

**FINAL EXPRESS TERMS
FOR PROPOSED BUILDING STANDARDS
OF THE DIVISION OF THE STATE ARCHITECT
REGARDING THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE,
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11
(DSA-SS 04/25)**

The state agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

If using assistive technology, please adjust your settings to recognize underline, strikeout, italic and ellipsis.

LEGEND for EXPRESS TERMS (California only codes - Parts 1, 6, 8, 11, 12)

- Existing California amendments appear upright
- Amended or new California amendments appear underlined
- Repealed California language appears ~~upright and in strikeout~~
- Ellipses (...) indicate existing text remains unchanged

FINAL EXPRESS TERMS

ITEM 1

Chapter 2 Definitions, Section 202 Definitions

[Withdrawn]

ITEM 2

Chapter 3 Green Building, Section 301.4 Mandatory Measures for Public Schools and Community Colleges

SUB-ITEM 2-1

301.4 Mandatory measures for public schools and community colleges. [DSA-SS]

~~New~~ Building construction and site work on a new or existing site shall comply with Section 301.4.

301.4.1 Building construction and site ~~construction~~ work on a new site shall comply with Chapter 5 as adopted by DSA-SS.

301.4.2 Building construction and site work on an existing site shall comply with ~~Table~~ Section 301.4.2.

~~**301.4.2.1** Newly constructed site work shall comply with Chapter 5 as adopted by DSA-SS.~~

~~**301.4.2.2** Newly constructed buildings shall comply with Chapter 5 as adopted by DSA-SS and Section 301.4.3.~~

~~301.4.2.3 Additions to existing buildings shall comply with Section 301.4.3.~~

~~301.4.2.4 Rehabilitated landscape areas shall comply with Sections 5.304.6 and 5.106.12.~~

~~301.4.2.5 Alterations and additions to existing parking facilities shall comply with Section 5.106.5.6.4. Additions to existing parking facilities shall comply with Section 5.106.12.~~

~~301.4.2.6 Alterations and additions to existing buildings shall comply with Sections 5.105.1, 5.106.5.6.5, 5.409, and 5.506.3.~~

TABLE 301.4.2 – MANDATORY MEASURES FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES ON EXISTING SITES

<u>Project type</u>	<u>New</u>	<u>Additions</u>	<u>Alteration</u>
<u>Building</u>	<u>Chapter 5¹</u>	<u>5.106.5.6.5,</u> <u>5.106.13, 5.304.3,</u> <u>5.409, 5.506.3</u>	<u>5.106.5.6.5,</u> <u>5.304.3, 5.409,</u> <u>5.506.3</u>
<u>Site work</u>	<u>Chapter 5¹</u>	<u>Chapter 5¹</u>	<u>Chapter 5¹</u>
<u>Parking facility</u>	<u>Chapter 5¹</u>	<u>5.106.5.6.4,</u> <u>5.106.12, 5.304.3</u>	<u>5.106.5.6.4, 5.304.3</u>

1. Comply with Chapter 5 as adopted by DSA-SS.

SUB-ITEM 2-2

[The following provisions are moved to Section 5.106.13 with minor modifications for clarity]

~~**301.4.3 Minimum rehabilitated landscape area requirement.** A minimum rehabilitated landscape area equal to 75 percent of the footprint area of the building shall comply with Section 5.304.6 and Section 5.106.12. New buildings or additions to existing buildings less than 1,600 square feet shall not be required to comply with Section 301.4.3.~~

Notation:

Authority: Education Code 17310 and 81142

Reference(s): Education Code Sections 17280-17317 and 81130-81142

ITEM 3

Chapter 5 Nonresidential Mandatory Measures, Section 5.105 Deconstruction and Reuse of Existing Structures

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. Reserved.

~~[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is~~

~~50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to an existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.~~

~~[The following exception is moved to Section 5.409] **Exception [BSC-CG, DSA-SS]:** Combined addition(s) to an existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.~~

5.105.2 Reuse of existing building. For reuse of existing buildings embodied carbon reduction requirements see Section 5.409. ~~[The following provisions are moved to Section 5.409.2] An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations, columns, beams, walls, and floors, and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.~~

~~**5.105.2.1 Verification of compliance.** Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.~~

~~**Note:** Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.~~

5.105.3 Deconstruction (Reserved).

Notation:

Authority: Education Code 17310 and 81142

Reference(s): Education Code Sections 17280-17317 and 81130-81142

ITEM 4

Chapter 5 Nonresidential Mandatory Measures, Section 301.4.3 Minimum Rehabilitated Landscape Area

[The following language is moved from Section 301.4.3 with minor modifications.]

