



City of Sonoma

2019 CALGreen+Tier 1 Checklist for NONRESIDENTIAL BUILDINGS

Application: This checklist shall be used for nonresidential projects (not an R Occupancy Classification) that are **new construction, additions of 1,000 square feet or greater, or building alterations with a permit valuation of \$200,000 or more.** The City of Sonoma has adopted the Tier 1 provisions of CALGreen as MANDATORY requirements for **New [N] construction** which must be implemented in the project as indicated on the checklist.

For the purposes of this checklist, “new construction” means a building that is not an addition or alteration to an existing building. “Addition means an extension or increase in floor area of an existing building or structure. “Alteration” means any construction or renovation to an existing structure other than a repair for maintenance or an addition.

ELECTIVE measures are not required for Addition and/or Alteration projects. CALGreen does not apply to nonresidential additions adding less than 1,000 square feet or nonresidential building alterations with a permit valuation of less than \$200,000.

APPENDIX A5

(Revised per City of Sonoma Requirements - Based on CALGreen + Tier 1)

Project Address: _____

Project Name: _____

Project Description: _____

- The Owner or the Owner’s agent shall employ a qualified [CALGreen Special Inspector, listed by the City of Sonoma Building Department](#), to perform CALGreen Special Inspector services and to verify and assure the Owner and the Building Department that all required CALGreen features referenced herein are properly planned and incorporated in the project. City listed CALGreen inspectors can be found on the [City’s web site](#).
- The CALGreen Special Inspector shall not be the design professional or contractor for the project and shall not have a financial interest in the project for which services are being provided except for the cost of providing said services.

Instructions:

1. The CALGreen Special Inspector, in collaboration with the Owner and the Design Professional shall review, select and incorporate (by design and specification) all Mandatory and Elective CALGreen measures to be included in the project by placing a checkmark (✓) as applicable under **the REQ'D column** of this checklist.
2. For **New Construction [N]** verify that at least one ELECTIVE measure is selected from each Section (*Except Section A5.2 – Energy Efficiency*). Make sure the total number of measures selected equals or exceeds 15.
3. Verify that the plans specify, reference or otherwise incorporate the required CALGREEN measures on the plans. Specify on the checklist where the measure can be found on the plans or specifications. These measures become a part of the approved plans and must be installed or incorporated into the project.
4. CALGreen measures that do not apply to the project should be identified by the CALGreen Special Inspector by placing a checkmark (✓) as applicable under the **N/A column** of this checklist.
5. **Section 1 - Design Verification (last page).** The **CALGreen Special Inspector**, the **Owner** and the project **Design Professional** shall review the checklist, sign and date the Design Verification on the last page of this checklist. All signatures are required at the time of building permit application.
6. **Section 2 - Implementation Verification (last page).** After all required CALGreen measures have been completed for the project and the installation verified by the CALGreen Special Inspector, the **CALGreen Special Inspector** shall place a checkmark or initial the appropriate measures in the **FIELD VERIFIED column** of the checklist, sign the **Implementation Verification** and submit the checklist to the Building Inspector **prior to Building Department final inspection.**

CALGREEN Checklist Legend

MANDATORY	MANDATORY indicates that the measure is a requirement of the project when applicable.
ELECTIVE	ELECTIVE indicates measures that may be selected by the project applicant.
MEASURE SECTION TITLE	A very brief reference to the section title of a CALGreen measure. The specific Section(s) of CALGreen must be reviewed to fully understand the requirements of a CALGreen measure.
REQ'D	The REQ'D column on the checklist indicates that the CALGreen measure is Required and has been included in the plans and specifications as a requirement of the project.
N/A	The N/A column on the checklist indicates that the CALGreen measure is Not Applicable or not a requirement of the project.
[N]	Applies to New Construction only pursuant to CALGreen Section 301 (e.g. a newly constructed building that is not an addition or alteration to an existing building).
[A]	Applies to Additions and/or Alterations only pursuant to CALGreen Section 301.3
CODE SECTION	Indicates the referenced or applicable Section(s) of the California Green Building Code (CALGreen) unless otherwise specified.
PLAN SHEET # or EXPLANATION	Provides a location for the CALGreen Special Inspector or the design professional to indicate the plan sheet number where the full CALGreen measure or requirement is shown or specified on the construction drawings. Also, provides an area to provide an explanation for non-applicable items.
FIELD VERIFIED	Provides a location for the CALGreen Special Inspector to indicate each measure that has been implemented into the project and installation verified by the CALGreen Special Inspector. [NOTE: Required prior to Final Inspection approval]

