

Table 101.10 Mandatory Green Building Requirements

<u>Project Type</u>	<u>Green Building Standards</u>	<u>Energy</u>	<u>Electric readiness</u>	<u>Electric Vehicle Parking¹</u>	<u>Bird-Safe Glass For Exterior Structure²</u>
New Construction: Single-Family Homes, Duplexes, and ADUs ³	Meet the mandatory measures of the adopted California Green Building Standards Code (Title 24, Part 11), inclusive of local amendments in this Article.	<ol style="list-style-type: none"> 1. <u>Meet the adopted California Energy Code (Title 24, Part 6);</u> 2. <u>Install a heat pump space conditioning system per California Energy Code Sec. 150.1(c)6;</u> 3. <u>Install a heat pump water heater system per California Energy code Sec. 150.1(c)8.A;</u> 4. <u>Install photovoltaic (PV) per California Energy Code Sec. 150.1(c)14; and</u> 5. <u>Must be battery energy storage system (BESS) ready per California Energy Code Sec. 150.0(s).</u> 	<u>Electric readiness improvements are required for any gas or propane appliance installed per Sec. 8.74.05.</u>	<ol style="list-style-type: none"> 1. <u>Install one (1) EVCS Level 2 (208/240 Volt) rated at a minimum of 40 amperes per Sec. 8.72.05; and</u> 2. <u>Any additional parking space shall be EV Ready Level 1.</u> 	<u>Not Required.</u>
New Construction: Multifamily Residential ⁴	<ol style="list-style-type: none"> 1. <u>Meet the mandatory measures of the adopted California Green Building Standards Code (Title 24, Part 11), inclusive of local amendments in this Article; and</u> 2. <u>Meet the intent of LEED® Gold certification or the minimum requirements of the applicable zoning, whichever is more stringent.</u> 	<ol style="list-style-type: none"> 1. <u>Meet the adopted California Energy Code (Title 24, Part 6);</u> 2. <u>Install individual unit and central heat pump water heater systems per California Energy Code Sec. 170.2(d);</u> 3. <u>Install the maximum amount of photovoltaic (PV) per California Energy Code Sec. 170.2(f) or 170.2(g), depending on building stories; and</u> 4. <u>Install a battery energy storage system (BESS) per California Energy Code Sec. 170.2(h), if more than three stories.</u> 	<u>Electric readiness improvements are required for any gas or propane appliance installed per Sec. 8.74.05.</u>	<u>Per Sec. 8.72.20:</u> <ol style="list-style-type: none"> 1. <u>Install EVCS Level 2 as a percentage of the total number of parking spaces (assigned, unassigned or common area), of which a min. of 25% of the EVCS spaces must be located in the unassigned or common use parking area(s):</u> <ol style="list-style-type: none"> i. <u>20 units or less: 40% of total</u> ii. <u>21 units or more: 15% of total</u> 2. <u>Each parking space serving a dwelling unit must be EV Ready Level 2 (min. 1 per unit);</u> 3. <u>Install (1) EVCS Level 3/DC Fast Charger per 100 spaces, or portion thereof; and</u> 4. <u>All remaining parking spaces shall be EV Ready Level 1.</u> 	<u>If required by zoning (e.g. Precise Plan) and a building of 10,000 square feet or more in size, then must comply with California Green Building Standards Code (Title 24, Part 11), Appendix A5, Section A5.107 (Bird-Friendly Building Design); Sec. 8.96.05.</u>

