CITY OF DOWNEY

COMMUNITY DEVELOPMENT, BUILDING AND SAFETY
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GREEN CODE		
B SECTION	022 FORM NUMBER	2013 CGBC CODE CYCLE
01/01/2011 EFFECTIVE DATE	01/01/2014 REVISION DATE	

GREEN BUILDING CODE REQUIREMENTS

The following information details the requirements of the 2013 California Green Building Code and how they apply to residential projects within the City of Downey.

The mandatory code requirements apply to all new residential construction submitted after January 1, 2013.

MANDATORY MEASURES

Site Development

- Storm water management during construction shall be detailed on the plan.
- Site plan shall indicate and detail how the surface water drainage and method of keeping surface water away from the building.

Energy Efficiency

- Meet or exceed the minimum standard design requirements of the 2013 California Energy Efficiency Standards.

Water Efficiency and Conservation

- Indoor water use shall be reduced by at lease 20% using one of the following methods:
    - Water saving fixtures or flow restrictors.
    - A 20% reduction in baseline water use shall be documented on the plan.
- When using the calculation method specified in sec. 4.303.1, multiple shower heads shall not exceed the maximum flow rates.
- Plumbing fixtures and fittings shall comply with the specified performance requirements.

Outdoor Water Use

- Automatic irrigation systems installed as part of the project shall be weather based.

Enhanced Durability and Reduced Maintenance

- Joints and Openings – Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Construction Waste Reduction, Disposal and Recycling

- The City of Downey currently has a compliant construction and waste recycling program. All permits are subject to that program.

Building Maintenance and Operation

- An operation and maintenance manual shall be provided to the building occupant or owner.

Environmental Quality

- Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable.

Pollution Control

- Duct openings and other related air distribution components opening shall be covered during construction.
- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
- Paint, stains and other coatings shall be compliant with VOC limits.
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
- Documentation shall be provided to verify compliant VOC limit finish materials have been used.
- Carpet and carpet systems shall be compliant with VOC limits.
- 50% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score program.
- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Interior Moisture Control

- Vapor retarder and capillary break is required to be installed at the slab on grade foundations.
- Moisture content of building materials used in walls and floor framing is to be checked for the minimum requirements before enclosure.

Indoor Air Quality and Exhaust

- Exhaust fans which terminate outside the building are provided in every bathroom. (*Already a City Downey requirement under the 2007 CBC*)

Environmental Comfort

- Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or Louvers shall have a minimum insulation value of R-4.2.
- Duct systems are sized, designed, and equipment is sealed using the following methods:
    - Establish heat loss and heat gain values according to ACCA Manual J or equivalent.
    - Size duct systems according to ACCA 29-D (Manual D) or equivalent.
    - Select heating and cooling equipment according to CCA 36-S (Manual S) or equivalent.

Installer and Special Inspector Qualifications

- HVAC system installers are to be trained and certified in the proper installation of HVAC systems.
- Verification of compliance with this code may include construction documents, plans, specifications, builder or installed certifications, inspection reports, or other methods acceptable to the enforcing agency.

VOLUNTARY MEASURES

All other components of the California Green Building Codes are voluntary and may be incorporated into the building design subject of the approval of the Building Official.

All elements of the 2013 California Energy Efficiency Standards apply. When a element is listed in both the Green Building Standards and the Energy Efficiency Standards the most restrictive measure shall apply.

Modifications of this standard by means of an alternate material or method is reviewed on a case by case basis and request for modifications shall be in writing and accompany a completed request and justification for modifications application.