NOTE: ELECTIVE measures are not required for Addition and Alteration Projects.

MANDATORY OR ELECTIVE	MEASURE SECTION TITLE <i>See Chapter 5 and Appendix A5 of the 2019 California Green Building Code and Sonoma Municipal Code Chapters 14.10 and 14.32 for complete requirements for measures listed here.</i>	CODE SECTION	REQ'D ✓	N/A ✓	PLAN SHEET # or EXPLANATION	FIELD VERIFIED
Division A5.1 - Planning and Design <i>(One Elective Measure from Division A5.1 is required for New [N] Construction)</i>						
Mandatory	Storm water pollution prevention for projects that disturb less than 1 acre of land must comply with Sonoma Municipal Code Chapter 13.32 (Stormwater Management and Discharge Control) .	5.106.1 through 5.106.2 SMC 13.32				
Mandatory	Short-term bicycle parking	5.106.4.1.1				
Mandatory	Long-term bicycle parking	5.106.4.1.2 through 5.106.4.1.5				
Mandatory	Designated parking for clean air vehicles	5.106.5.2				
Mandatory [N] Tier 1	<i>Designated parking— 10% of parking capacity w/ parking stall markings and stall identification</i>	A5.106.5.1, A5.106.5.1.1, A5.106.5.1.3, A5.106.5.1.4				
Mandatory	Parking stall marking	5.106.5.2.1				
Mandatory	Single charging space requirements	5.106.5.3.1				
Mandatory [N]	Multiple charging space requirements [N]	5.106.5.3.2				
Mandatory [N] Tier 1	<i>Electric vehicle (EV) charging [N] w/ associated electrical panel identification and designated parking allowance</i>	A5.106.5.3, A5.106.5.3.1, A5.106.5.3.3, A5.106.5.3.4				
Mandatory [N]	EV charging space calculation [N] (with exceptions)	5.106.5.3.3				
Mandatory [N]	Identification [N]	5.106.5.3.4				
Mandatory [N]	Future charging spaces [N]	5.106.5.3.5				
Mandatory [N]	Light pollution reduction [N] (with exceptions and notes)	5.106.8				