301.4.35.106.13 Minimum rehabilitated landscape area requirement. [DSA-SS] A minimum rehabilitated An existing landscape area equal to a minimum 75 percent of the footprint area of the newly constructed building or addition to an existing building, which contains an existing irrigation system not in compliance with Section 5.304.6, shall be rehabilitated to comply with Section 5.304.3, Section 5.304.6, and Section 5.106.12. New buildings or additions to existing buildings less than 1,600 square feet shall not be required to comply with Section 301.4.3.

Exception: Newly constructed buildings or additions to existing buildings less than 1,600 square feet.

Notation:

Authority: Education Code 17310 and 81142

Reference(s): Education Code Sections 17280-17317 and 81130-81142

ITEM 5

Chapter 5 Nonresidential Mandatory Measures, Section 5.304.6 Outdoor Water Use in Landscape Areas.

5.304.6 Outdoor potable water use in landscape areas. ...

Note: On or after January 1, 2028, the use of potable water for irrigation of nonfunctional turf located on institutional properties such as public schools and community colleges, as specified in Water Code (WAT) 10608.14, shall be prohibited. See WAT Section 10608.12 for related definitions and 10608.14 for affected types of property, effective dates, duties and responsibilities for ensuring compliance.

Exception: ...

5.304.6.1 Newly constructed landscapes. ...

5.304.6.2 Rehabilitate landscapes. ...

Notation:

Authority: Education Code 17310 and 81142

Reference(s): Education Code Sections 17280-17317 and 81130-81142 and Water Code Section 10608.14 and 10608.12

ITEM 6

Chapter 5 Nonresidential Mandatory Measures, Section 5.304.6 Outdoor potable water use in landscape areas

5.304.6 Outdoor potable water use in landscape areas. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D Section 492 of the MWELO.

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Notation:

Authority: Education Code 17310 and 81142

Reference(s): Education Code Sections 17280-17317 and 81130-81142

ITEM 7

Chapter 5 Nonresidential Mandatory Measures, Section 5.402 Definitions

[Withdrawn]

ITEM 8

Chapter 5 Nonresidential Mandatory Measures, Section 5.407 Water Resistance and Moisture Management

5.407.1 Weather protection. ~~Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.~~
Reserved.

Notation:

Authority: Education Code 17310 and 81142

Reference(s): Education Code Sections 17280-17317 and 81130-81142

ITEM 9

Chapter 5 Nonresidential Mandatory Measures, Section 5.409 Life Cycle Assessment (renamed to Embodied Carbon Reduction)

SUB-ITEM 9-1

SECTION 5.409 – ~~LIFE CYCLE ASSESSMENT~~ EMBODIED CARBON REDUCTION

SUB-ITEM 9-2

5.409.1 Scope.

[BSC-CG] ...

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.23 or ~~Section 5.409.34~~. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with ~~either~~ Section 5.405409.2, 5.409.23, or 5.409.34. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with ~~either~~ Section 5.405409.2, ~~Section 5.409.23~~, or ~~Section 5.409.34~~.

[The following exception is moved here from Section 5.105.1 with minor edits to section reference]

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.409.2.

SUB-ITEM 9-3

[The following language is moved from Section 5.105.2 with minor modifications for clarity in the name of the section]

5.405409.2 Reuse of existing building option. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the

project shall not be included in the calculation.

5.409.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.409.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

SUB-ITEM 9-4

5.409.3 Product GWP compliance - prescriptive path option. Each product that is permanently installed and listed in Table 5.409.3 shall not exceed the maximum GWP value specified in Table 5.409.3 and shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

~~5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.~~

SUB-ITEM 9-5

Exceptions:

1. Previously used building materials or products that have been salvaged and then reused without substantial modification of their form are not required to have a Type III EPD and shall have a GWP of zero. Such materials shall be minimally processed only, such as cleaning, repairing, resurfacing and resizing.

SUB-ITEM 9-6

Exception 2. ~~Concrete may be considered one product category to meet compliance with this section.~~ Concrete mixes may be considered as a A weighted average of the maximum GWP for all concrete mixes installed in the project. The weighted average maximum GWP shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception 2 Equation 5.409.3-4. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value. For the purposes of this exception, industry-wide EPDs are acceptable.

