

TABLE A
GREEN BUILDING STANDARDS FOR
RESIDENTIAL NEW CONSTRUCTION AND REMODELS

Project Type Residential New (RN) Residential Remodel (RR)	Covered Project	Rating System	Minimum Compliance Threshold	Energy Budget Below CA Title 24	Verification
<u>Single-Family or Two-Family Residential: New Construction</u>					
RN1	500-2,499 sq. ft. (per unit)	GPR ³ New Home	75 points	15%	Requires Independent Third Party Green Point Rater and Approved Certification from Build It Green [®]
RN2	2,500-3,999 sq. ft. (per unit)	GPR ³ New Home	100 points	15%	Same as above (RN1)
RN3	4,000-5,499 sq. ft. (per unit)	GPR ³ New Home	125 points	20%	Same as above (RN1)
RN4	5,500-6,999 sq. ft. (per unit)	GPR ³ New Home	150 points	30%	Same as above (RN1)
RN5	7,000+ sq. ft. (per unit)	GPR ³ New Home	200 points	Net zero energy	Same as above (RN1)
<u>Multi-Family Residential: New Construction</u>					
RN6	Less than 1,000 sq. ft. average unit size	GPR ³ Multi-Family	60 points	15%	Same as above (RN1)
RN7	1,000+ sq. ft. average unit size	GPR ³ Multi-Family	75 points	15%	Same as above (RN1)

TABLE A
GREEN BUILDING STANDARDS FOR
RESIDENTIAL NEW CONSTRUCTION AND REMODELS (continued)

Project Type Residential New (RN) Residential Remodel (RR)	Covered Project	Rating System	Minimum Compliance Threshold	Energy Budget Below CA Title 24	Verification
<u>Single-Family or Two-Family Residential: Remodels (including additions to existing buildings)</u>					
RR1	Less than \$50,000 valuation	NA	<p>On plans submitted for building permit, indicate at least two (2) of the following measures, which shall be installed prior to final inspection:</p> <ul style="list-style-type: none"> a. Install insulation on exposed hot water pipes in unconditioned areas(G1)²; b. Install radiant barrier when reroofing and removing/replacing more than 50% of the sheathing(J2); c. Install R-8 insulation wrap on heating and/or cooling ducts(H6); d. Install duct work under attic insulation(H6); e. Install R-36 or greater insulation in attic space of project area(J2); f. Install blow-in insulation in existing walls(J2); g. Install low-e or low-e² windows; h. Install one or more Energy Star ® appliances(M1-3); i. Install one or more low flow water fixtures(G3); j. Install one or more bathroom fans with a timer or humidistat(H9); k. Install a minimum of 20% recycled flyash and/or slag content cement in foundation work (B1); l. Install vapor barrier or foundation drainage system to control crawl space moisture (B3); m. Install engineered lumber(D2); n. Install FSC Certified Lumber(D3); o. Install a high efficiency furnace(H3); p. Install at least one Carbon Monoxide Alarm(H12); q. Apply low (<50 g/L) or no (<5 g/L) VOC (Volatile Organic Compounds) in paints and stains for interior walls and ceilings(K2); r. Install environmentally preferable materials for interior finishes (i.e. cabinets, shelving, doors, etc.)(K6) 	NA	Town of San Anselmo Plan Check

TABLE A
GREEN BUILDING STANDARDS FOR
RESIDENTIAL NEW CONSTRUCTION AND REMODELS (continued)

Project Type	Covered Project	Rating System	Minimum Compliance Threshold	Energy Budget Below CA Title 24	Verification
<u>Single-Family or Two-Family Residential: Remodels (including additions to existing buildings)</u>					
RR2	\$50,000-\$99,999 valuation or less than 500 sq. ft. ¹	GPR ³ Existing Home	1. Submit a completed GreenPoint Rated Existing Home Checklist and ; 2. Submit a completed HERSII or Building Performance Institute home performance audit and ; 3. On plans submitted for building permit, indicate at least five (5) of the following measures, which shall be installed prior to final inspection: <ul style="list-style-type: none"> a. Install insulation on exposed hot water pipes in unconditioned areas(G1) ²; b. Install radiant barrier when reroofing and removing/replacing more than 50% of the sheathing(J2); c. Install R-8 insulation wrap on heating and/or cooling ducts(H6); d. Install duct work under attic insulation(H6); e. Install R-36 or greater insulation in attic space of project area(J2); f. Install blow-in insulation in existing walls(J2); g. Install low-e or low-e² windows; h. Install one or more Energy Star ® appliances(M1-3); i. Install one or more low flow water fixtures(G3); j. Install one or more bathroom fans with a timer or humidistat(H9); k. Install a minimum of 20% recycled flyash and/or slag content cement in foundation (B1); l. Install vapor barrier or drainage system to control crawl space moisture (B3); m. Install engineered lumber(D2); n. Install FSC Certified Lumber(D3); o. Install a high efficiency furnace(H3); p. Install at least one Carbon Monoxide Alarm(H12); q. Apply low (<50 g/L) or no (<5 g/L) VOC (Volatile Organic Compounds) in paints and stains for interior walls and ceilings(K2); r. Install environmentally preferable materials for interior finishes (i.e. cabinets, shelving, doors, etc.)(K6) 	NA	Town of San Anselmo Staff Plan Check

