

City of Santa Clarita Building & Safety Division  
**2022 CALGreen Nonresidential Mandatory Measures**

**Includes intervening code-cycle updates effective July 1, 2024**

**This summary is an outline of the nonresidential mandatory measures of the 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), which is Part 11 of Title 24 of the California Code of Regulations. For additional detailed requirements with possible exceptions, please refer to the CALGreen Standards. This list is a summary of Chapter 3 (Green Building, Scope), Chapter 5 (Nonresidential Mandatory Measures) and Chapter 7 (Installer and Special Inspector Qualifications), as adopted by the Building Standards Commission.**

Chapter 3

**GREEN BUILDING**

1. **Scope.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in CALGreen appendix A5.602, page A5-32. Tier 1 and Tier 2 are voluntary.
2. **Nonresidential buildings, additions and alterations.** The mandatory provisions of CALGreen Chapter 5 shall apply to occupancies within the authority of California Building Standards Commission, and include newly constructed nonresidential buildings, nonresidential building additions of 1,000 square feet or greater, and/or nonresidential building alterations with permit valuation of \$200,000 or above. For EV requirements for additions and alterations see CALGreen 5.106.5.4 (see items #13, #14, and #15)
3. **Waste diversion.** The requirements of CALGreen 5.408 (see item #24) shall be required for additions and alterations whenever a permit is required for work.

Chapter 5

**NON-RESIDENTIAL MANDATORY MEASURES**

***Division 5.1 – Planning & Design***

**SITE DEVELOPMENT (Section 5.106)**

4. **Stormwater pollution prevention.** Newly constructed projects and additions shall prevent the pollution of stormwater runoff from the construction activities. The city’s local storm water ordinance requirements (NPDES) and Best Management Practices (BMP’s) shall be followed and shall be reviewed and approved by the City Engineering Services Division of Public Works prior to beginning work. CALGreen 5.106.1.2.
5. **Bicycle parking.** Short-term and long-term bicycle parking facilities shall be provided as follows:
  - a. Short-term bicycle parking shall be provided for all new projects and for additions or alterations with 10 or more new parking spaces, as follows:
    - i. For projects that generate visitor (customer) traffic; provide permanently anchored visitor bicycle racks within 200 feet of the visitors’ entrance, readily visible to passers-by, based on 5% of the new visitor vehicle parking spaces with a minimum of one two-bike rack.

- b. Long-term bicycle parking shall be provided for new buildings with tenant spaces that have 10 or more tenant-occupant parking spaces, and for additions or alterations that add 10 or more tenant-occupant parking spaces. Bicycle parking shall be provide based on 5% of the tenant-occupant vehicle parking spaces being added with a minimum of one bicycle parking space. Bicycle parking shall be convenient from the street and shall meet one of the requirements listed in CALGreen 5.106.4.1.5.
6. **Electric Vehicle (EV) charging.** Construction shall provide the EV infrastructure for new buildings and certain building additions and alterations by providing EV Capable parking spaces per CALGreen 5.106.5.3.1 (see item #7), EV charging stations per CALGreen 5.106.5.3.2 (see item #8), or utilizing the Power Allocation method per CALGreen 5.106.5.3.6 (see item #12), as required by CALGreen 5.106.5.3. EV Charging shall be in accordance with the California Building and Electrical codes. Automated mechanical car parking systems are not required to comply with this section.
7. **EV capable parking spaces.** To facilitate the installation of EVSE, the infrastructure shall be installed at the time of construction. Plans and electrical calculations shall comply with all the detailed infrastructure construction requirements for the future installation of EVSE as listed in CALGreen 5.106.5.3.1.

The number of EV capable spaces and the number of EV capable spaces with the electric vehicle supply equipment (EVSE) installed shall be as follows:

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EV CAPABLE SPACES WITH EVSE**
10 to 25	4	0
26 to 50	8	2
51 to 75	13	3
76 to 100	17	4
101 to 150	25	6
151 to 200	35	9
201 and over	20% of actual parking spaces*	25% of EV capable spaces*

\* Rounded up to the nearest whole number  
 \*\* The number of EV spaces with EVSE count towards the number of required EV capable spaces.