Exception 2 EQUATION 5.409.3-4

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SUB-ITEM 9-7

**TABLE 5.409.3
PRODUCT GWP LIMITS**

Buy Clean California Materials Product Category ⁴	Maximum acceptable GWP value (unfabricated) (GWP _{allowed})	Unit of Measurement
...	...	...
Flat glass	2.50	kg CO₂e/MT <u>MT CO₂e/MT</u>
...	...	...

Concrete, Ready-Mixed^{2,31}

Concrete Product Category	Maximum GWP allowed value (GWP _{allowed})	Unit of Measurement
...	...	...

Concrete, Lightweight Ready-Mixed²

Concrete Product Category	Maximum GWP allowed value (GWP _{allowed})	Unit of Measurement
...	...	...

SUB-ITEM 9-8

- ~~1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in BCCA.~~
- ~~2. For concrete, 175 percent of the National Ready Mix Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early strength.~~
- ~~3. 1. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the Ready mixed concrete GWP allowed values for each product category.~~

SUB-ITEM 9-9

5.409.3.21 Verification of compliance. ...

SUB-ITEM 9-10

[The following language is moved from Section 5.409.2 with minor modifications for clarity]

5.409.24 Whole building life cycle assessment – Performance Option. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and

demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and geographic location that meets the requirements of the *California Energy Code* currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:

1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (<https://calculatelca.com/software/impact-estimator/>) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com), and Tally for Revit (apps.autodesk.com).
2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.
3. In addition to the required documentation specified in Section 5.409.24.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.24.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, ~~and~~ structural columns, beams, walls, roofs, and floors.

5.409.24.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.24.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

Notation:

Authority: Education Code 17310 and 81142

Reference(s): Education Code Sections 17280-17317 and 81130-81142

ITEM 10

Chapter 8 Compliance Forms, Worksheets and Reference Material

SUB-ITEM 10-1

Worksheet (WS-3)

WORKSHEET (WS-3)

5.409.2 SECTION 5.409.2 BUILDING REUSE OF EXISTING BUILDING OPTION

DOCUMENTATION OF COMPLIANCE OF EXISTING BUILDING REUSE

Area of Existing Building(s) _____ SF

Area of Aggregate Addition(s) (if applicable) _____ SF

	EXISTING TOTAL AREA (A)	RETAINED TOTAL AREA (B)	% OF RETAINED STRUCTURE (B)/(A)
Primary Structural Elements of Existing Building(s) (foundations; columns, beams, walls, and floors; and lateral elements)	_____ SF	_____ SF	_____ SF%
Building Enclosure of Existing Building(s) (roof framing, wall framing and exterior finishes only)	_____ SF	_____ SF	_____ SF%

Total % Reuse of Required Elements $\geq$ 45% _____ %

SUB-ITEM 10-2

Worksheet (WS-4)

WORKSHEET (WS-4)

Section 5.409.42 WHOLE BUILDING LIFE CYCLE ASSESSMENT – PERFORMANCE OPTION

Responsible Designer's Declaration Statement:

I attest that the Whole Building Life Cycle Analysis has been performed according to the requirements of Section 5.409.42 and has met the minimum 10 percent reduction in global warming potential as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and geographic location that meets the requirements of the *California Energy Code* currently in effect. Furthermore, I will ensure during construction that the material specifications will be reviewed for substantial conformance with the life cycle assessment indicated on the approved plans so at the close of construction the minimum 10 percent reduction in global warming potential is thereby secured.

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SUB-ITEM 10-3
Worksheet (WS-5)

WORKSHEET (WS-5)

Section 5.409.3 PRODUCT GWP COMPLIANCE—PRESCRIPTIVE OPTION PATH

Responsible Designer's Declaration Statement:

I attest that each product listed in Table 5.409.3 and intended to be permanently installed complies with prescriptive compliance has been performed according to the requirements of Section 5.409.3 and does not exceed the maximum products have met the minimum 10 percent reduction in global warming potential (GWP) value as specified in Table 5.409.3. Furthermore, I will ensure during construction that any the material specifications substitutions will be reviewed for substantial conformance with the requirements of Section 5.409.3 global warming potential limits indicated on the approved plans so at the close of construction compliance with the maximum GWP values the minimum 10 percent reduction in global warming potential is thereby secured.

SUB-ITEM 10-4
Worksheet (WS-9)

WORKSHEET (WS-9)

**Section 5.409.24 and Section A5.409.24 WHOLE BUILDING LIFE CYCLE
ASSESSMENT – PERFORMANCE OPTION**

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Notation:

Authority: Education Code 17310 and 81142

Reference(s): Education Code Sections 17280-17317 and 81130-81142