operational trainings, and a commissioning report.	Details/Notes on plans	
41	•	•	CalGreen Div. 5.4, Sec. 5.410.4	Testing and adjusting of systems is required for new buildings less than 10,000 square feet in size or when new systems serve a building addition or alteration per CalGreen requirements.	Details/Notes on plans	
MOUNTAIN VIEW & CALGREEN - ENVIRONMENTAL QUALITY (Fireplaces)						
42	•	•	MVCC Secs. 8.12.15 and 8.12.20	All wood burning appliances (or conversion to wood burning) installed in new nonresidential new construction or wood-burning appliances being added or replaced in an existing nonresidential building after April 1, 2002 must comply with City requirements.	Details/Notes on plans	
43	•	•	MVCC Sec. 8.90.05; MVCC Chapter 8, Article II, Division 2; CalGreen Div. 5.4, Sec. 5.503	New fireplace. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed wood stove or pellet stove per City requirements.	Details/Notes on plans	

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CALGREEN - ENVIRONMENTAL QUALITY (Pollutant Control)						
44	•	•	CalGreen Div. 5.5, Sec. 5.504.1	Temporary ventilation. If HVAC system needs to operate during construction, use return air filters that comply with a MERV 13 rating and replace all filters prior to occupancy, or if the building is occupied, at the conclusion of construction.	Notes on plans	
45	•	•	CalGreen Div. 5.5, Sec. 5.504.3	Covering of duct openings and protection of mechanical equipment 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.	Notes on plans	
46	•	•	CalGreen Div. 5.5, Sec. 5.504.4	Finish material pollutant control for adhesives, sealants, and caulks shall comply with the limits and specifications in CalGreen.	Notes on plans	
47	•	•	CalGreen Div. 5.5, Sec. 5.504.4.3	Finish material pollutant control for paints, coatings, and aerosols shall comply with the limit and specifications in CalGreen.	Notes on plans	
48	•	•	CalGreen Div. 5.5, Sec. 5.504.4.4	Finish material pollutant control for carpet systems , including cushions and adhesives, shall comply with CalGreen requirements.	Notes on plans	
49	•	•	CalGreen Div. 5.5, Sec. 5.504.4.5	Finish material pollutant control for composite wood products shall comply with CalGreen requirements and provide necessary documentation.	Notes on plans	
50	•	•	CalGreen Div. 5.5, Sec. 5.504.4.6	Finish material pollutant control for resilient flooring systems shall comply CalGreen requirements and provide necessary documentation.	Notes on plans	
51	•	•	CalGreen Div. 5.5, Sec. 5.504.4.7	Finish material pollutant control for thermal insulation shall comply with CalGreen requirements and provide necessary documentation.	Notes on plans	
52	•	•	CalGreen Div. 5.5, Sec. 5.504.4.8	Finish material pollutant control for acoustical ceilings and wall panels shall comply with CalGreen requirements and provide necessary documentation.	Notes on plans	
53	•	•	CalGreen Div. 5.5, Sec. 5.504.5	Filters in mechanically ventilated buildings must provide regularly occupied areas of the building with air filtration media and outside and return air with a MERV 13 rating per CalGreen requirements.	Notes on plans	
54	•	•	MVCC Chapter 21, Articles II & III; CalGreen Div. 5.5, Sec. 5.504.7	Environmental tobacco smoke (ETS) control. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows, etc. Must also comply with City requirements.	Notes on plans	
CALGREEN - ENVIRONMENTAL QUALITY (Indoor Moisture Control)						
55	•	•	CalGreen Div. 5.5, Sec. 5.505.1	Indoor moisture control shall meet or exceed the provisions in CalGreen.	Details/Notes on plans	
CALGREEN - ENVIRONMENTAL QUALITY (Indoor Air Quality)						
56	•	•	CalGreen Div. 5.5, Sec. 5.506.1	Outside air delivery for mechanically or naturally ventilated spaces in buildings shall meet CalGreen requirements.	Details/Notes on plans	
57	•	•	CalGreen Div. 5.5, Sec. 5.506.2	Carbon dioxide (CO₂) monitoring for buildings or building additions equipped with demand control ventilation, CO ₂ sensors, and ventilation control shall be specified and installed in accordance with CalGreen requirements.	Details/Notes on plans	
58	•	•	CalGreen Div. 5.5, Sec. 5.506.3	Carbon dioxide monitoring in classrooms or rooms used for group instruction must be equipped with a carbon dioxide monitor or sensor per CalGreen requirements.	Details/Notes on plans	
CALGREEN - ENVIRONMENTAL QUALITY (Environmental Comfort)						
59	•	•	CalGreen Div. 5.5, Sec. 5.507.4	Acoustical control must be employed in building assemblies and components with sound transmission class (STC) values determined in accordance with the CalGreen requirements.	Details/Notes on plans	
60	•	•	CalGreen Div. 5.5, Sec. 5.507.4.1	Exterior noise transmission (prescriptive method) for walls and roof-ceiling assemblies exposed to the noise source making up the building, building addition, or altered building envelope shall meet a composite STC rating per CalGreen requirements.	Details/Notes on plans	
61	•	•	CalGreen Div. 5.5, Sec. 5.507.4.2	Exterior noise transmission (performance method) for walls and roof-ceiling assemblies exposed to the noise source making up the building, building addition, or altered building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level of 50 dBA in occupied areas during operation.	Details/Notes on plans	
62	•	•	CalGreen Div. 5.5, Sec. 5.507.4.3	Interior sound transmission for wall and floor ceiling assemblies separating tenant spaces and public places shall have an STC of 40.	Details/Notes on plans	
CALGREEN - ENVIRONMENTAL QUALITY (Outdoor Air Quality)						
63	•	•	CalGreen Div. 5.5, Sec. 5.508.1	Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration, and fire suppression equipment shall comply with CalGreen requirements, including equipment that cannot contain chlorofluorocarbons (CFCs) or halons.	Details/Notes on plans	
64	•	•	CalGreen Div. 5.5, Sec. 5.508.2	Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with CalGreen requirements when installed in retail food stores with 8,000 sq. ft. or more of conditioned area and that utilize either refrigerated display cases or walk-in coolers/freezers connected to remote compressor/condenser units.	Details/Notes on plans	

SIGNED ACKNOWLEDGEMENT		
I, the property owner authorized tenant 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.		
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.
[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