



# MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

BRIAN C. CRAWFORD, DIRECTOR

## Green Building Requirements Fact Sheet

Requirements for sustainable design and construction techniques (green building) have been developed by the Community Development Agency in collaboration with a task force of experts in the fields of construction, architecture, energy consultation, building performance, building inspection, planning, and real estate. The intent of this effort is to establish standardized green building regulations throughout the cities, towns, and unincorporated areas of Marin County. On February 9, 2010, the Marin County Board of Supervisors adopted an ordinance updating Marin County's Green Building Requirements based on the recommendations of this collaborative effort.

### Requirements

The "Green Building Standards for Compliance for Residential and Commercial Construction and Remodels" (Green Building Standards), effective June 18, 2010, is applicable to:

- New residential projects over 500 square feet;
- All residential remodels and additions;
- All new multi-family construction;
- New commercial projects and additions over 2,000 square feet; and,
- All commercial remodels.

Compliance with the Green Building Standards for residential projects requires third-party verification from a Build it Green GreenPoint Rater. A GreenPoint Rater directory and more information on the program are available at [www.builditgreen.org](http://www.builditgreen.org) or by calling 510-845-0472. Services including project verification by a GreenPoint Rater can range in cost from \$700 to \$1500. New residential construction projects are also subject to a one-time Build it Green application fee of \$450.

Information on how to obtain required home performance audits for existing residential buildings is available from the Residential Energy Services Network at <http://www.natresnet.org/directory/> or the Building Performance Institute at [www.bpi.org](http://www.bpi.org). Audits are estimated to cost between \$500 and \$700.

Information on LEED Accredited Professionals (AP) for compliance with the Green Building Standards for commercial projects is available from the Green Building Certification Institute (GBCI) at [www.gbci.org](http://www.gbci.org) or by calling 1-800-795-1746. GBCI combined design and construction review fees are based on square footage and are \$0.045 per square foot.

For more information about how to meet the Green Building Standards, please refer to the attached materials. Additional assistance can be provided by Omar Peña, Assistant Planner, at 415-507-2797, or via email at [opena@co.marin.ca.us](mailto:opena@co.marin.ca.us). Information is also available at [www.maringreenbuilding.org](http://www.maringreenbuilding.org).

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**MARIN COUNTY GREEN BUILDING REQUIREMENTS**

**TABLE A: GREEN BUILDING STANDARDS FOR COMPLIANCE FOR RESIDENTIAL CONSTRUCTION AND REMODELS**

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

<sup>1</sup> Project verification by GreenPoint Rater and certification by Build It Green

<sup>2</sup> Project verification by GreenPoint Rater

<sup>3</sup> 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.

**MARIN COUNTY GREEN BUILDING REQUIREMENTS**  
**TABLE B: GREEN BUILDING STANDARDS FOR COMPLIANCE FOR COMMERCIAL CONSTRUCTION AND REMODELS**

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

<sup>3</sup> 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.

<sup>4</sup> 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.

## **SOLAR WATER HEATER PRE-PLUMBING REQUIREMENTS.**

New commercial buildings over 5,000 square feet in floor area which include hot water heating systems and all new residential dwelling units shall include plumbing specifically designed to allow the later installation of a system which utilizes solar energy as a means of heating domestic potable water. Construction specifications to accomplish this requirement shall be adopted by the Chief Building Official. No building permit shall be issued unless the requirements of this section are incorporated into the approved building plans. The provisions of this section can be modified or waived when it can be satisfactorily demonstrated to the Chief Building Official that the requirements are impractical due to shading, building orientation, construction constraints or configuration of the parcel.

## **PHOTOVOLTAIC PRE-WIRING REQUIREMENTS**

New commercial buildings over 5,000 square feet in floor area and all new residential dwelling units shall include electrical conduit specifically designed to allow the later installation of a photovoltaic (PV) system which utilizes solar energy as a means to provide electricity. Construction specifications to accomplish this requirement shall be adopted by the Chief Building Official. No building permit shall be issued unless the requirements of this section are incorporated into the approved building plans. The provisions of this section can be modified or waived when it can be satisfactorily demonstrated to the Chief Building Official that the requirements are impractical due to shading, building orientation, construction constraints or configuration of the parcel.

## **RADIANT BARRIER REQUIREMENTS**

When reroofing causes the roof sheathing to be removed, a radiant barrier (reflective insulation) shall be installed in conjunction with the reroofing project.

## **HOT WATER PIPING INSULATION REQUIREMENTS**

When hot water pipes are exposed by removal of wall surfaces insulation shall be installed having a minimum thickness of 1 inch for pipe diameter of 2 inches or less, and having a minimum thickness of 1.5 inches for pipe diameter exceeding 2 inches.

## **EXCEPTIONS**

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.