



Mandatory Green Building Program

Compliance Matrix¹

	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.

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 by 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

