

Residential 2022 Mountain View Green Building Code (based on California Green Building Standards Code & City Code)

Residential: R occupancies (one -and two- family dwelling, townhouse with attached private garages, multifamily dwellings & hotel/motel)



Check Box	1	Residential Additions and/or Alterations that increase the conditioned space, volume or size [1]
	2	New Residential Construction

Project Number: _____
 Permit Address: _____

#	1	2	Residential Code Sections	Measures	Plan Requirements	Location on Plans	Verification [3]	
							Responsible Party	Post Construction
			Mountain View City Code (MVCC) Division III Sect. 8.20.8-10 & 8.20.13	MOUNTAIN VIEW CITY CODE 'GREEN BUILDING CODE' (Adopted):				
1		•	MVCC 8.20.8 - 8.20.10 & Table 101.10	Residential new construction shall meet mandatory Calgreen and any Mountain View Amendments	Notes on plans		Field Insp	
2		•	MVCC Section 8.20.10 & Table 101.10	Residential new construction shall demonstrate energy compliance to meet or exceed Title 24, Part 6	Notes on plans		Field Insp	
3		•	MVCC 8.20.10 & Table 101.10	Hotel/Motel new construction shall meet the intent of LEED Gold Certified	LEED doc. on plans		LEED Proof	
4		•	MVCC 8.20.13 & Table 101.10	All new mixed-use projects must comply with Mountain View's green building requirements and meet the requirements applicable to each primary occupancy component	LEED doc. and notes on plans		LEED Proof/ Field Insp	
			MVCC Division III Section 8.20.10	WILDLIFE PROTECTION AND CONSERVATION (MVCC 'Green Building Code' - Adopted):				
5		•	MVCC 8.20.10 & Table 101.10	Bird-safe glass (Hotel/Motel new construction) shall be installed on the exterior of the structure where the structure is ≥ than 10,000 square feet or the applicable precise plan requires it	Details/notes on plans		Field Inspection	
			CGBSC Division 4.1 Section 4.106 & MVCC Division III Section 8.20	PLANNING AND DESIGN (Site Development):				
6	•	•	MVCC 8.20.30	Storm water drainage and retention during construction for projects which disturb less than 1 acre	Details/notes on plans		Field Insp	
7		•	MVCC 8.20.36	Stormwater sediment and erosion control plan for newly constructed projects of less than 1 acre	Details/notes on plans		Field Insp	
8	•	•	MVCC 8.20.37	Stormwater pollution prevention for projects that disturb 1 or more acres of land [4]	Details/notes on plans		Env Safety	
9	•	•	MVCC 8.20.38	Postconstruction stormwater control requirements [4]	Details/notes on plans		Env Safety	
10	•	•	MVCC 8.20.39	Designated Parking For Clean-Air Vehicles new projects, or additions or alterations that add ≥ 10 vehicular parking spaces for low-emitting, fuel-efficient and carpool / van pool vehicles shall comply with Table 5.106.5.2	Details/notes on plans		Field Inspection	
11	•	•	CGBSC 4.106.3	Grading and paving [4]	Details/notes on plans		Env Safety	
12		•	MVCC 8.20.31 - 8.20.32 & Table 101.10	Electric Vehicle (EV) Charging new construction for Single-family and duplexes & Multi-family shall meet the parking requirements per Table 101.10	Details/notes on plans		Field Inspection	
13	•		MVCC 8.20.31	Existing one- and two-family dwellings and townhomes with private garages. Parking additions or electrical panel upgrades must have reserved breaker spaces and electrical capacity [N]	Details/notes on plans		Field Inspection	
14	•		MVCC 8.20.32	Parking addition in existing multi-family dwellings. When new parking facilities are added or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, 10 % of the total number of parking spaces added or altered shall be EVCS. Any existing EV-Capable spaces on the building property required by the locally adopted codes at the time of building permit shall be upgraded to a minimum of Level 1 EV Ready [N]	Details/notes on plans		Field Inspection	
15		•	MVCC Table 101.10	Electric Vehicle (EV) Charging new construction for Hotel/motel shall meet the parking requirements per Table 101.10 and the requirements per Table A5.106.5.3.2	Details/notes on plans		Field Inspection	
16	•		MVCC 8.20.43	Existing hotel and motel occupancy buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, 10% of the total number of parking spaces added or altered shall be EVCS with Level 2 EV Ready. Any existing EV Capable spaces on the building property required by the locally adopted codes at the time of building permit shall be upgraded to a minimum of Level 1 EV Ready [N]	Details/notes on plans		Field Inspection	
17		•	MVCC 8.20.8 & Table 101.10 **	Installation of photovoltaic for Single-family and duplexes to accommodate an all-electric building to 100% of annual kilowatt hour [R]	Details/notes on plans		Field Inspection	
18		•	MVCC 8.20.9 - 8.20.10 & Table 101.10	Installation of photovoltaic for Multi-family & Hotel/motel on roof area to accommodate an all-electric building to 100% of annual kilowatt hour [R]	Details/notes on plans		Field Inspection	
19	•	•	MVCC 8.20.33	Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging purposes in accordance with the CEC	Details/notes on plans		Field Inspection	
			Senate Bill No.7 Chapter 623	WATER METERS MULTI-UNIT STRUCTURES:				
20		•	SB-7 Housing: water meters	New multiunit structures are required to be individually metered in the state of California - submeters must be located in an accessible location - (exempt: low income housing, housing at a place of education, long-term health facilities, time-share property & residential care facilities for the elderly)	Details/notes on plans		Field Inspection	