8. **Electric vehicle charging stations (EVCS).** EV capable spaces provided with electric vehicle supply equipment (EVSE) creates EVCS as required in column 3 shown above. EVCS may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC) except that at least one Level 2 EVSE shall be provided. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel. CALGreen 5.106.5.3.2.1
9. **Use of automatic load management systems (ALMS).** ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in section 5.106.5.3.1 for each EVCS may be reduced when serviced by an ALMS. CALGreen 5.106.5.3.3
10. **Accessible EV Charging Stations.** Architectural plans shall show all accessibility requirements for the EV charging stations (or EV capable spaces to be charging stations) per the California Building Code, sections 11B-228.3 and 11B-812. CALGreen 5.106.5.3.4
11. **EV Charging Station signage.** If provided, EV charging stations (non-accessible spaces) shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings. CALGreen 5.106.5.3.5
12. **EVCS – Power Allocation method.** The power allocation method may be used as an alternative to the requirements of EV Capable spaces, EV Charging stations and associated table shown above. This method shall use CALGreen Table 5.106.5.3.6.
13. **EV Charging for additions and alterations to existing buildings or parking facilities.** Existing buildings or parking facilities being modified by one of the following shall comply with item #14 or #15 below.
- When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
  - When a new photovoltaic system is installed covering existing parking spaces.
  - When additions or alterations to existing buildings are triggered per CALGreen section 301.3 and the scope of work includes an increase in the power supply to an electric service panel.
- For exceptions see CALGreen 5.106.5.4.
14. **Existing buildings or parking areas without previously installed EV capable infrastructure.** When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in item #13 above, construction shall include electric vehicle charging in compliance with new buildings (CALGreen 5.106.5.4.1) or the power allocation method CALGreen 5.106.5.3.6, for the total number of actual parking spaces being added or altered.
15. **Existing buildings or parking areas with previously installed EV capable infrastructure.** When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in item #12 above, construction shall include electric vehicle charging in compliance with new buildings (CALGreen 5.106.5.4.1) or the power allocation method (CALGreen 5.106.5.3.6), for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, provide additional EV charging as needed to comply with this section.
16. **Future medium-duty and heavy-duty electric vehicle (EV) charging.** Construction shall comply to facilitate future installation of medium-duty and heavy-duty EVSE for new warehouses, grocery stores, retail stores, office buildings and manufacturing facilities with planned off-street loading spaces. CALGreen 5.106.5.5 In order to avoid future demolition when adding EV supply and distribution equipment, spare raceways(s) or busway(s), and adequate capacity for transformer(s), service panel(s) or subpanels(s) shall be installed at time of initial construction based on building size and number of off-street loading spaces. For minimum requirements of the construction documents see CALGreen 5.106.5.5.1.
17. **Light pollution reduction.** For newly constructed buildings, outdoor lighting systems shall be designed and installed to comply with the requirements of CALGreen 5.106.8.
18. **Grading and paving.** For new buildings, and for additions and alterations that alter the drainage path: construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.

### ***Division 5.3 – Water Efficiency and Conservation***

19. **Water Meters.** For new buildings or additions larger than 50,000 square feet, separate submeters shall be installed as follows:
- Each tenant space within the building projected to consume more than 100 gallons per day, including, but not limited to laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
  - A separate submeter or metering device shall be provided for excess consumption by any tenant within a new building or addition that is projected to consume more than 1,000 gallons per day.

