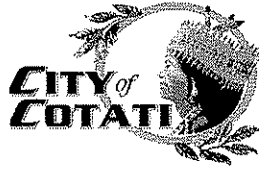


Sustainable Building Program



Overview

Cotati has had a mandatory program since December 2004. Sustainable building practices are required for new residential and commercial development and for additions, remodels, and tenant improvements of 2,500 square foot or more. We're very proud to be taking a positive step forward in conserving our natural resources and developing healthy and efficient buildings.

Cotati's Program is Unique to Cotati

No two communities are the same, and the field of green building continues to evolve. To assure more sustainable development, the City has implemented the Sustainable Building Program using the Green Points Checklist. The project applicant and the Green Rater must meet with Planning staff prior to application submittal to understand Cotati's program. Cotati requirements that differ from the standard Green Points Checklist include the following:

- A minimum of 90 points must be achieved
- Green Raters must be certified by Build It Green
- The project must exceed Title 24 requirements by 15%, for which 30 Energy points are earned
- The following are City of Cotati prerequisites:
 - Preplumb for solar
 - Incorporate 30% flyash
 - Utilize 50% native plant material, 80% drought tolerant plant material, and 80% drip irrigation

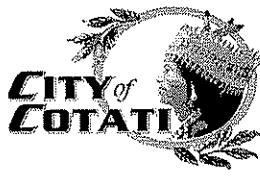
The points system is outlined in the table below:

GUIDELINES CATEGORY	POINTS REQUIRED
Community	0
Energy	41
Indoor Air Quality/Health	10
Resources	15
Water	15
Other (throughout checklist)	9
Total	90

What does this mean for you?

If you plan to construct a new building, you'll get to build it "green." All new residences and commercial buildings must be built according to the latest Build It Green New Home Construction Green Building Guidelines and earn at least 90 points on the Green Points Checklist. Additions, remodels, and tenant improvements of 2,500 square feet or more must use all feasible measures in the Green Remodeling Checklist. A Green Rater, who has completed training acceptable to the City of Cotati, must certify the projects. The Guidelines, Checklists, and list of approved Raters are available online at www.builditgreen.org. Sustainable building practices are a relatively easy way to conserve our resources. For more information, please contact the Planning Division at (707) 665-3637, or email us at sustainablebuildingprogram@ci.cotati.ca.us.

Sustainable Building Program



Requirements

Applicable to ALL new residential and commercial buildings and ALL commercial additions, remodels, and tenant improvements of 2,500 square feet or more

Applicants must complete all of the following steps:

Planning Stage:

1. Engage a Certified Green Points Rater from the City's list of approved professionals.
2. Prior to submitting a planning application, meet with the Green Rater and staff to review and consider appropriate measures for your project.
3. Submit to the Planning Division a City of Cotati sustainable building Green Points checklist identifying at least 110 points that will be attempted for new construction, or all feasible measures for remodels. Be aware that at least 90 points with the minimum points met in each category **MUST** be in place when the new construction project is completed. City of Cotati prerequisites to exceed Title 24 requirements by 15%, pre-plumb for solar, incorporate 30% flyash, and utilize 50% native plants, 80% drought tolerant species, and 80% drip irrigation **MUST** be met.
4. Include a letter signed by the applicant and the Green Rater that the building will meet all Cotati Sustainable Building Program requirements and acknowledges that the Certificate of Occupancy will not be issued until the minimum requirements of this program have been completed.

Building Permit Stage:

1. Incorporate the proposed Green Building measures into the building plans, specifications, and related construction documents. A separate list of Green measures is not adequate – they must be shown (cross-referenced) on the drawings and in the documents relating to those features. In order to submit Building and Improvement Plans to the City of Cotati, the Green Rater must sign all plans verifying that all points are properly cross-referenced.
2. A pre-construction meeting with the contractor, owner, Green Rater, and Building and Planning Division staff is mandatory before a permit will be issued. This meeting is to ensure that all parties understand the green building requirements, all measures proposed and required, who is responsible for which measures, and the inspections and documentation required for final approval.

Construction/Inspection Stage:

1. Prior to close-in inspection, the Green Rater must coordinate with building staff to perform a site inspection verifying installation of the required measures. If measures have been omitted or added, a revised Green Points calculation must be submitted to the Building Department. Please remember to get approval from the Green Rater and the Building and Planning Divisions prior to making *any* field changes as these changes can have an effect on the Green Points Checklist.
2. Upon completion of construction, the Green Rater must coordinate with the Building Division to perform a final site inspection verifying installation of the remaining required measures. Proof that all required documentation has been submitted to Build It Green for a GreenPoint Rated Certificate must be supplied to the Building Official as a requirement to obtain a Certificate of Occupancy.

