Mandatory Green Building Program

Compliance Matrix[1]

Project Description		Building Improvements		
		Required Checklist[2]	Minimum Standard	Verification
COMMERCIAL	a) New construction ≥ 10,000 SF b) Tenant improvements, other than retail ≥ 10,000 SF	LEED	LEED Silver	Yes
	New construction: 1,000 SF<Area<10,000 SF	LEED	LEED Certified	Yes
	a) All retail TI b) Other TI < 10,000 SF	None	None	No
MULTI-FAMILY	New Construction	GPR	75 points	Yes
	Remodel	None	None	No
SINGLE FAMILY and DUPLEXES	New Construction and / or Substantial Removal[3]	GPR	75 points	Yes
	Additions and / or Remodels ≥ $100,000 in valuation	GPR	25 pts for Element approach[4] 50 pts for Whole-house approach	Yes
	Additions and / or Remodels < $100,000 in valuation	None	None	No
MIXED USE BLDGS	New Construction of a mixed-use building	GPR and /or LEED as appropriate	LEED Silver or GPR 75 points	Yes

1. Definitions

   a. **Mixed Use Buildings**: the construction of one or more buildings that includes a combination of residential, commercial and/or industrial uses.

   b. **Multi-family**: a building containing three or more attached dwelling units.

   c. **New Construction, Commercial**: any new construction of a retail, office, industrial, warehouse, churches, institutional or service building, or portion of a building, which is not a residential project or a city project. Facilities wherein rooms or suites are rented for transient occupancy, such as hotels, motels or similar accommodations, shall be considered commercial projects.

   d. **New Construction, Residential**: any new residential construction projects whether composed of single family or multi-family or any combination thereof.

   e. **Tenant Improvement**: any rehabilitation, repair, remodeling, change, or modification to an existing building which requires a building permit. For the purpose of this code, work which requires only a plumbing, electrical, mechanical or demolition permit is not considered a tenant improvement.

   f. **Tenant Improvement Areas**: the area within the smallest space altered by the construction.

   g. **Single-family** or **Two-family Residential**: a single detached dwelling unit, two units in a single building or two units on a single lot.

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[1] A rating system other than LEED or Build It Green may be used with equivalent thresholds at the discretion of the Compliance Official.
[2] All references to LEED or GPR refer to the most current version of LEED or GPR approved y the City Council at the time of project application.
[3] Substantial Removal refers to the definition specified in the San Mateo Municipal Code Chapter 27.18.035
[4] Element approach and Whole-house approach refer to the definitions specified in the Build It Green Existing Home Checklist and Guidelines

For more information, go to:www.cityofsanmateo.org/greenbuilding