20. **Water conserving plumbing fixtures and fittings.** All new plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) in new buildings and areas of additions or alterations, shall comply with the following maximum flow rates:
  - a. **Water closets:** 1.28 gallons per flush.
  - b. **Urinals:** Maximum 0.125 gallons per flush for wall-mounted. Other urinals: 0.5 gallons per flush.
  - c. **Single showerheads:** Maximum flow rate of 1.8 gallons per minute at 80 psi.
  - d. **Multiple showerheads serving one shower:** combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi.
  - e. **Lavatory faucets:** 0.5 gallons per min. at 60 psi.
  - f. **Kitchen faucets:** 1.8 gal per min. at 60 psi.
  - g. **Wash fountains:** 1.8 gal per min. /20 [rim space (inches) at 60 psi].
  - h. **Metering faucets:** 0.20 gallons per cycle.
21. **Outdoor potable water use in landscape areas.** Nonresidential developments shall comply with the local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficiency Landscape Ordinance (MWEL0), whichever is more stringent.
22. **Weather protection.** Provide a weather-resistant exterior wall and foundation envelope as required by the *California Building Code* section 1404.2 (weather protection) and the *California Energy Code* section 150.
23. **Moisture control.** Provide moisture control measures by the following methods:
  - a. Landscape irrigation sprinkler systems shall be designed to prevent spray on structures.
  - b. Primary exterior doors shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within 2-feet around such openings plus at least one of the following:
    - i. An installed awning at least 4 feet in depth.
    - ii. A roof overhang at least 4 feet in depth.
    - iii. The door is recessed at least 4 feet.
    - iv. Other methods of equivalent protection.
  - c. Install flashings integrated with a drainage plane.
24. **Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with the City of Santa Clarita's Construction and Demolition Materials Management Plan (CDMMP) Ordinance. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance shall be provided to the City's Environmental Services Division.
25. **Excavated soil and Land clearing debris.** 100% of trees, stumps, rocks and associated vegetation and soils from land clearing shall be reused or recycled. Contaminated soil or materials are not required to be reused or recycled.
26. **Life cycle assessment.** Newly constructed building(s), alteration(s), and addition(s) with a combined floor area of 100,000 square feet or greater shall comply with CALGreen 5.409.1. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.
27. **Recycling by occupants.** Provide readily accessible areas serving the entire building for the collection of non-hazardous materials for recycling, including (but not limited to) paper, corrugated cardboard, glass, plastics, organic waste, and metals. The project shall also comply with the City's Recycling Ordinance. CALGreen 5.410.1
28. **Commissioning. New buildings 10,000 square feet and over.** Building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with CALGreen Code section 5.410.2 by trained personnel with experience on projects of comparable size and complexity. Commissioning requirements to include:
  - a. Owner's or owner representative's project requirements.
  - b. Basis of design.
  - c. Commissioning measures shown in the construction documents.
  - d. Commissioning plan.
  - e. Functional performance testing.
  - f. Documentation and training.
  - g. Commissioning report.

### ***Division 5.4 – Material Conservation and Resource Efficiency***

22. **Weather protection.** Provide a weather-resistant exterior wall and foundation envelope as required by the *California Building Code* section 1404.2 (weather protection) and the *California Energy Code* section 150.
23. **Moisture control.** Provide moisture control measures by the following methods:
  - a. Landscape irrigation sprinkler systems shall be designed to prevent spray on structures.
  - b. Primary exterior doors shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within 2-feet around such openings plus at least one of the following:
    - i. An installed awning at least 4 feet in depth.
    - ii. A roof overhang at least 4 feet in depth.
    - iii. The door is recessed at least 4 feet.
    - iv. Other methods of equivalent protection.
  - c. Install flashings integrated with a drainage plane.
24. **Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with the City of Santa Clarita's Construction and Demolition Materials Management Plan (CDMMP) Ordinance. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance shall be provided to the City's Environmental Services Division.
25. **Excavated soil and Land clearing debris.** 100% of trees, stumps, rocks and associated vegetation and soils from land clearing shall be reused or recycled. Contaminated soil or materials are not required to be reused or recycled.
26. **Life cycle assessment.** Newly constructed building(s), alteration(s), and addition(s) with a combined floor area of 100,000 square feet or greater shall comply with CALGreen 5.409.1. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.
27. **Recycling by occupants.** Provide readily accessible areas serving the entire building for the collection of non-hazardous materials for recycling, including (but not limited to) paper, corrugated cardboard, glass, plastics, organic waste, and metals. The project shall also comply with the City's Recycling Ordinance. CALGreen 5.410.1
28. **Commissioning. New buildings 10,000 square feet and over.** Building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with CALGreen Code section 5.410.2 by trained personnel with experience on projects of comparable size and complexity. Commissioning requirements to include:
  - a. Owner's or owner representative's project requirements.
  - b. Basis of design.
  - c. Commissioning measures shown in the construction documents.
  - d. Commissioning plan.
  - e. Functional performance testing.
  - f. Documentation and training.
  - g. Commissioning report.