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New Construction: Nonresidential ⁵ and Mixed-Use	<ol style="list-style-type: none"> 1. <u>Meet the mandatory measures of the adopted California Green Building Standards Code (Title 24, Part 11), inclusive of local amendments in this Article; and</u> 2. <u>Meet the intent of LEED® Gold certification or the minimum requirements of the applicable zoning, whichever is more stringent.</u> 	<ol style="list-style-type: none"> 1. <u>Meet the adopted California Energy Code (Title 24, Part 6);</u> 2. <u>Install the maximum amount of photovoltaic (PV) per California Energy Code Sec. 140.10(a); and</u> 3. <u>Install a battery energy storage system (BESS) per California Energy Code Sec. 140.10(b).</u> 	<p><u>For Nonresidential:</u> Electric readiness improvements are required for any gas or propane appliance installed per Sec. 8.84.05.</p> <p><u>For Mixed-Use:</u> Electric readiness improvements are required per Nonresidential and Multifamily Residential standards for each applicable portion of the project as indicated in this Table and Article.</p>	<p><u>For Nonresidential:</u> Install EV parking per Sec. 8.82.05; and</p> <p><u>For Mixed-Use:</u> Install EV parking per the Nonresidential and Multifamily Residential standards as noted for each applicable portion of the project in this Table and Article.</p>	Building(s) of 10,000 sq. ft. or greater in size must comply with <u>California Green Building Standards Code (Title 24, Part 11), Appendix A5, Section A5.107 (Bird-Friendly Building Design), Sec. 8.96.05.</u>
New Construction: Hotel/Motel	<ol style="list-style-type: none"> 1. <u>Meet the mandatory measures of the adopted California Green Building Standards Code (Title 24, Part 11), inclusive of local amendments in this Article; and</u> 2. <u>Meet the intent of LEED® Gold certification or the minimum requirements of the applicable zoning, whichever is more stringent.</u> 	<ol style="list-style-type: none"> 1. <u>Meet the adopted California Energy Code (Title 24, Part 6);</u> 2. <u>Install the maximum amount of photovoltaic (PV) per California Energy Code Sec. 140.10(a); and</u> 3. <u>Install a battery energy storage system (BESS) per California Energy Code Sec. 140.10(b).</u> 	Electric readiness improvements are required for any gas or propane appliance installed per Sec. 8.74.05.	<p>Per Sec. 8.72.15:</p> <ol style="list-style-type: none"> 1. <u>Install EVCS Level 2 for 25% of total spaces available for employee, guest and visitor use;</u> 2. <u>EV Ready Level 2 required for 40% of total spaces;</u> 3. <u>Install (1) EV Level 3/DC Charger per 100 spaces, or portion thereof;</u> 4. <u>All remaining spaces shall be EV Ready Level 1.</u> 	Building(s) of 10,000 sq. ft. or greater in size must comply with <u>California Green Building Standards Code (Title 24, Part 11), Appendix A5, Section A5.107 (Bird-Friendly Building Design), Sec. 8.96.05.</u>
Additions & Alterations: Single-Family, Duplexes, ADUs ³	<u>Meet the applicable mandatory measures of the adopted California Green Building Standards Code (Title 24, Part 11), inclusive of local amendments in this Article.</u>	<ol style="list-style-type: none"> 1. <u>Meet the adopted California Energy Code (Title 24, Part 6);</u> 2. <u>When an additional water heater is installed, must be heat pump per California Energy Code Sec. 150.2(a)1.D.</u> 	<ol style="list-style-type: none"> 1. <u>Electric readiness improvements are required for any gas or propane appliance installed or replaced per Sec. 8.74.05.</u> 2. <u>If project includes installing or replacing space</u> 	<u>Any additional new parking space or electrical panel upgrade installed must meet Sec. 8.72.10.</u>	<u>Not Required.</u>