TABLE A
GREEN BUILDING STANDARDS FOR
RESIDENTIAL NEW CONSTRUCTION AND REMODELS (continued)

Project Type Residential New (RN) Residential Remodel (RR)	Covered Project	Rating System	Minimum Compliance Threshold	Energy Budget Below CA Title 24	Verification
Single-Family or Two-Family Residential: Remodels (including additions to existing buildings)					
RR3	\$100,000- \$149,999 valuation or 500-749 sq. ft. ¹	GPR Existing Home – Elements	25 points	NA	Requires, at a minimum, a licensed contractor, licensed architect or certified GreenPoint Rater® to verify the minimum number of compliance threshold points. Project does not require certification with Build It Green®.
RR4	\$150,000- \$299,999 valuation or 750-999 sq. ft. ¹	GPR Existing Home – Elements	35 points	NA	Same as above (RR3)
RR5	\$300,000+ valuation or 1,000+ sq. ft. ¹	GPR Existing Home – Whole House	50 points + 20% improvement in HERSII or Building Performance Institute home performance audit results or a minimum HERSII score of 100	NA	Requires, at a minimum, a licensed contractor, licensed architect or GreenPoint Rater <u>with a current GreenPoint Rater® Certification</u> to verify the minimum number of compliance threshold points. Project does not require certification with Build It Green®. The applicant may choose to use an independent third party GreenPoint Rater® and receive certification through Build It Green®.

¹ Project valuation will be the primary determinate in establishing the Minimum Compliance Threshold for the project; however, when the valuation is uncertain or in the opinion of the building official does not accurately reflect the project scope then the square footage range of the area being modified will be used to determine the Minimum Compliance Threshold for the project.

² The letter and number at the end of each measure (i.e. (G1)) refers to the section in the Build It Green® Existing Home Checklist.

³ GPR - Build It Green GreenPoint Rated®

**TABLE B:
GREEN BUILDING STANDARDS FOR
COMMERCIAL NEW CONSTRUCTION AND RENOVATIONS**

Project Type Commercial New (CN) Commercial Renovation (CR)	Covered Project	Rating System	Minimum Compliance Threshold	Energy Budget Below CA Title 24	Verification
Commercial New Construction (including additions to existing buildings):					
CN1	2,000-4,999 sq. ft. of new floor area	LEED ^{®1} New Construction or Core & Shell	Checklist submittal + compliance with prerequisites		LEED [®] AP ² with GreenPoint Rater or BPIC ⁴
CN2	5,000-49,999 sq. ft. of new floor area	Same as Above (CN1)	LEED ^{®1} Silver	15%	LEED [®] AP ² with GreenPoint Rater or BPIC ⁴
CN3	50,000+ sq. ft. of new floor area	Same as Above (CN1)	LEED ^{®1} Gold	15%	United States Green Building Counsel Certified
Commercial Renovations:					
CR1	Less than \$250,000 valuation or 500-4,999 sq. ft. ³	LEED ^{®1} Commercial Interiors or Operations & Maintenance	Voluntary compliance with the following prerequisites: A) WE P1 (Water Efficiency–Baseline Requirements only) B) EA P3 (Fundamental Refrigerant Management) for renovations of ≥50% of the building interior area C) EA C1.3 (Optimize Energy Performance – HVAC) for renovations of ≥50% of the building interior area		None
CR2	\$250,000 to \$5 million valuation or 5,000-24,999sq.ft. ³	Same as Above (CR1)	Same as above, but mandatory instead of voluntary.		Town of San Anselmo Plan Check
CR3	More than \$5 million valuation or 25,000+ sq.ft. ³	Same as Above (CR1)	LEED ^{®1} Silver		LEED [®] AP ² with GreenPoint Rater or BPIC ⁴

¹ LEED - Leadership in Energy and Environmental Design

² LEED AP Leadership in Energy and Environmental Design Accredited Professional

³ Project valuations will be the primary determinate in establishing the Minimum Compliance Threshold for the project; however, when the valuation is uncertain or in the opinion of the building official does not accurately reflect the project scope then the square footage range of the area being modified will be used to determine the Minimum Compliance Threshold for the project.

⁴ BPIC – Building Performance Institute Certification

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.

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.
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. Installation of renewable energy systems.

S:\PLANNING\Green Building and Sustainability\Treshold Tables\Final Tables A and B.doc