



Green Building Requirements Fact Sheet
Standards for Compliance

The County of Marin requires residential and commercial construction projects to integrate sustainable design features and construction techniques (green building). These requirements are mandatory in addition to California Code of Regulations Title 24, Part 6 and Part 11, which relate to energy and green building. The green building requirements in Part 11 are commonly referred to as CALGreen. Effective January 1, 2017, the County's requirements have been amended in light of updates to the State's mandatory energy and green building standards.

Requirements

The Green Building Requirements, effective January 1, 2017, are applicable to:

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

Compliance with the Green Building Standards for new residential projects requires third-party verification by a Build it Green GreenPoint Rater. A GreenPoint Rater directory and more information on the program are available at www.builditgreen.org or by calling 510-845-0472. Raters work as independent contractors, setting their own rates and service packages. Contractual terms and fee structure are negotiated between you and your rater.

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 or by calling 1-800-795-1746. GBCI's combined design and construction review fees depend on project size and type, and are either a flat fee or calculated on a price per square foot basis.

For more information about how to meet the Green Building Standards, please refer to the attached materials. Alternative rating systems, including LEED® for Homes, Passive House Institute US (PHIUS) Certification, or CALGreen Tier 1 may be used instead of the green building rating systems listed below with prior approval. For additional assistance, please contact Alice Zanmiller, Planner, at 415-473-2797, or via email at azanmiller@marincounty.org. Required checklists, information on financial incentives, and additional resources are available at www.marinegreenbuilding.org.

Please print any required checklists on a single sheet of standard letter paper and include with your plans at the time of building permit submittal.

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

Covered Project	Green Building Rating System	Minimum Compliance Threshold	Verification
Single-Family or Two-Family Residential: New construction			
500-2,499 sq. ft.	CALGreen and GPR New Home	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 65 points 	Green Point Rater ¹
2,500-3,999 sq. ft.	CALGreen and GPR New Home	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 85 points 	Green Point Rater ¹
4,000-5,499 sq. ft.	CALGreen and GPR New Home	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 110 points 	Green Point Rater ¹
5,500-6,999 sq. ft.	CALGreen and GPR New Home	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 130 points 	Green Point Rater ¹
7,000+ sq. ft.	CALGreen and GPR New Home	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 180 points 	Green Point Rater ¹
Single-Family or Two-Family Residential: Remodels (including additions to existing buildings)			
Less than \$50,000 valuation ²	CALGreen	Completion of applicable requirements of CALGreen <i>Chapter 4 – Residential Mandatory Measures</i>	County building inspector
\$50,000-\$99,999 valuation or less than 500 sq. ft. ²	CALGreen and GPR Existing Home– Elements	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist³ 	County plan check ⁴
\$100,000-\$149,999 valuation or 500-749 sq. ft. ²	CALGreen and GPR Existing Home – Elements	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 20 points³ 	County plan check ⁴
\$150,000-\$299,999 valuation or 750-999 sq. ft. ²	CALGreen and GPR Existing Home – Elements	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 30 points³ 	County plan check ⁴
\$300,000+ valuation or 1,000+ sq. ft. ²	CALGreen and GPR Existing Home – Whole House	Completion of applicable requirements in CALGreen <i>Chapter 4 – Residential Mandatory Measures, and</i> <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 45 points³ 	County plan check ⁴

MARIN COUNTY GREEN BUILDING REQUIREMENTS

Covered Project	Green Building Rating System	Minimum Compliance Threshold	Verification
Multi-Family Residential: New Construction			
Less than 1,000 sq. ft. average unit size	CALGreen and GPR Multi-Family ³	Completion of applicable requirements in CALGreen Chapter 4 – Residential Mandatory Measures, and <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 50 points 	GreenPoint Rater ¹
1,000+ sq. ft. average unit size	CALGreen and GPR Multi-Family ³	Completion of applicable requirements in CALGreen Chapter 4 – Residential Mandatory Measures, and <ul style="list-style-type: none"> • Submittal of appropriate GPR checklist demonstrating achievement of 65 points 	GreenPoint Rater ¹
NOTE: Where external rating system requirements are less stringent than the requirements in CALGreen, the project shall comply with the minimum state code set forth in CALGreen			

¹ Project verification by GreenPoint Rater

² Project valuation will be the primary determinate in establishing the Minimum Compliance Threshold for the project, with the use of project size range only used when valuation is uncertain or in the opinion of the building official does not accurately reflect the project scope.