MANDATORY OR ELECTIVE	MEASURE SECTION TITLE <i>See Chapter 5 and Appendix A5 of the 2019 California Green Building Code and Sonoma Municipal Code, Chapters 14.10 and 14.32 for complete requirements for measures listed here.</i>	CODE SECTION	REQ'D ✓	N/A ✓	PLAN SHEET # or EXPLANATION	FIELD VERIFIED
Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10				
Mandatory [N] Tier 1	Cool roof (A5.106.11.2.2): SRI 75 when < 2:12, SRI 16 when > 2:12 <i>(Support documentation required at application submittal)</i>	A5.106.11.2				
Elective [N]	Community connectivity	A5.103.1				
Elective [N]	Brownfield or greyfield site redevelopment or infill area development	A5.103.2, A5.103.2.1				
Elective [N]	Reduce development footprint and optimize open space	A5.104.1, A5.104.1.1, A5.104.1.2, A5.104.1.3				
Elective [N]	Disassemble and reuse existing building structure (75%) with exceptions <i>(Support documentation required at application submittal)</i>	A5.105.1.1				
Elective [N]	Disassemble and reuse existing nonstructural elements (50%) with exceptions	A5.105.1.2				
Elective [N]	Salvage	A5.105.1.3				
Elective [N]	Storm water design	A5.106.2, A5.106.2.1, A5.106.2.2				
Elective [N]	Low Impact Development (LID)	A5.106.3, A5.106.3.1, A5.106.3.2				
Elective [N]	Changing rooms w/ note	A5.106.4.3				
Elective [N]	Parking capacity w/ reduced parking capacity option <i>(Support documentation required at application submittal)</i>	A5.106.6, A5.106.6.1				
Elective [N]	Exterior wall shading w/fenestration and/or opaque wall area option	A5.106.7, A5.106.7.1, A5.106.7.2				
Elective [N]	Heat island effect	A5.106.11				
Division A5.2 - Energy Efficiency						
Mandatory	Meet the minimum energy efficiency standard	5.201.1				
Division A5.3 - Water Efficiency & Conservation <i>(One Elective Measure from Division A5.3 is required for New [N] Construction)</i>						
Mandatory	Separate meters (new buildings or additions > 50,000 sf that consume more than 100 gal/day)	5.303.1.1				
Mandatory	Separate meters (for tenants in new buildings or additions that consume more than 1,000 gal/day)	5.303.1.2				
Mandatory [N] Tier 1	Water reduction Tier 1—12% savings over the "water use baseline" in Table A5.303.2.2 or meet Table A5.303.2.3,1 <i>(Support documentation required at application submittal)</i>	A5.303.2.3.1				
Mandatory	Water closets shall not exceed 1.28 gallons per flush (gpf)	5.303.3.1				
Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1				

MANDATORY OR ELECTIVE	MEASURE SECTION TITLE <i>See Chapter 5 and Appendix A5 of the 2019 California Green Building Code and Sonoma Municipal Code, Chapters 14.10 and 14.32 for complete requirements for measures listed here.</i>	CODE SECTION	REQ'D ✓	N/A ✓	PLAN SHEET # or EXPLANATION	FIELD VERIFIED
Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2				
Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 psi	5.303.3.3.1				
Mandatory	Multiple showerheads serving one shower shall have a combined flow rate of 1.8 gpm at 80 psi	5.303.3.3.2				
Mandatory	Nonresidential lavatory faucets	5.303.3.4.1				
Mandatory	Kitchen faucets	5.303.3.4.2				
Mandatory	Wash fountains	5.303.3.4.3				
Mandatory	Metering faucets	5.303.3.4.4				
Mandatory	Metering faucets for wash fountains	5.303.3.4.5				
Mandatory	Food waste disposers	5.303.4.1				
Mandatory	Areas of additions or alterations	5.303.5				
Mandatory	Standards for plumbing fixtures and fittings	5.303.6				
Mandatory	Outdoor potable water use in landscape areas (with notes) and with Chapter 14.32 of the Sonoma Municipal Code (Water Efficient Landscaping)	5.304.1				
Mandatory	Outdoor water supply systems (with Exceptions 1-4)	5.305.1.1				
Mandatory	Technical requirements for outdoor recycled water supply systems	5.305.1.2				
<i>Elective [N]</i>	<i>Nonpotable water systems for indoor use</i>	<i>A5.303.2.3.4</i>				
<i>Elective [N]</i>	<i>Appliances and fixtures for commercial application</i>	<i>A5.303.3</i>				
<i>Elective [N]</i>	<i>Nonwater supplied urinals</i>	<i>A5.303.4.1</i>				
<i>Elective [N]</i>	<i>Dual plumbing</i>	<i>A5.303.5</i>				
<i>Elective [N]</i>	<i>Outdoor potable water use</i>	<i>A5.304.2</i>				
<i>Elective [N]</i>	<i>Restoration of areas disturbed by construction</i>	<i>A5.304.6</i>				
<i>Elective [N]</i>	<i>Previously developed sites (with exception)</i>	<i>A5.304.7</i>				
<i>Elective [N]</i>	<i>Graywater irrigation system</i>	<i>A5.304.8</i>				
<i>Elective [N]</i>	<i>Nonpotable water systems</i>	<i>A5.305.1</i>				
<i>Elective [N]</i>	<i>Irrigation systems</i>	<i>A5.305.2</i>				
Division A5.4 - Material Conservation and Resource Efficiency <i>(One Elective Measure from Division A5.4 is required for New [N] Construction)</i>						
Mandatory	Weather protection	5.407.1				
Mandatory	Moisture control: sprinklers	5.407.2.1				
Mandatory	Moisture control: exterior door protection	5.407.2.2.1				
Mandatory	Moisture control: flashing	5.407.2.2.2				
Mandatory	Construction waste management—comply with either: Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance <i>(Support documentation required at application submittal)</i>	5.408.1.1, 5.408.1.3				
Mandatory	Construction waste management: documentation	5.408.1.4				
Mandatory for [A] ONLY	Universal waste [A]	5.408.2				

