

<b>Integrated Design</b>		
	<b>1.1 Green Development Plan</b>	
	Submit Green Development Plan outlining the integrated design approach used for this development that demonstrates involvement of the entire development team.	Mandatory
<b>Site, Location and Neighborhood Fabric</b>		
	<b>2.3 Walkable Neighborhoods: Sidewalks and Pathways</b>	
	Connect project to the pedestrian grid. Include sidewalks or other all-weather pathways within a multifamily property or single-family subdivision linking residential development to public spaces, open spaces and adjacent development.	Mandatory
<b>Site Improvements</b>		
	<b>3.1 Environmental Remediation</b>	
	Conduct a Phase I Environmental Site Assessment and provide a plan for abatement if necessary.	Mandatory
	<b>3.2 Erosion and Sedimentation Control</b>	
LH	Implement EPA's Best Management Practices for erosion and sedimentation control during construction referring to the EPA document, Storm Water Management for Construction Activities.	Mandatory
	<b>3.3 Landscaping</b>	
LH	Provide a tree or plant list certified by the Architect or Landscape Architect, that the selection of new trees and plants are appropriate to the site's soils and microclimate and do not include invasive species. Locate plants to provide shading in the summer and allow for heat gain in the winter.	Mandatory

Water Conservation		
4.1a	<b>Water-Conserving Appliances and Fixtures: New Construction</b>	
LH	Install water-conserving fixtures with the following minimum specifications: toilets – 1.3 GPF; showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM	Mandatory
4.2	<b>Efficient Irrigation</b>	
LH	If irrigation is necessary, use recycled gray water, roof water, collected site run-off, water from a municipal recycled water system, or a highly efficient irrigation system including all the following: system designed by EPA Water Sense professional; plant beds with a drip irrigation system; separately zoned turf and bedding types; a watering zone timer/controller; moisture sensor controller.	<p>Mandatory</p> <p><i>if irrigation is</i></p> <p><i>necessary</i></p>
Energy Efficiency		
5.1a	<b>Efficient Energy Use: New Construction</b>	
LH	Meet Energy Star standards (single family and low rise residential); exceed ASHRAE 90.1-2004 by 15 percent; California-exceed Title 24 by 15 percent; Oregon, Washington, Idaho and Montana—meet <del>Northwest Energy Star</del>	Mandatory
5.2	<b>Energy Star Appliances</b>	
LH	If providing appliances, install Energy Star clothes washers, dishwashers and refrigerators.	<p>Mandatory</p> <p><i>if providing</i></p> <p><i>appliances</i></p>

5.3a	<b>Efficient Lighting: Interior</b>	
LH	Install the Energy Star Advanced Lighting Package in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas and outdoors.	Mandatory
5.3b	<b>Efficient Lighting: Exterior</b>	
LH	Install daylight sensors or timers on all outdoor lighting, including front and rear porch lights in single family homes.	Mandatory
5.4	<b>Electricity Meter</b>	
	Install individual or sub-metered electric meters.	Mandatory  <i>Except for zero-bedroom and designated supportive housing dwelling units</i>
<b>Healthy Living Environment</b>		
7.1	<b>Low / No Volatile Organic Compounds (VOC ) Paints and Primers</b>	
LH	Specify that all interior paints and primers must comply with current Green Seal standards for low VOC	Mandatory
7.2	<b>Low / No VOC Adhesives and Sealants</b>	
LH	Specify that all adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. Caulks and sealants must comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District	Mandatory
7.3	<b>Urea Formaldehyde-free Composite Wood</b>	

