

**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: WE P1 (Water Efficiency–Baseline Requirements only) <sup>4</sup> EA P3 (Fundamental Refrigerant Management) for remodels of ≥50% of the building interior area <b>Voluntary</b> compliance with the following Credits: 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.