



**TOWN OF PORTOLA VALLEY
PLANNING DEPARTMENT**
765 PORTOLA ROAD
PORTOLA VALLEY, CA 94028
TEL. (650) 851-1700

***CALGreen* REQUIREMENTS FOR FINAL INSPECTION
RESIDENTIAL PROJECTS
2022 CALGreen Code**

Application: This document is intended to provide guidance for required documentation to be submitted prior to final inspection demonstrating compliance to the 2022 CALGreen mandatory requirements, including the Town's local amendments to those requirements, for all one- (including ADUs) and two-family dwellings, multi-family dwellings, town houses, and their accessory structures.

To be submitted to the Town prior to final inspection:

Mandatory Green Building measures verification by a Green Building Specialist as required by the Town of Portola Valley.

- Pollutant Control
- Green Building Specialist Verification for:
 - All CALGreen measures
 - Building electrification
 - Graywater ready verification
 - For projects with landscapes that include the use of turf: rainwater catchment system or fully installed graywater system
 - For one- and two-family homes and town houses: EV Ready verification

To be on-site at time of inspection:

At the time of final inspection, a manual, flashdrive, or web-based reference which includes all of the following shall be on-site for the Building Inspector to verify and placed in the building for the property owners' use:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
 - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - b. Space conditioning systems, including condensers and filters.
 - c. Roof and yard drainage, including gutters and downspouts.
 - d. Landscape irrigation systems.

- e. Water reuse systems.
- 3. Information from local utility, water, and waste recovery providers on methods to further reduce consumption, including recycling programs and locations.
- 4. Educational material on the positive impacts of an interior relative humidity of 30 -60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- 5. Information about water-conserving landscape and irrigation design and controllers which conserve water.
- 6. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- 7. Information on required routine maintenance measures, including but not limited to, caulking, painting, grading, around the building, etc.
- 8. Information about State solar energy and incentives programs available.
- 9. Special inspection verifications required by the Town of Portola Valley.
- 10. Mandatory Green Building measures verification by a Green Building Specialist as required by the Town of Portola Valley.
- 11. Information from the Department of Forestry and Fire protection on maintenance of defensible space around residential buildings.