Each of the above items shall individually comply with CALGreen Sections 5.410.2.1 through 5.410.2.6. Commissioning is not required for the following:

  - a. Unconditioned warehouses of any size.
  - b. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
  - c. Tenant improvements less than 10,000 s.f. and not the initial tenant to the space.
  - d. Open parking garages, of any size, within a structure.
29. **Testing and adjusting.** New buildings less than 10,000 square feet or new systems that serve an addition or alteration, shall be tested and adjusted as follows:
  - a. **Procedures.** Testing and adjusting shall be in accordance with manufacturer's specifications and applicable standards on each system.

- b. **HVAC balancing.** In addition to testing and adjusting, HVAC systems shall be adjusted and balanced before the system is operated for use.
- c. **Reporting.** After completion of all testing, adjusting and balancing, a final report of testing signed by the individual responsible for performing these services shall be giving to the owner.
- d. **Operation and Maintenance manual.** The building owner or representative shall be provided with a detailed operating and maintenance instructions and copies of guaranties/warranties for each system. The manual shall include a copy of all inspection verifications and reports.

**Division 5.5 – Environmental Quality**

- 30. **Fireplaces.** Any installed gas fireplace shall be direct-vent sealed combustion type. New permanently installed wood burning devices are prohibited per SCAQMD rule 445.
- 31. **Pollutant control.** Temporary ventilation, covering of duct openings and protection of mechanical equipment during construction, finish material pollutant control, adhesives, sealants and caulks, paints and coatings, carpet systems, composite wood products, resilient flooring systems, thermal insulation, acoustical ceilings and wall panels, filters, and environmental tobacco smoke control, shall comply with CALGreen 5.504.
- 32. **Indoor moisture control.** Buildings shall meet or exceed the provisions of the California Building Code, Section 1202 (Ventilation) and Chapter 14 (Exterior walls).
- 33. **Indoor air quality.** Outside air delivery, and carbon dioxide (CO<sub>2</sub>) monitoring, shall comply with CALGreen 5.506.
- 34. **Environmental comfort. Acoustical control.** New buildings, additions, and alterations, located within the 65 CNEL or L<sub>dn</sub> noise contour of a freeway, expressway, railroad, industrial or other noise source as determined by the Noise Element of the General Plan, shall employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either the prescriptive or performance method per CALGreen 5.507.4.

Acoustical control does not apply to buildings with few or no occupants or where occupants are not likely to be affected by exterior noise as determined by the enforcing agency, such as factories, warehouses, parking structures and utility buildings.

- 35. **Exterior noise transmission.** Exterior wall and roof-ceiling assemblies exposed to the noise source making

up the building, addition or altered envelope shall meet the composite STC rating of at least 50 or a composite OITC rating of no less than 40.

- 36. **Interior sound transmission.** Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces from public places shall have an STC of at least 40.
- 37. **Outdoor air quality.** Ozone depletion and greenhouse gas reductions, and supermarket refrigerant leak reduction shall comply with CALGreen 5.508.

**Chapter 7  
INSTALLER AND SPECIAL INSPECTOR  
QUALIFICATIONS**

- 38. **Special inspection.** When required by the enforcing agency, the owner or the responsible entity acting as the owner’s agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with the CALGreen Code. Special Inspectors shall be registered with the City of Santa Clarita Building & Safety Division prior to performing any special inspections of any component or system required. Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting.
- 39. **Verifications.** Documentation used to show compliance with this code shall include but is not limited to: construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the City of Santa Clarita which demonstrates substantial conformance.

**Compliance Statement**

As the design professional or designer of record for this project, I certify that this project will comply with all applicable provisions of the 2022 California Green Building Standards Code (CALGreen Code).

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Signature

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Print Name

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Date