³ Points are not required to meet minimum points per GPR category that would be required for GPR certification

⁴ Project review to be completed by project applicant. Use of a GreenPoint Rater is highly recommended.

GPR: GreenPoint Rated

TABLE B: GREEN BUILDING STANDARDS FOR COMPLIANCE FOR COMMERCIAL CONSTRUCTION AND REMODELS

Covered Project	Green Building Rating System	Minimum Compliance Threshold	Verification
New construction (including additions to existing buildings)			
2,000 sq. ft. or less	CALGreen	Completion of applicable requirements in CALGreen Chapter 5 – Nonresidential Mandatory Measures	County building inspector
2,000-4,999 sq. ft.	CALGreen and LEED® New Construction or Core & Shell ¹	Completion of applicable requirements in CALGreen Chapter 5 – Nonresidential Mandatory Measures and <ul style="list-style-type: none"> • Submittal of appropriate LEED checklist 	County plan check ²
5,000-49,999 sq. ft.	CALGreen and LEED® New Construction or Core & Shell ¹	Completion of applicable requirements in CALGreen Chapter 5 – Nonresidential Mandatory Measures and <ul style="list-style-type: none"> • Submittal of appropriate LEED checklist demonstrating achievement of 40 points 	LEED® AP ³
50,000+ sq. ft.	CALGreen and LEED® New Construction or Core & Shell ¹	Completion of applicable requirements in CALGreen Chapter 5 – Nonresidential Mandatory Measures and <ul style="list-style-type: none"> • Submittal of appropriate LEED checklist demonstrating achievement of 50 points 	LEED® AP ³
Remodels			
Less than \$500,000 valuation or 500-4,999 sq. ft. ⁴	CALGreen and LEED® Commercial Interiors or Operations & Maintenance ¹	Completion of applicable requirements in CALGreen Chapter 5 – Nonresidential Mandatory Measures	County building inspector
\$500,000 - \$5 million valuation or 5,000-24,999 sq. ft. ⁴	CALGreen and LEED® Commercial Interiors or Operations & Maintenance ¹	Completion of applicable requirements in CALGreen Chapter 5 – Nonresidential Mandatory Measures and <ul style="list-style-type: none"> • Submittal of appropriate LEED checklist 	County plan check ²
Greater than \$5 million valuation or 25,000+ sq. ft. ⁴	CALGreen and LEED® Commercial Interiors or Operations & Maintenance ¹	Completion of applicable requirements in CALGreen Chapter 5 – Nonresidential Mandatory Measures and <ul style="list-style-type: none"> • Submittal of appropriate LEED checklist demonstrating achievement of 40 points 	LEED® AP ³
NOTE: Where external rating system requirements are less stringent than the requirements in CALGreen, the project shall comply with the minimum state code set forth in CALGreen			

¹ Points are not required to meet minimum points per LEED category that would be required for GPR certification

² Project review to be completed by project applicant. Use of a LEED AP is highly recommended.

³ Project verification by a LEED AP.

⁴ Project valuation will be the primary determinate in establishing the Minimum Compliance Threshold for the project, with the use of project size range only used when valuation is uncertain or in the opinion of the building official does not accurately reflect the project scope.

LEED: Leadership in Energy and Environmental Design Green Building Rating System **LEED AP:** LEED Accredited Professional

MARIN COUNTY GREEN BUILDING REQUIREMENTS

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 or manufactured homes,
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 fire, flood, or earthquake damage, and
3. Installation of renewable energy systems.