RESOLUTION PC NO. 06-24

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF COTATI AMENDING THE
SUSTAINABLE BUILDING PROGRAM
FOR THE CITY OF COTATI**

WHEREAS, on November 17, 2004, the City Council of the City of Cotati adopted Resolution No. 04-84, formally creating the City of Cotati mandatory Sustainable Building Program; and,

WHEREAS, City Council Resolution No. 04-84 was specifically created as a "living" document, granting the Planning Commission the discretion to modify the number of points required, the rating system and the Green Building Guidelines and Checklist as new technology and ideas evolve; and,

WHEREAS, this resolution makes minor modifications to Resolution No. 04-84, however, Resolution No. 04-84 remains in full force except for the modifications contained herein: and,

WHEREAS, the City of Cotati has become a recognized leader in reducing unnecessary building construction environmental impacts through the implementation of this Program; and,

WHEREAS, the Planning Commission has determined that it is in the best interest of the citizens of the City of Cotati to replace and update the 2003 Green Building Guidelines with the 2005 Green Building Guidelines and Checklist; and,

WHEREAS, the Planning Commission has determined that the most effective way to award points in Cotati and effectively contribute to the larger Green Building community is to award points for energy reductions above Title 24, while increasing the number of total points required from 60 to 90 points, so that the additional 15% above Title 24 is credited; and,

WHEREAS, the new green points breakdown shall now be modified to provide 41 energy points (11 from the checklist and 30 for the 15% above Title 24), 10 indoor air quality points, 15 resources points, 15 water points, and 9 additional points from any category; and,

WHEREAS, the City has maintained the following prerequisites that were conditions of approval prior to the adoption of Cotati's Sustainable Building Program, or are codified within the City of Cotati Land Use Code:

1. Exceed Title 24 by 15%
2. Pre-plumb for solar hot water
3. Incorporate 30% flyash
4. Utilize 50% native plants, 80% drought tolerant species and 80% drip irrigation; and,

WHEREAS, the Guidelines now include three documents: the Revised Guidelines, Remodeling Guidelines and the Multi-Family Guidelines; and,

WHEREAS, it is a mandatory program of the City of Cotati to require new commercial and mixed-use applications to utilize the Green Building Guidelines and the Multi Family Guidelines, the City encourages larger commercial and mixed-use development to voluntarily consider the LEED (Leadership in Energy and Environmental Design) program, in addition to the City's Sustainable Building Program, to reduce environmental impacts; and,

WHEREAS, Sustainable Remodeling is mandatory and applicable for all commercial additions, alterations and remodels of 2,500 square feet or more, and residential additions continue to have voluntary participation in Cotati's Sustainable Building Program.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds the following modifications to Cotati's mandatory Sustainable Building Program necessary and appropriate:


1. The three revised 2005 Guidelines shall be utilized and newer versions may be utilized as they become available.
2. Minimum number of points required shall be 90 as described herein.


NOW, THEREFORE, BE IT FURTHER RESOLVED, the Planning Commission finds that based on the City of Cotati's commitment to protect the local environment through more environmentally efficient development standards and the direction provided within City Council Resolution No. 04-84, the modifications to the existing and mandatory Sustainable Building Program herein described are approved.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly introduced and legally adopted by the Planning Commission of the City of Cotati at a regular meeting held on the 20th day of November 2006, by the following vote, to wit:

PAGNUSAT:	<u>YES</u>
MCCLELLAND:	<u>YES</u>
COLEMAN-SENGHOR:	<u>YES</u>
DUTRA:	<u>YES</u>
ROCK:	<u>YES</u>

Approved:


Chairperson

ATTEST: 
Secretary

RESOLUTION NO. 04-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI ADOPTING A SUSTAINABLE BUILDING PROGRAM FOR THE CITY OF COTATI

WHEREAS, the City Council of the City of Cotati is committed to reducing the environmental impacts associated with urban development and has led by example by constructing one of the first LEED (Leadership in Energy and Environmental Design) certified public buildings in Northern California, the City's police facility; and

WHEREAS, the development of this low energy use building was designed to illustrate that sustainable building practices can be implemented in an affordable and environmentally beneficial manner; and

WHEREAS, the City will continue to lead by example by fully participating in the Sustainable Building Program and achieving the higher ratings whenever feasible; and

WHEREAS, the City seeks to minimize local ecological degradation (habitat, air, soil, and water) by enhancing and protecting natural habitats through efficient and environmentally sensitive site design as well as sustainable construction practices, use of building materials and operational practices which have lesser environmental impacts as compared to conventional development methods; and

WHEREAS, there is ample opportunity in the Sustainable Building Guidelines, also known as the Green Building Guidelines, attached as exhibit A, to decrease negative impacts on the environment during development at a reasonable cost to the developer/builder/owner; and

WHEREAS, it has been shown that energy costs to the residents and leaseholders of sustainable buildings are considerably reduced, thus promoting and contributing to the economic vitality of the City; and

WHEREAS, the City of Cotati is located in a Mediterranean climate with adequate solar access where solar energy is feasible throughout the City; and

WHEREAS, according to recent studies published by the United States Green Building Council, as found in the report "Building Momentum - National Trends and Prospects for High Performance," February 2003, the construction, demolition and operation of buildings in the United States collectively consume up to 37% of the total energy used, 12% of all fresh water supplies, and 40% of all raw materials used in the United States. United States buildings also generate 36% of total emissions of anthropogenic carbon dioxide, the primary greenhouse gas associated with global climatic change. Those buildings are also responsible for 46% of all sulfur dioxide emissions, 19% of nitrogen oxide emissions, and 10% of fine particulate emissions; and