MANDATORY OR ELECTIVE	MEASURE SECTION TITLE <i>See Chapter 5 and Appendix A5 of the 2019 California Green Building Code and Sonoma Municipal Code, Chapters 14.10 and 14.32 for complete requirements for measures listed here.</i>	CODE SECTION	REQ'D ✓	N/A ✓	PLAN SHEET # or EXPLANATION	FIELD VERIFIED
Mandatory	Excavated soil and land dealing debris (100% reuse or recycle)	5.408.3				
Mandatory [N] Tier 1	Enhanced construction waste reduction (65%—Tier 1 with verification)	A5.408.3.1, A5.408.3.1.2				
Mandatory	Recycling by occupants (with exception)	5.410.1				
Mandatory	Recycling by occupants: additions (with exception)	5.410.1.1				
Mandatory	Recycling by occupants: sample ordinance	5.410.1.2				
Mandatory [N]	Commissioning new buildings (> 10,000 sf) [N]	5.410.2				
Mandatory [N]	Owner's or Owner representative's Project Requirements (OPR) [N] <i>(Support documentation required at application submittal)</i>	5.410.2.1				
Mandatory [N]	Basis of Design (BOD) [N] <i>(Support documentation required at application submittal)</i>	5.410.2.2				
Mandatory [N]	Commissioning plan [N] <i>(Support documentation required at application submittal)</i>	5.410.2.3				
Mandatory [N]	Functional performance testing [N]	5.410.2.4				
Mandatory [N]	Documentation and training [N]	5.410.2.5				
Mandatory [N]	Systems manual [N]	5.410.2.5.1				
Mandatory [N]	Systems operation training [N]	5.410.2.5.2				
Mandatory [N]	Commissioning report [N]	5.410.2.6				
Mandatory for [A] ONLY	Testing and adjusting for new buildings < 10,000 sf or new systems that serve additions or alterations [A]	5.410.4				
Mandatory for [A] ONLY	System Testing Plan for renewable energy, landscape irrigation and water reuse [A] <i>(Support documentation required at application submittal)</i>	5.410.4.2				
Mandatory	Procedures for testing and adjusting	5.410.4.3				
Mandatory	Procedures for HVAC balancing	5.410.4.3.1				
Mandatory	Reporting for testing and adjusting	5.410.4.4				
Mandatory	Operation and maintenance (O&M) manual	5.410.4.5				
Mandatory	Inspection and reports	5.410.4.5.1				
Elective [N]	Wood framing or OVE w/ note	A5.404.1, A5.404.1.1, A5.404.1.2				
Elective [N]	Regional materials	A5.405.1				
Elective [N]	Bio-based materials	A5.405.2				
Elective [N]	Rapidly renewable materials	A5.405.2.2				
Elective [N]	Reused materials w/ note <i>[See CalRecycle for recycled content levels for some materials http://www.calrecycle.ca.gov/greenbuilding/materials/matrix.htm]</i>	A5.405.3				
Elective [N]	Cement and concrete: cement	A5.405.5.1				
Elective [N]	Cement and concrete: concrete with SCM & Mix design equation	A5.405.5.2, A5.405.5.2.1, A5.405.5.2.1.1				

