

Building Developments Under CALGreen: 10 Critical Issues Faced by Developers, Architects and Contractors

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On January 1, 2011, California will be the first state in the nation to adopt an official Green building code. This green code, CALGreen, promises to alter new construction practices. If you plan to submit a project to a local building official, it is not too late to learn about the regulatory changes. In fact, those who familiarize themselves now with CALGreen, and address the implementation issues will be ahead of the competition. Our list of the following 10 critical Green Code issues may help you prepare.

1. Timing is Everything: Plan Around the Effective Date

Whenever new versions of the building codes are implemented, there is a rush to submit projects to building officials before the current building codes expire. Be aware that some municipalities plan to adopt the provisions early. In addition, if you intend to submit in December, the plan check documents must be complete as

determined by the building official. Some jurisdictions have a pre-plan check submittal requirement, known as a completeness review process which can add a number of days to the schedule.

If your project is on a tight schedule, some consultants may attempt to skip over some design efforts and make changes later in the plan check process. This tactic is risky if a building department cannot handle the rush of submittals. In this case, submittals that are missing components, or are unfinished, may be turned away. With only a little time left before the new building codes become effective, now is the time to assess if your schedule is realistic.

2. Setting the Bar: Classify Your Project and Determine the Level of CALGreen Compliance

For projects subject to CALGreen, the first step is to identify if your buildings are classified as residential or non-residential because the