TO BE COMPLETED AND SIGNED BEFORE FINAL INSPECTION

California Green Build. Standards Code (CGBSC) Divi. 4.3 Sect. 4.303			WATER EFFICIENCY AND CONSERVATION (Indoor Water Use):					
21	•	•	CGBSC Section 4.303.1.1	Water closets shall not exceed 1.28 gallons per flush	Notes on Plans		Field Insp	
22	•	•	CGBSC Section 4.303.1.2	Urinals shall not exceed 0.125 gallons per flush	Notes on Plans		Field Insp	
23	•	•	CGBSC Section 4.303.1.3.1	Single showerhead shall have a maximum flow of 1.8 gpm at 80 psi	Notes on Plans		Field Insp	
24	•	•	CGBSC Section 4.303.1.3.2	Multiple showerheads serving one shower shall have 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	Notes on Plans		Field Insp	
25	•	•	CGBSC Section 4.303.1.4.1	Residential lavatory faucets shall have a maximum flow rate of 1.2 gpm at 60 psi & minimum of 0.8 gpm at 20 psi	Notes on Plans		Field Insp	
26	•	•	CGBSC Section 4.303.1.4.2	Lavatory faucets in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi	Notes on Plans		Field Inspection	
27	•	•	CGBSC Section 4.303.1.4.4	Kitchen faucets shall have a maximum flow rate of 1.8 gpm at 60 psi	Notes on Plans		Field Insp	
Water Conservation Regulations & CGBSC Division 4.3 Section 4.304			WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use):					
28	•	•	Water Conservation in Landscaping Regulations (Chapter 2) by Planning	Project shall comply with the water conservation in landscaping regulations where the affected landscape area (new or rehabilitated) is ≥ 500 square feet, [2,4]	Notes on Plans		Self-certified	
29	•	•	Water Efficient Design and Maintenance Checklist by Planning	Project shall comply with the water efficient and maintenance checklist [2,4]	Checklist form		Self-certified	
30	•	•	Water Conservation in Landscaping Regulations (Chapter 10) by Planning	Water budget. When a water budget is prepared for a landscaping areas ≥ 2,500 square feet, it must be completed by a certified or authorized professional [2,4]	Notes on Plans		Certification	
31	•	•	CGBSC Section 4.304.1	Outdoor potable water use in landscape areas for residential developments shall comply w/CGBSC section 4.304.1 [4]	Notes on Plans		Field Insp	
CGBSC Division 4.4 Section 4.406			MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Enhanced Durability and Reduced Maintenance):					
32	•	•	CGBSC Section 4.406.1	Rodent Proofing. Annular spaces around pipes, electric cables, etc. shall be protected against the passage of rodents	Details/notes on plans		Field Insp	
Construction and Demolition Waste & CGBSC Division 4.4 Section 4.408			MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling):					
33	•	•	Construction and demolition waste tracking & diversion requirements form	Construction Waste Diversion 65% reduction [4]	Mountain View waste tracking form		Public Works	
34	•	•	Construction and demolition waste tracking & diversion requirements form	Construction Waste Management Plan / Diversion is required for demolitions [4]	Mountain View waste tracking form		Public Works	
CGBSC Division 4.4 Section 4.410			MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Building Maintenance & Operation):					