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			<u>conditioning (cooling), must be heat pump or heat pump ready per Sec. 8.92.05.</u>		
<u>Additions & Alterations: Multifamily Residential⁴</u>	<u>Meet the applicable mandatory measures of the adopted California Green Building Standards Code (Title 24, Part 11), inclusive of local amendments in this Article.</u>	<u>Meet the adopted California Energy Code (Title 24, Part 6).</u>	<u>Electric readiness improvements are required for any gas or propane appliance installed or replaced per Sec. 8.74.05.</u>	<u>When parking facilities are altered or new parking added and the work requires a permit, each parking space added or altered shall have access to a EV Level 2 receptacle or charger per California Green Building Standards Code (Title 24, Part 11) Sec. 4.106.4.3.</u>	<u>If required by zoning (e.g. Precise Plan) and an addition or replacement of 50% or more of exterior glazing on building(s) of 10,000 sq. ft. or greater in size, then must comply with California Green Building Standards Code (Title 24, Part II), Appendix A5, Section A5.107 (Bird-Friendly Building Design) Sec. 8.96.05.</u>
<u>Additions & Alterations: Nonresidential⁵ and Mixed-Use</u>	<u>Meet the applicable mandatory measures of the adopted California Green Building Standards Code (Title 24, Part 11), inclusive of local amendments in this Article.</u>	<u>Meet the adopted California Energy Code (Title 24, Part 6).</u>	<u>Electric readiness improvements are required for any gas or propane appliance installed or replaced per Sec. 8.74.05 and Sec. 8.84.05, as applicable.</u>	<u>Existing buildings or parking facilities being modified consistent with California Green Building Standards Code (Title 24, Part 11) Sec. 5.106.5.4, must install EV parking according to this Section.</u>	<u>Addition or replacement of 50% or more of exterior glazing on building(s) of 10,000 sq. ft. or greater in size must comply with California Green Building Standards Code (Title 24, Part II), Appendix A5, Section A5.107 (Bird-Friendly Building Design) Sec. 8.96.05.</u>
<u>Additions & Alterations: Hotel/Motel</u>	<u>Meet the applicable mandatory measures of the adopted California Green Building Standards Code (Title 24, Part 11), inclusive of local amendments in this Chapter</u>	<u>Meet the adopted California Energy Code (Title 24, Part 6)</u>	<u>Electric readiness improvements are required for any gas or propane appliance installed or replaced per Sec. 8.74.05.</u>	<u>When parking facilities are altered or new parking added and the work requires a permit, each parking space added or altered shall have access to a EV Level 2 receptacle or charger per California Green Building Standards Code</u>	<u>Addition or replacement of 50% or more of exterior glazing on building(s) of 10,000 sq. ft. or greater in size must comply with California Green Building</u>

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Project Type	Green Building Standards	Energy	Electric readiness	Electric Vehicle Parking ¹	Bird-Safe Glass For Exterior Structure ²
				(Title 24, Part 11) Sec. 4.106.4.3.	Standards Code (Title 24, Part II), Appendix A5, Section A5.107 (Bird-Friendly Building Design) Sec. 8.96.05.
<div>Notes:</div> <div>¹ Calculation for spaces shall be rounded up to the nearest whole number.</div> <div>² If there is conflict between Appendix A5.107 (including any amendments in Sec. 8.96.10) and bird safe regulations in the applicable zoning (e.g. Precise Plan), then the more stringent regulation will govern.</div> <div>³ Exceptions may apply per State law.</div> <div>⁴ Multifamily includes three (3) or more residential units.</div> <div>⁵ Nonresidential includes Commercial, Industrial, Restaurants, Retail & Warehouse.</div>					

accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 2 to Section A4.204.1.1: Where the required capacity of a heat pump to meet the system selection requirements of Section 150.0(h)5 is greater than or equal to 12,000 Btu/h more than the greater of the required capacity of an air conditioner to meet the design cooling load or the capacity of the existing air conditioner. Documentation of heating and cooling load calculations in accordance with 150.0(h) must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

DIVISION 18. BIRD-SAFE GLASS REQUIREMENTS (APPENDIX A5)

SEC. 8.96.05. Bird-safe glass requirements.

Add Section A5.107 (Bird-Friendly Building Design) of Appendix A5 of the 2025 California Green Building Standards Code, ~~inclusive of subsections A5.107.1 through A5.107.3.1,~~ as mandatory measures, to be adopted by reference in their entirety inclusive of amendments in SEC. 8.96.10.

SEC. 8.96.10. Glazing and visual barrier requirements.

Subsections A5.107.1 and A5.107.2 of Appendix A5 of the 2025 California Green Building Standards Code are amended to read as follows:

A5.107.1 Required elevation treatment. Building elevation treatment shall incorporate bird-friendly mitigation strategies. No less than 90 percent of a building elevation, measured from grade to a height of 40 feet (12 m) above grade, or from grade to the height of an adjacent mature tree canopy (whichever is greater), shall incorporate bird-friendly mitigation strategies. No less than 60 percent of building elevation, 40 feet (12 m) above grade to the top of the building elevation, shall incorporate bird-friendly mitigation strategies.