WHEREAS, by requiring buildings within the City of Cotati to be constructed in an environmentally responsible manner, the City of Cotati is participating in a global endeavor to reduce carbon dioxide, sulfur dioxide, nitrogen oxide and other pollutants; and

WHEREAS, the Green Building Guidelines shall be used as the standard for all new residential dwellings and commercial buildings constructed in the City and all projects shall be monitored using the Green Points Inspection Checklist. Site inspection and certification shall be completed by a third party certified inspector to be hired by the developer/builder/owner with approval from the City. The applicant shall achieve a minimum of 60 Green Points based on the Green Points Checklist with at least 15 points in each category (Resources, Energy and Indoor Air Quality/Health); and

WHEREAS, no points shall be awarded for achieving 15% above Title 24; however, all projects may earn one additional point for every 1% achieved above the City of Cotati's Energy Standard, up to a maximum of 30 points; and

WHEREAS, the Green Building Guidelines, attached as Exhibit A, and the Green Points Checklist, attached as Exhibit B, are living documents and may be modified by the Planning Commission; and

WHEREAS, it is understood that sustainable building technology is a constantly evolving educational process, therefore, the number of points required and the rating system utilized may be altered by the Planning Commission as new technology and ideas become feasible; and

WHEREAS, the City of Cotati's Sustainable Building Program shall be mandatory for all new residential dwellings and commercial buildings, both privately owned and government owned. A certificate of occupancy shall be issued only upon verification of Green Points certification; and

WHEREAS, Sustainable Remodeling shall be mandatory for all commercial additions of 2,500 square feet or more; all other Sustainable Remodeling shall be voluntary and encouraged. The Green Points Rating System for Remodeling Projects, attached as Exhibit C, shall be used as the guide for Sustainable Remodeling work; and

NOW, THEREFORE, BE IT RESOLVED, based on the City of Cotati's commitment to protect the local environment through more environmentally efficient development standards, the City Council finds that the Sustainable Building Program herein described is appropriate; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Cotati does hereby adopt the City of Cotati Sustainable Building Program.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly introduced and legally adopted by the City Council of the City of Cotati at a regular meeting held on the 10th day of November 2004, by the following vote, to wit:

GILARDI:	<u>Yes</u>
MOORE:	<u>Yes</u>
BERKEMEIER:	<u>Yes</u>
KURVERS:	<u>Yes</u>
ORCHARD:	<u>Yes</u>

Approved: _____

Pat Gilardi
Mayor

ATTEST: _____

Paula Deming
Deputy City Clerk

**Sustainable
Building
Program**



Approved Green Point Raters

Name	Email Address	Phone/Fax	GPR	LEED	HERs
Mark Albertson	Mark.albertson@comcast.net	(707) 763-1580	X		
Jeremy Allen	Jeremy@birdseyebuilders.net	(707) 953-6421	X	X	
Kevin Beck	KevinB@renuyourhome.com	(415) 462-0245	X		
Scott Blunk	Scott@greenbuilt.com	(916) 371-4970	X	X	X
Akira Chiwaki	Akiraneo@gmail.com	(415) 305-9761	X		X
Rick Cowperthwaite	Rick@rc-networks.com	(707) 578-5380	X		X
Robert Crane	Robert.crane@kema.com	(707) 792-3330	X		X
Jane Elias	Jane@genergyinc.com	(707) 843-6586	X		
Joseph Farrell	Jfarrell@farrellarc.com	(415) 884-2860	X		
Kevin Gilleran	Kevin@GilleranEnergy.com	(707) 843-1606	X	X	
Daniel Keith	DanK@cobblestonehomes.com	(707) 758-6873	X		
Robert Leys	Rleysarc@pacbell.net	(707) 795-4420	X		
Debra Little	Debralittle1@gmail.com	(530) 477-0501	X		
Gabe Lopez	Bill.lilly@califliving.com	(209) 764-0773	X		
Katy Nicholls	Katy@greenbuilt.com	(916) 371-4970	X	X	X
Zack Parker	Builders@KeeganCoppin.com	(707) 528-1400	X		
Hilary Ransom	Codesource@sbcglobal.net	(707) 823-8489	X		
Joseph Schwartz	Jschwartz@energyinspectors.com	(916) 217-6086	X		
Melani Sestin	Melani_sestin@sbcglobal.net	(707) 751-0313	X		
Skeer	skeer@cds1.net	(707) 838-8505	X		
Stewart Summers	Stewart@sksarch.com	(415) 382-1656	X		
William Talley	billtalley55@comcast.net	(707) 545-4514	X		
Keith Taylor	Keith@archstarrett.com	(707) 526-9645	X	X	
Linda Ullman	Linda_ullman@pacbell.net	(415) 250-2865	X		

Last updated 6/22/10. Other individual Green Point Raters may be approved by the Community Development Director upon review of qualifications.