

City of Los Angeles: Implementing CALGreen



By Osama Younan, Chief
Mechanical Engineering and Green Building Section

In December 2010, the City of Los Angeles approved an ordinance to adopt the 2010 CALGreen and create the Los Angeles Green Building Code. The Los Angeles Department of Building and Safety (LADBS) was charged with its implementation.

To be consistent with the City's previous Green Building program, the ordinance expanded the scope of the CALGreen code to include high-rise residential buildings, additions, and major alterations with building valuation over \$200,000.

The City did not mandate Tier 1 or Tier 2; however, for projects that voluntarily comply with Tier 1 or Tier 2, LADBS will check their plans accordingly and indicate such compliance on the building permit.

One of the main concerns for LADBS and the development/construction communities is to make sure this mandatory code is implemented in a manner that parallels the permitting and inspection process as not to cause delay or negatively affect customer service, especially given that this code is new and very specialized. To ensure effective, consistent and practical implementation, LADBS has established a Green Building Division consisting of engineers and inspectors that are charged with the implementation of the Green Building Code. The staff in this division continually receive appropriate training to properly perform their duties.

To insure proper implementation and to make compliance easier, LADBS continually reaches out to the local development and design communities to inform them about the compliance process and seek their input. LADBS has created helpful forms and documents to be incorporated onto the plans; these forms and documents are updated as needed and are available on our website at www.ladbs.org. To date, thousands of projects have been subject to the Green Building Code and the program has been working quite successfully.