Strategies to minimize the risk of birds colliding with buildings:

1. Glazing. Glazing with visual markers shall include, but is not limited to, the following:

a. Etched or fritted glass with patterns of elements on the exterior having minimum dimensions of 1/4" (0.64 cm) diameter for dots or 1/8" (0.32 cm) width for stripes in a density of 2 inches (5.1 cm) maximum horizontally and vertically (the "2 x 2 Rule"). **Note:** If the visual markers are on glass surface 2, they can be effective if visible behind an exterior surface with reflectivity of 15 percent or less.

b. ~~Interior or e~~Exterior glazing film with 2 x 2 visual markers.

c. Laminated glass with 2 x 2 visual markers, patterned ultraviolet (UV) coating or use of contrasting patterned UV-absorbing and UV-reflecting films. **Note:** Low-e coatings shall be behind the visual markers.

d. Glass block or channel glass.

e. Developed glazing technologies documented to reduce bird strikes, as tested by an independent third party and approved by the authority having jurisdiction; or

2. Slats, Screens, Netting, Louvers. Glazing protected by exterior features that create a visible barrier in front of the glazing, may include, but not be limited to:

a. Horizontal or vertical slats of 1/8" (0.32 cm) minimum face width with minimum 2" (5.1 cm) spacing that obscure 85 percent or more of glass when viewed from all feasible angles.

b. Grilles, screens or 1/8" (0.32 cm) dia. welded wire mesh with openings no more than 2" (5.1 cm) maximum horizontally and vertically installed parallel to and no more than 3 ¼ ft (1 m) from the first surface of glass (glass surface 1).

~~c. Netting with 1" (2.5 cm) maximum openings, installed taut at least 6" (15 cm) away from the first surface of glass; or~~

~~d. c.~~ Sunshades or louvers 9" (22.5 cm) deep vertically spaced a maximum 9" (22.5 cm) or 6" (15 cm) deep horizontally at maximum 6" (15 cm) spacing and parallel or angled to the glass surfaces.

A5.107.2 Special conditions. The following special conditions shall comply with the provisions in Section A5.107.1, as amended (as appropriate):

1. Glass facades adjacent to vegetated roof.

2. Three floors of glass façade(s) adjacent to any green roof or partial green roof.

~~2.~~ 3. Glass railings and guardrails.

~~3.~~ 4. Transparent corners that extend 5.5 feet (1.68 m) on either side of a building.

~~4.~~ 5. Glass passageways, less than 5.5 feet (1.68 m) wide skyways, skywalks, or other building connectors.

6. Glass around an open or enclosed atrium.

~~5.~~ 7. Auxiliary glass buildings such as a glass pavilion or atrium exposed to the sky.

~~6. 8.~~ Auxiliary glass building such as a glass pavilion or atrium exposed to a courtyard with a water feature or plants.

9. Any stand-alone auxiliary or accessory structure, such as, but not limited to, gazebo, bus shelter, ticket booth, or any free-standing structure or installation with a clear, transparent or highly reflective surface.

10. Any glass adjacent to a courtyard.

~~7. 11.~~ Stained glass windows insulated on the exterior with clear glazing.

ARTICLE XIII. DANGEROUS BUILDING CODE

DIVISION 1. PURPOSE AND CODE ADOPTION

SEC. 8.98.05. - Purpose.

The purpose of this Article is to provide procedures for the abatement of buildings deemed to be a danger to the life, limb, health, property, safety and welfare of the general public.

SEC. 8.98.10. - Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

The “Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition,” as published by the International Conference of Building Officials, is hereby adopted by reference with changes and modifications as hereinafter set forth, and incorporated fully and from the date on which this Chapter shall take effect, and the provisions thereof shall be controlling within the limits of the city of mountain view as the “*Uniform Code for the Abatement of Dangerous Buildings in the City of Mountain View.*”

One (1) copy of the Uniform Code for the Abatement of Dangerous Buildings is on file and open to public inspection in the building division of the community development department of the city of mountain view.

DIVISION 2. LOCAL AMENDMENTS

SEC. 8.100.05. - Deletion of preface.

The “Preface” section of the 1997 Uniform Code for the Abatement of Dangerous Buildings, including the sections related to “Codes” and “Technical Reference and Educational Materials” is deleted in its entirety. Where this code refers to "International" Building, Existing, Residential,