

MARIN MODEL GREEN BUILDING REQUIREMENTS

TABLE A: GREEN BUILDING STANDARDS FOR COMPLIANCE FOR RESIDENTIAL CONSTRUCTION AND RENOVATION

Covered Project	Green Building Rating System	Minimum Compliance Threshold	Energy Budget Below CA Title 24 Part 6	Verification
Single-Family or Two-Family Residential: New construction				
500-2,499 sq. ft.	GPR New Home	75 points	15%	Green Point Rated ¹
2,500-3,999 sq. ft.	GPR New Home	100 points	15%	Green Point Rated ¹
4,000-5,499 sq. ft.	GPR New Home	125 points	20%	Green Point Rated ¹
5,500-6,999 sq. ft.	GPR New Home	150 points	30%	Green Point Rated ¹
7,000+ sq. ft.	GPR New Home	200 points	Net zero energy	Green Point Rated ¹
Single-Family or Two-Family Residential: Renovations (including additions to existing buildings)				
Less than \$50,000 valuation	n/a	Insulate exposed hot water pipes; Install radiant barrier when reroofing and removing sheathing		City building inspector
\$50,000-\$99,999 valuation or less than 500 sq. ft. ³	GPR Existing Home	Checklist submittal and completion of a HERSII or BPI home performance audit		City plan check
\$100,000-\$149,999 valuation or 500-749 sq. ft. ³	GPR Existing Home – Elements	25 points		GreenPoint Rater ²
\$150,000-\$299,999 valuation or 750-999 sq. ft. ³	GPR Existing Home – Elements	35 points		GreenPoint Rater ²
\$300,000+ valuation or 1,000+ sq. ft. ³	GPR Existing Home – Whole House	50 points + 20% improvement in HERSII or BPI home performance audit results or a minimum HERSII score of 100		GreenPoint Rated ²
Multi-Family Residential: New Construction				
Less than 1,000 sq. ft. average unit size	GPR Multi-Family	60 points	15%	GreenPoint Rated ¹
1,000+ sq. ft. average unit size	GPR Multi-Family	75 points	15%	GreenPoint Rated ¹

¹ Project verification by GreenPoint Rater and certification by Build It Green

² Project verification by GreenPoint Rater

³ Project valuation will be the primary determinate in establishing the Minimum Compliance Threshold for the project, with use of project size range when valuation is uncertain or in the opinion of the building official does not accurately reflect the project scope.

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TABLE B: GREEN BUILDING STANDARDS FOR COMPLIANCE FOR NONRESIDENTIAL CONSTRUCTION AND RENOVATION

Covered Project	Green Building Rating System	Minimum Compliance Threshold	Energy Budget Below CA Title 24 Part 6	Verification
New construction (including additions to existing buildings)				
2,000-4,999 sq. ft.	LEED® New Construction or Core & Shell	Checklist submittal + compliance with Prerequisites		LEED® AP with additional GreenPoint Rater or BPI Certification
5,000-49,999 sq. ft.	LEED® New Construction or Core & Shell	LEED® Silver	15%	LEED® AP with additional GreenPoint Rater or BPI Certification
50,000+ sq. ft.	LEED® New Construction or Core & Shell	LEED® Gold	15%	GBCI Certified
Renovations				
Less than \$500,000 valuation or 500-4,999 sq. ft. ³	LEED® Commercial Interiors or Operations & Maintenance	Voluntary compliance with the following Prerequisites: WE P1 (Water Efficiency–Baseline Requirements only) ⁴ EA P3 (Fundamental Refrigerant Management) for renovations of ≥50% of the building interior area Voluntary compliance with the following Credits: EA C1.3 (Optimize Energy Performance – HVAC) for renovations of ≥50% of the building interior area		None
\$500,000 - \$5 million valuation or 5,000-24,999 sq. ft. ³	LEED® Commercial Interiors or Operations & Maintenance	Same as above, but Required.		City building inspector
Greater than \$5 million valuation or 25,000+ sq. ft. ³	LEED® Commercial Interiors or Operations & Maintenance	LEED® Silver		LEED® AP with additional GreenPoint Rater or BPI Certification

³ Project valuation will be the primary determinate in establishing the Minimum Compliance Threshold for the project, with use of project size range when valuation is uncertain or in the opinion of the building official does not accurately reflect the project scope.

⁴ Applicable only to fixtures within area of renovation or restrooms associated with area of renovation.

SOLAR ELECTRIC SYSTEMS

A solar photovoltaic (PV) energy system may be used to meet the Energy Budget Below CA Title 24 Part 6 requirements of this resolution which exceed 15%. To qualify for energy credits, the PV energy system must be capable of generating electricity from sunlight, supply the electricity directly to the building, and the system is connected, through a reversible meter, to the utility grid. The installation of any qualifying PV energy system must meet all installation criteria contained in the California Energy Commission's Guidebook "Eligibility Criteria and Conditions for Incentives for Solar Energy Systems." The methodology used to calculate the energy equivalent to the PV credit shall be the CECPV Calculator, using the most recent version, provided by the California Energy Commission.

INCENTIVES [optional]

A City Green Building emblem for construction signage shall be provided for all residential and non-residential projects that obtain a GreenPoint or LEED rating.

The following incentives shall be provided for residential projects that achieve at least 100 GreenPoints or non-residential projects that achieve at least a LEED® Gold rating:

1. Expedited building permit plan check (typically 2-week turnaround)
2. Reimbursement for the cost of the GreenPoint Rater services (residential projects only, up to a maximum of \$1,000)
3. Provision of a bronze plaque for building mounting, identifying the project as a green building

EXCEPTIONS [optional]

The following shall not be included as Covered Projects:

1. Buildings which are temporary,
2. Building area which is not or is not intended to be conditioned space, and
3. Any requirement which would impair the historic integrity of any building listed on a local, state or federal register of historic structures.

The following shall not be included in project valuation:

1. Improvements primarily intended for seismic upgrades or required disabled access,
2. Building replacement due to catastrophic loss due to flood or earthquake damage, and
3. Installation of renewable energy systems.