MANDATORY OR ELECTIVE	MEASURE SECTION TITLE <i>See Chapter 5 and Appendix A5 of the 2019 California Green Building Code and Sonoma Municipal Code Chapters 14.10 and 14.32 for complete requirements for measures listed here.</i>	CODE SECTION	REQ'D ✓	N/A ✓	PLAN SHEET # or EXPLANATION	FIELD VERIFIED
Elective [N]	<i>Cement and concrete: additional means of compliance</i>	A5.405.5.3, A5.405.5.3.1, A5.405.5.3.1.1, A5.405.5.3.1.2, A5.405.5.3.2, A5.405.5.3.2.1, A5.405.5.3.2.2, A5.405.5.3.2.3, A5.405.5.3.2.4				
Elective [N]	<i>Choice of materials</i>	A5.406.1, A5.406.1.1, A5.406.1.2, A5.406.1.3				
Elective [N]	<i>Life cycle assessment: general</i>	A5.409.1				
Elective [N]	<i>Whole building life cycle assessment</i>	A5.409.2, A5.409.2.1, A5.409.2.2				
Elective [N]	<i>Materials and system assemblies</i>	A5.409.3				
Elective [N]	<i>Substitution for prescriptive standards</i>	A5.409.4				
Elective [N]	<i>Verification of compliance</i>	A5.409.5				
Division A5.5 - Environmental Quality <i>(One Elective Measure from Division A5.5 is required for New [N] Construction)</i>						
Mandatory	Fireplaces See Sonoma Municipal Code Chapter 14.28 (Wood-Burning Appliances)	5.503.1, SMC 14.28				
Mandatory	Woodstoves	5.503.1.1				
Mandatory	Temporary ventilation	5.504.1				
Mandatory	Covering of ducts openings and protection of mechanical equipment during construction	5.504.3				
Mandatory	Adhesives, sealants, and caulks	5.504.4.1				
Mandatory	Paints and coatings	5.504.4.3				
Mandatory	Aerosol paints and coatings	5.504.4.3.1				
Mandatory	Aerosol paints and coatings: verification	5.504.4.3.2				
Mandatory	Carpet systems	5.504.4.4				
Mandatory	Carpet cushion	5.504.4.4.1				
Mandatory	Carpet adhesives per Table 5.504.4.1	5.504.4.4.2				
Mandatory	Composite wood products	5.504.4.5				
Mandatory	Composite wood products: documentation	5.504.4.5.3				
Mandatory	Resilient flooring systems	5.504.4.6				
Mandatory [N] Tier 1	<i>Resilient flooring systems, Tier 1 (with verification of compliance)</i>	A5.504.4.7, A5.504.4.7.2				
Mandatory [N] Tier 1	<i>Thermal insulation, Tier 1 (with verification of compliance)</i>	A5.504.4.8, A5.504.4.8.2				
Mandatory	Filters (with exceptions)	5.504.5.3				
Mandatory	Filters: labeling	5.504.5.3.1				
Mandatory	Environmental tobacco smoke (ETS) control. See Sonoma Municipal Code Chapter 7.24 (Smoking Regulations) .	5.504.7, SMC 7.24				
Mandatory	Indoor moisture control	5.505.1				
Mandatory	Outside air delivery	5.506.1				

