



Town of Portola Valley

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Green Building Requirements for New Residential Construction

The Town of Portola Valley amended the 2022 California Green Buildings Standards (CalGreen) establishing the green building requirements for all newly constructed residential buildings. The definition of a new constructed building is as follows:

A newly constructed building (or new construction) does not include additions, alterations or repairs. For the purposes of this code, additions, alterations and additions that include alterations to existing low-rise residential buildings for which building permit(s) have been issued within any 12-month period that collectively exceeds more than 50 percent of the existing floor area, 50 percent of the existing wall area, or when the combination of the percentages of affected floor area and affected wall area exceeds 50 percent are treated as newly constructed (or new construction).

The following is an overview of the NEW requirements.

- **Newly constructed buildings and gas-fired outdoor amenities shall be constructed as all-electric buildings.** Gas-fired amenities include such as outdoor kitchens, grills, pools, spas, fireplaces, firepits and outdoor heaters an all-electric building is defined as:

An all-electric building is a building that has no natural gas or propane plumbing installed within the building, and that uses electricity as the source of energy for its space heating, water heating, cooking appliances, and clothes drying appliances. All Electric Buildings may include solar thermal pool heating.

- **All new one- and two family dwellings and townhomes shall have an electric vehicle (EV) ready space supplied by a minimum 40-ampere 208/240 branch circuit.** The service panel or subpanel circuit directory shall identify the overcurrent protective device as “EV READY”. The raceway termination shall be permanently and visibly marked as “EV READY”.

Third party verification of compliance for CalGreen code measures is required and shall be provided by a Green Building Specialist as defined:

A green building specialist is a person that is LEED certified for the building type, trained through Build It Green as a certified green building professional, or similar qualifications as approved by the planning director or their designee.

- **Note that the Town’s Green Building Standards no longer require the use of the Build It Green, GreenPoint Rated System or related point thresholds.**

The following is an overview of the EXISTING requirements that were brought

into the Building Code from the stand alone Green Building Ordinance.

- **For all projects with landscapes that include the use of turf, install rainwater catchment system.** Irrigation needs of turf should be calculated using the Applied Water for Turf Calculator. All rainwater catchment systems must be installed in compliance with California Plumbing Code in effect at the time of Building permit application.
 1. Rainwater Catchment System Size. The rainwater catchment system size shall be determined by using the Applied Water for Turf Calculator. The rainwater catchment system will need to be sized in order to satisfy 50 percent of the estimated annual water demands for the first 500 square feet of turf installed on the project. The rainwater catchment system will need to be sized in order to satisfy 100 percent of the estimated annual water demands for installed turf that is greater than 500 square feet.
 2. Alternative. A fully installed graywater system connected to an irrigation system that can satisfy all of the annual water demands of turf as identified in the Applied Water for Turf Calculator can be used as an alternative to installing a rainwater catchment system.

- **Install graywater “ready” systems as outlined below.** Additional plumbing piping is installed to permit the discharge from all clothes washers and all applicable fixtures from bathrooms located above grade to allow for future installation of a distributed irrigation system, either subsurface or treated. All graywater “ready” systems must be installed in compliance with the California Plumbing Code in effect at the time of Building permit application.
 1. Identify an appropriate location for possible future installation of a graywater treatment system, including storage tanks.
 2. Include either a separate multiple pipe outlet or a diverter valve and an outside “stub-out” installation on clothes washing machine hook-ups, to allow separate discharge of graywater direct for irrigation.
 3. Include a building drain(s) for lavatories, showers, and bathtubs, segregated from drains for all other plumbing fixtures, connected to the black water pipe a minimum of three (3) feet from the building foundation.
 4. Provide power supply for future graywater treatment system.
 5. The graywater system shall be comprised of purple piping. The diverter valve on the clothes washing machine system shall be labeled as “LAUNDRY-TO-LANDSCAPE CAPABLE.”

Exception:

Accessory dwelling units that include laundry connections shall only be required to include a diverter valve and an outside “stub-out” installation on the clothes washing machine hook-up, to allow separate discharge of graywater direct for irrigation. The diverter valve on the clothes washing machine system shall be labeled as “LAUNDRY-TO-LANDSCAPE CAPABLE.”