35	•	•	CGBSC Section 4.410.1	Operation and maintenance manual shall be available at the time of final inspection	Details/notes on plans		Field Insp	
36		•	MVCC 8.20.34	Recycling by occupants. When 5 or more dwelling units are constructed on a building site, provide readily accessible areas that serves all buildings and residents	Details/notes on plans		Field Inspection	
MVCC Division III Section 8.20.8 - 8.20.10			ENVIRONMENTAL QUALITY (No gas allowed, all electric installation):					
37		•	Residential new construction (Single-family, duplexes & multi-family) MVCC Section 8.20.8 - 8.20.9 & Table 101.10	Natural gas shall not be allowed. The following list of items shall be electric installation: Space-conditioned equipment, clothes dryers, cooking appliances and fireplaces and/or fire pits	Details/notes on plans		Field Inspection	
				Water-heating systems and equipment shall be electric or solar	Details/notes on plans		Field Insp	
38		•	Residential new construction (Hotel/motel) MVCC Section 8.20.10 & Table 101.10	Natural gas shall not be allowed. The following list of items shall be electric installation: Space-conditioned equipment, clothes dryers and fireplaces and/or fire pits	Details/notes on plans		Field Inspection	
				Cooking appliances shall be electric, see exception	Details/notes on plans		Field Insp	
				Water-heating systems and equipment shall be electric or solar	Details/notes on plans		Field Insp	
MVCC Division III Section 8.20.12- 8.20.13			ENVIRONMENTAL QUALITY (Fireplaces):					
39	•	•	MVCC 8.20.46 - 8.20.47	Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed wood stove or pellet stove, and refer to residential requirements in the CENERC	Details/notes on plans		Field Insp	
40	•	•	MVCC 8.25, 8.25.2 & 8.25.7	All wood-burning appliances installed in new residential units or wood-burning appliances being added to or replacing in existing residential units shall comply	Details/notes on plans		Field Insp	
CGBSC Division 4.5 Section 4.504			ENVIRONMENTAL QUALITY (Pollutant Control):					
41	•	•	CGBSC Section 4.504.1	Covering of duct openings and protection of mechanical equipment during construction, all duct and other related air distribution components, shall be covered and shall comply w/VOC limits (Table 4.504.1)	Notes on Plans		Field Inspection	
42	•	•	CGBSC Section 4.504.2.1	Finish material pollutant control for adhesives, sealants & caulks shall comply w/VOC limits (Table 4.504.2)	Notes on Plans		Field Insp	
43	•	•	CGBSC Section 4.504.2.2	Finish material pollutant control for paints and coatings shall comply with limits of VOC (Table 5.504.3)	Notes on Plans		Field Insp	
44	•	•	CGBSC Section 4.504.2.3	Finish material pollutant control for aerosol paints and coatings shall comply with MIR limits for ROC & VOC	Notes on Plans		Field Insp	
45	•	•	CGBSC Section 4.504.2.4	Verification of compliance and documentation shall be provided	Notes on Plans		Field Insp	
46	•	•	CGBSC Section 4.504.3	Finish material pollutant control for carpet systems shall meet product requirements (carpet cushion & carpet adhesive)	Notes on Plans		Field Inspection	
47	•	•	CGBSC Section 4.504.4	Finish material pollutant control for resilient flooring systems shall comply with VOC emission limits (80%)	Notes on Plans		Field Insp	