	Use particleboard and MDF that is certified compliant with the ANSI A208.1 and A208.2. If using nonrated composite wood, all exposed edges and sides must be sealed with low-VOC sealants.	Mandatory
7.4	<b>Green Label Certified Floor Coverings</b>	
LH	Do not install carpets in below grade living spaces, entryways, laundry rooms, bathrooms, kitchens or utility rooms. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet, pad and carpet adhesives.	Mandatory
7.5a	<b>Exhaust Fans – Bathroom</b>	
LH	Install Energy Star-labeled bathroom fans that exhaust to the outdoors and are connected to a light switch and are equipped with a humidistat sensor or timer, <i>or</i> operate continuously.	Mandatory
7.5b	<b>Exhaust Fans – Kitchen: New Construction &amp; Substantial Rehabilitation</b>	
LH	Install power vented fans or range hoods that exhaust to the exterior.	Mandatory
7.6a	<b>Ventilation: New Construction &amp; Substantial Rehabilitation</b>	
LH	Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.1-2007 for residential buildings above 3 stories or ASHRAE 62.2 for single family and low-rise multifamily dwellings.	Mandatory
7.7	<b>HVAC Sizing</b>	
LH	Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America Manual, Parts J and S, ASHRAE handbooks, or equivalent software.	Mandatory
7.8	<b>Water Heaters: Mold Prevention</b>	
	Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans Mandatory	Mandatory

	with drains piped to the exterior of the dwelling and with non-water sensitive floor coverings.	
7.9a	<b>Materials in Wet Areas: Surfaces</b>	
	In wet areas, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.	Mandatory
7.9b	<b>Materials in Wet Areas: Tub and Shower Enclosures</b>	
	Use fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board or equivalent (i.e., not paper-faced).	Mandatory
7.10a	<b>Basements and Concrete Slabs: Vapor Barrier</b>	
	Provide vapor barrier under all slabs. For concrete floors either in basements or on-grade slab install a capillary break of 4 four inches of gravel over soil. Cover all gravel with 6 millimeter polyethylene sheeting moisture barriers with joints lapped one foot or more. <del>On</del>	Mandatory
7.10b	<b>Basements and Concrete Slabs – Radon: New Construction &amp; Substantial Rehabilitation</b>	
	In EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab along with a vertical vent pipe with junction box available, if an active system should prove necessary. For substantial <del>rehab</del> introduce radon reduction measures if elevated levels of radon	Mandatory
7.11	<b>Water Drainage</b>	
	Provide drainage of water to the lowest level of concrete away from windows, walls and foundations.	Mandatory
7.12	<b>Garage Isolation</b>	
LH	Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is <del>attached to the garage and outside the sleeping area, and do not install</del>	Mandatory

	7.13 <b>Clothes Dryer Exhaust</b>	
LH	Clothes dryers must be exhausted directly to the outdoors.	Mandatory
	7.14 <b>Integrated Pest Management</b>	
LH	Seal all wall, floor and joint penetrations with low VOC caulking. Provide rodent-proof and corrosion- proof screens (e.g., copper or stainless steel mesh) for large openings.	Mandatory
	7.15 <b>Lead-Safe Work Practices: Moderate &amp; Substantial Rehabilitation</b>	
	For properties built before 1978, use lead-safe work practices during renovation, remodeling, painting and Mandatory demolition.	Mandatory
	7.18 <b>Combustion Equipment (includes space &amp; water-heating equipment)</b>	
LH	Specify power vented or combustion sealed equipment. install one hard-wired CO detector for each sleeping area, minimum one per floor.	Mandatory
<b>Operations and Maintenance</b>		
	8.1 <b>Building Maintenance Manual</b>	
LH	Provide a manual that includes the following: a routine maintenance plan; instructions for all appliances,  HVAC operation, water-system turnoffs, lighting equipment, paving materials and landscaping, pest control and other systems that are part of each occupancy unit; an occupancy turnover plan that describes the process of educating the tenant about proper use and maintenance of all	Mandatory
	8.2 <b>Occupant's Manual</b>	

LH	Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, along with the location of transit stops and other neighborhood conveniences, and <del>encourages additional green activities such as recycling, gardening and</del>	Mandatory
8.3	<b>Homeowner and New Resident Orientation</b>	
LH	Provide a walk-through and orientation to the homeowner or new resident using the Occupant Manual from 8-2 above that reviews the building's green features, operations and maintenance along with <del>neighborhood conveniences</del>	Mandatory