

Article 10: Green Building Regulations

(“Green Building Regulations” added 7-31-2012 by O-20187 N.S.)

Division 1: Adoption and Applicability of the Green Building Regulations

(“Adoption and Applicability of the Green Building Regulations” added 7-31-2012 by O-20187 N.S.)

§1410.0101 Purpose and Scope of the Green Building Regulations

The purpose of the Green Building Regulations is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts that will reduce negative environmental impacts or create positive environmental impacts and encouraging sustainable construction practices in the following categories:

- (a) Planning and design
- (b) Energy efficiency
- (c) Water efficiency and conservation;
- (d) Material conservation and resource efficiency; and
- (e) Environmental quality.

(“Purpose and Scope of the Green Building Regulations” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

§1410.0102 When the Green Building Regulations Apply

- (a) This article shall be known as the Green Building Regulations of the City of San Diego and shall regulate the construction of new buildings within this jurisdiction, except work located primarily in a public right-of-way, public utility towers and poles, mechanical equipment not specifically regulated in the California Green Building Standards Code, and hydraulic flood control structures. The Green Building Regulations shall apply to City owned buildings.
- (b) Where in any specific case different Sections of the Green Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive Section shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.
- (c) Wherever in the Green Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted pursuant to San Diego Municipal Code Section 1410.0107.
- (d) The City of San Diego shall administer and enforce the Green Building Regulations of the City of San Diego in accordance with the applicable provisions of Chapters 11 and 12 of the San Diego Municipal Code.

(“When the Green Building Regulations Apply” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

§1410.0103 Adoption of the California Green Building Standards Code

- (a) The 2022 California Green Building Standards Code, published by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD), is adopted by reference except as otherwise provided in this Article. A copy of the 2022 California Green Building Standards Code is on file in the office of the City Clerk as Document No. OO-21181-6.
- (b) When reference is made to the California Green Building Standards Code, it shall be the 2022 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the 2022 California Green Building Standards Code is made a part of this Article as if fully set forth in this Article.

- (d) Numbering of Sections and Subsections in this Article is cross referenced to Sections in the 2022 California Green Building Standards Code.
- (e) The adoption of the 2022 California Green Building Standards Code shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.
- (f) The Building Official is authorized to enforce only those amendments made by the following state agencies:
 - (1) California Building Standards Commission (BSC).
 - (2) The California Department of Housing and Community Development (HCD).

(“Adoption of the 2010 California Green Building Standards Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)
(Retitled to “Adoption of the California Green Building Standards Code” and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)
(Amended 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)
(Amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)
(Amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)

§1410.0104 Portions of the California Green Building Standards Code Not Adopted by the City of San Diego

None.

(Reserved 7-31-2012 by O-20187 N.S.)
(Amended 7-31-2012 by O-20186 N.S.; effective 9-6-2012.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Retitled from “Portions of the 2010 California Green Building Standards Code Not Adopted by the City of San Diego” to “Portions of the California Green Building Standards Code Not Adopted by the City of San Diego” and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)
(Amended 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

§1410.0105 Modifications to the California Green Building Standards Code Adopted by the City of San Diego

- (a) Section 5.106.8 Light pollution reduction non-residential buildings.
- (b) Section 5.106.4.1.1 Short-Term bicycle parking.
- (c) Section 5.106.4.2.2 Long-Term bicycle parking.
- (d) Section 5.106.5.2 Designated parking.

*(“Modifications to the 2010 California Green Building Standards Code Adopted by the City of San Diego” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)
(Amended 7-31-2012 by O-20186 N.S.; effective 9-6-2012.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Retitled to “Modifications to the California Green Building Standards Code Adopted by the City of San Diego” and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)*

§1410.0106 Additions to the California Green Building Standards Code Adopted by the City of San Diego

Section 4.106.8 Light pollution reduction residential buildings.

*(“Additions to the 2010 California Green Building Standards Code Adopted by the City of San Diego” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)
(Amended 7-31-2012 by O-20186 N.S.; effective 9-6-2012.)
(Retitled to “Additions to the California Green Building Standards Code Adopted by the City of San Diego” and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)*

§1410.0107 Adoption of Appendices to the California Green Building Standards Code

Appendix Chapters to the 2022 California Green Building Standards Code are adopted as follows: The Residential Voluntary measures of the California Green Building Standards Code, Appendix Chapter A4, Residential Voluntary Measures, Section A4.305.1 “Graywater.”

*(“Adoption of Appendices to the 2010 California Green Building Standards Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)
(Retitled to “Adoption of Appendices to the California Green Building Standards Code” and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)
(Amended 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)
(Amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)
(Amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)*

§1410.0108 Use of Alternate Materials, Design, or Construction Methods

- (a) The provisions of the Green Building Regulations are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design or method of construction not specifically prescribed by the California Green Building Standards Code, provided that any such alternative has been approved by the Building Official.
- (b) An alternate material, design or construction method shall be approved on a case-by-case basis where the Building Official finds that the proposed alternate complies with the intent of the provisions of the California Green Building Standards Code and is at least the equivalent of standards prescribed in the Code for planning and design, energy, water, material conservation and resource efficiency, environmental air quality, performance, safety and the protection of life and health.
- (c) When considering the use of alternate materials, design, or construction methods, the Building Official shall evaluate equivalency based on the compliance provisions of the California Green Building Standards Code for occupancies regulated by adopting state agencies as are found in the Sections listed below.
 - (1) Section 1.2.2 in the California Building Code (CBC) for the California Building Standards Commission.
 - (2) Section 1.8.7, Chapter 1, Administration, Division 1, of the California Building Code and Section 1.2.6, Chapter 1, Administration, Division 1, of the California Residential Code for the Department of Housing and Community Development.

(“Use of Alternate Materials, Design, or Construction Methods” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

(Amended 7-20-2018 by O-20958 N.S.; effective 8-19-2018.)