



CALGreen Plan Check and Inspection Policy

Introduction

The new CALGreen Code becomes effective on 1-1-11. All plans for newly constructed buildings with an initial submittal date after 1-1-11 will be required to demonstrate compliance with the new Code. Initial T.I. build-outs in a shell submitted after 1-1-11 will also be subject to CALGreen.

Compliance with CALGreen will be accomplished in several ways. Plans must indicate compliance within the documents and a copy of the Mandatory Measures Checklist must be incorporated into the plans for residential or non-residential as appropriate. The areas checked indicating inspection will require certification by the contractor. In the case of commercial projects over 10,000 sq. ft, inspections may be certified by the contractor or the Commissioning Authority (CxA). All items on the Mandatory Measures Checklist which are not applicable to each specific project must be crossed out on the plans for clarification. Certification of compliance of all mandatory measures indicated on the plans will be required prior to final inspection sign-offs. Where commissioning is also required, in addition to final certification of compliance, the certification must state that post-occupancy commissioning and reports will be provided to owner upon completion.

Commissioning Authorities (CxA) will be expected to operate within the guidelines of the Guide to the California Green Building Standards Code- Non-residential (Commissioning) document which is available at <http://www.bsc.ca.gov/CALGreen/default.htm> or by calling Enrique Rodriguez at (916)263-0845. Commissioning Forms provided in this document should be used as appropriate or a customized semblance as deemed appropriate by the CxA in their professional opinion.

A list will be established for approved Commissioning Authorities (CxA's). This will provide a resource for developers and will also serve as a means of qualifying, tracking and documenting any individuals that may not provide reliable verification services. The list of CxA's will be established based on a submittal to the Building Official or their designee indicating, but not limited to, the following:

- Formal submittal showing experience in mechanical and utility systems operation of equipment
- Credentials may include Mechanical or Electrical Engineers, Civil Engineers, Architects, Mech/Plumb/Elec. Contractors, LEED AP's, CALGreen Certs or a combination thereof



- Evidence of experience on projects of similar size and complexity as the project for which they will provide services.
- Letter of credentials AND experience
- Objectivity/no conflicts of interest statement

At project completion and upon submittal of verification documents being provided to the City Inspector, the Inspector may spot check for verification of their work. Violations may be documented by the City Inspector in the registry maintained at the permit counter and multiple violations may cause authorization to provide verification documentation to be revoked.