

ORDINANCE NO. 3171

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.12, GREEN BUILDING STANDARDS, OF THE
CHULA VISTA MUNICIPAL CODE

The City Council of the City of Chula Vista does ordain as follows:

SECTION I. That Chapter 15.12 of the Chula Vista Municipal Code is hereby amended and reads as follows:

**Chapter 15.12
Green Building Standards**

Sections:

- Section 15.12.001 California Green Building Standards Code, 2010 Edition, adopted by reference
Section 15.12.005 California Green Building Standards Code Subsection 101.3
Section 15.12.010 California Green Building Standards Code Subsection 102.4
Section 15.12.015 California Green Building Standards Code Subsection 303.1.1
Section 15.12.020 California Green Building Standards Code Subsection 4.410.1
Section 15.12.025 California Green Building Standards Code Subsection 4.303.05

Section 15.12.001 California Green Building Standards Code, 2010 Edition, adopted by reference

There is hereby adopted by reference the California Green Building Standards Code, 2010 Edition, known as the California Code of Regulations, Title 24 part 11, as copyrighted by the California Building Standards Commission. Said document is hereby adopted as the Green Building Code of the City of Chula Vista for enhancing the design and construction of buildings, building additions and alterations through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices, excepting such portions as are hereinafter deleted, modified, or amended. Municipal Code Chapter 15.06 shall serve as the administrative, organizational and enforcement rules and regulations for this Chapter.

Section 15.12.005 California Green Building Standards Code Subsection 101.3

Subsection 101.3 of the California Green Building Standards Code is hereby amended, as it applies in Chula Vista, and shall read as follows:

The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure and additions or alterations to existing building or structure, unless otherwise indicated in this code, throughout the State of California.

It is not the intent that this code substitute or be identified as meeting the certification requirements of any green building program.

Section 15.12.010 California Green Building Standards Code Subsection 102.4

Subsection 102.4 is hereby added to Section 102 of the California Green Building Standards Code, as it applies in Chula Vista, and shall read as follows:

102.4 Consultant Services. The Building Official may require the applicant to retain the services of a consultant having expertise in Green Building and/or energy efficiency techniques to review and evaluate complex systems and/or alternate methods or materials of construction and provide recommendations as to compliance with the requirements of this code. The cost of such consultant shall be paid by the applicant.

Section 15.12.015 California Green Building Standards Code Subsection 303.1.1

Subsection 303.1.1 of the California Green Building Standards Code is hereby amended, as it applies in Chula Vista, and shall read as follows:

303.1.1 Tenant improvements. The provisions of this code shall apply to tenant or occupant improvements.

Section 15.12.020 California Green Building Standards Code Subsection 4.410.1

Subsection 4.410.1 of the California Green Building Standards Code is hereby amended, as it applies in Chula Vista, and shall read as follows:

4.410.1 Operation and maintenance manual. For new buildings or structures, at the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
[The balance of this Section 15.12.020, following the colon, above, shall remain unchanged and continue in full force and effect.]

Section 15.12.025 California Green Building Standards Code Subsection 4.303.05

Subsection 4.303.05 is hereby added to Section 4.303 of the California Green Building Standards Code, as it applies in Chula Vista, and shall read as follows:

4.303.05 Effective Date. The mandatory requirements of Section 4.303 shall take effect on January 1, 2011 instead of the July 1, 2011 date established by the State Department of Housing and Community Development.

SECTION II. FINDINGS AND DECLARATION


The City Council of the City of Chula Vista specifically and expressly finds and declares that each of the amendments noted above to the 2010 Edition of the California Green Building Standards Code is necessary due to local climatic, geological and topographical conditions.

SECTION III. EFFECTIVE DATE

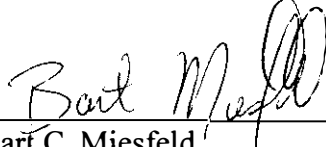
This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2011.

Presented by

Approved as to form by




 Gary Halbert, P.E. AICP
 Assistant City Manager/Director of
 Development Services



 Bart C. Miesfeld
 City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 23rd day of November 2010, by the following vote:

AYES: Councilmembers: Bensoussan, Castaneda, McCann, Ramirez and Cox
 NAYS: Councilmembers: None
 ABSENT: Councilmembers: None



 Cheryl Cox, Mayor

ATTEST:

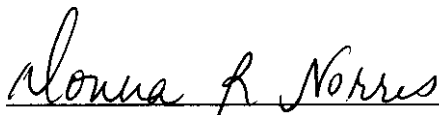


 Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO)
 CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3171 had its first reading at a regular meeting held on the 9th day of November 2010 and its second reading and adoption at a regular meeting of said City Council held on the 23rd day of November 2010; and was duly published in summary form in accordance with the requirements of state law and the City Charter.

November 6, 2010
 Dated



 Donna R. Norris, CMC, City Clerk