MANDATORY OR ELECTIVE	MEASURE SECTION TITLE <i>See Chapter 5 and Appendix A5 of the 2019 California Green Building Code and Sonoma Municipal Code, Chapters 14.10 and 14.32 for complete requirements for measures listed here.</i>	CODE SECTION	REQ'D ✓	N/A ✓	PLAN SHEET # or EXPLANATION	FIELD VERIFIED
Mandatory	Carbon dioxide (CO ₂) monitoring	5.506.2				
Mandatory	Acoustical control (with exception) <i>(Support documentation required prior to permit issuance)</i>	5.507.4				
Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1				
Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1				
Mandatory	Performance method	5.507.4.2				
Mandatory	Site features	5.507.4.2.1				
Mandatory	Documentation of compliance	5.507.4.2.2				
Mandatory	Interior sound transmission (with note)	5.507.4.3				
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1				
Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1				
Mandatory	Halons	5.508.1.2				
Mandatory	Supermarket refrigerant leak reduction for retail food stores 8,000 square feet or more Sections 5.508.2 through 5.508.2.6.3	5.508.2 through 5.508.2.6.3				
Elective [N]	Indoor air quality (IAQ) during construction	A5.504.1, A5.504.1.1, A5.504.1.2				
Elective [N]	IAQ postconstruction	A5.504.2				
Elective [N]	IAQ testing	A5.504.2.1, A5.504.2.1.1, A5.504.2.1.2, A5.504.2.1.3				
Elective [N]	No added formaldehyde Tier I (with notes)	A5.504.4.5.1				
Elective [N]	Acoustical ceilings and wall panels (with verification of compliance)	A5.504.4.9, A5.504.4.9.1				
Elective [N]	Hazardous particulates and chemical pollutants	A5.504.5				
Elective [N]	Entryway systems	A5.504.5.1				
Elective [N]	Isolation of pollutant sources	A5.504.5.2				
Elective [N]	Lighting and thermal comfort controls	A5.507.1, A5.507.1.1 through A5.507.1.2				
Elective [N]	Daylight	A5.507.2				
Elective [N]	Views	A5.507.3				
Elective [N]	Interior office spaces	A5.507.3.1				
Elective [N]	Multi-occupant spaces (with exceptions)	A5.507.3.2				
Elective [N]	Hydrochlorofluorocarbons (HCFCs)	A5.508.1.3				
Elective [N]	Hydrofluorocarbons (HFCs)	A5.508.1.4				
Additional Elective Measure <i>(One Additional Elective Measure from any Division is required for New [N] Construction)</i>						
Additional Measures [N]	Select one <u>additional</u> Elective measure from any Division. [N] Specify SECTION TITLE for measure:	Specify Section #				

Green Building Acknowledgments

Project Address: _____

Project Description: _____

Section 1 - Design Verification

Complete and sign all lines of Section 1- "Design Verification" and submit the completed checklist (REQ'D, N/A and PLAN SHEET # or EXPLANATION Columns) with the plans and building permit application to the Building Department.

The Owner, Design Professional and CALGreen Special Inspector have reviewed the plans and certify that the measures checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2019 California Green Building Standards Code as amended by Chapter 14.10 of the Sonoma Municipal Code.

Owner's Signature (Required)

Date

Owner Name (Please Print)

Design Professional's Signature (Required)

Date

Design Professional's Name (Please Print)

Signature of Listed Green Building Special Inspector (Required)

Date

Listed CALGreen Special Inspector's Name (Please Print)

Phone

CALGreen Special Inspector's E-mail Address

CALGreen Certification No.

Section 2 - Implementation Verification

Complete the FIELD VERIFIED Column of the checklist for all measures installed and verified. Sign and submit the completed checklist, together with signatures on this Section 2 – "Implementation Verification" to the Building Department prior to Building Department final inspection.

I have inspected the work have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements set forth in the 2019 California Green Building Standards Code as amended by Chapter 14.10 of the Sonoma Municipal Code.

Listed CALGreen Special Inspector Signature

Date

CALGreen Special Inspector's Name (Please Print)

Phone (if different than above)

CALGreen Special Inspector's E-mail Address (if different than above)

CALGreen Certification No.