TO BE COMPLETED AND SIGNED BEFORE FINAL INSPECTION

CGBSC Division 4.5 Section 4.504			ENVIRONMENTAL QUALITY (Pollutant Control Continued):					
48	•	•	CGBSC Section 4.504.5	Finish material pollutant control for composite wood products shall comply with required formaldehyde limits per Table 5.504.5 & verification	Notes on Plans		Field Inspection	
CGBSC Division 4.5 Section 4.505			ENVIRONMENTAL QUALITY (Interior Moisture Control):					
49	•	•	CGBSC Section 4.505.2 - 4.505.2.1	Concret slab foundations are required to have a vapor retarder & capillary break	Details/notes on plans		Field Insp	
50	•	•	CGBSC Section 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	Details/notes on plans		Field Inspection	
CGBSC Division 4.5 Section 4.506			ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust):					
51	•	•	CGBSC Section 4.506.1	Bathroom exhaust fans. Each bathroom shall be mechanically ventilated & have a humidity control per Section 4.506.1	Details/notes on plans		Field Insp	
CGBSC Division 4.5 Section 4.507			ENVIRONMENTAL QUALITY (Environmental Comfort):					
52	•	•	CGBSC Section 4.507.2	Heating and air-conditioning system design (ducts), shall be sized, designed and have their equipment selected by accepted design methods	Details/notes on plans		HERS Rater	
CGBSC Chapter 7 Section 701			INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS:					
53	•	•	CGBSC Section 702.1	Installer training. HVAC system installers shall be trained and certified	Notes on plans		Field Insp	

Foot Notes	[1]	Only within the area of alteration, including all non compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures
	[2]	Except for R1 and R2 zoned properties
	[3]	See "SECTION TO BE COMPLETED AFTER CONSTRUCTION" below
	[4]	Regulated by Other than Mountain View City Code (MVCC)
	[N]	New (2022 California Green Building Standards Code -CGSC- & Mountain View City Code -MVCC- Green Code / Reach Codes - Adopted)
	[R]	Revised (2022 Mountain View City Code -MVCC- Green Code / Reach Codes - Adopted)
		Not required
	•	Mandatory requirements



OWNER ACKNOWLEDGEMENT	
<p>This project is required to comply with the California Green Building Standards Code (T24, Part 11) and the Mountain View City Code (MVCC) Green Building Code Amendments. I, the property owner / legal representative, acknowledge and understand the requirements and penalties for noncompliance. I am responsible for all activities performed by design team members, contractors and subcontractors in meeting the requirements. I also understand that my project may be subject to an energy or water performance review to assess compliance with the program after construction and during operation.</p>	
Signature (Owner)	Date
Print Full Name	Phone or Email
SECTION TO BE COMPLETED AFTER CONSTRUCTION	
<p><u>In order to schedule a final building inspection with the Building Department, follow the procedures below.</u></p> <p>At the final building inspection prepare to be submitted the following items: (Initial for each applicable item) (Initial below)</p> <p>_____ Per the California Energy Code & energy reports, provide the completed forms (Certificate of Installation & Certificate of Verification).</p> <p>_____ Cutsheets or proof of installation of products and materials that meet the required VOC and formaldehyde limits</p> <p>_____ Provide Proof of Construction Waste Diversion, contact Public Works at (650) 903-6311 or public.works@mountainview.gov.</p> <p>I certify that:</p> <p>_____ There have been no alterations that have impacted the energy report for the project, unless the new report is provided;</p> <p>_____ All mandatory CALGreen measures noted in the checklist have been implemented unless a new checklist is provided</p>	
Signature (Owner) and Date	Signature (Contractor) and Date
Print Name	Print Name

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6313
www.mountainview.gov/building
Email: building@mountainview.gov

Website Links:

Planning: www.mountainview.gov/planning

Public Works: www.mountainview.gov/publicworks

Building Code [Click here.](#)