

MARIN COUNTY GREEN BUILDING GUIDE

STANDARDS FOR NONRESIDENTIAL ADDITIONS AND ALTERATIONS

These green building standards have been established to ensure that new construction in Marin County is healthy for occupants, has limited impact on the environment, reduces demand for energy, and results in cost savings from building operation. This guide is intended to help applicants understand the green building process and requirements that apply to their project.

GREEN BUILDING PROJECT PROCESS

1 PROJECT DESIGN

It is important for project owners, architects, engineers, and designers to understand the applicable state and local green building requirements prior to project design. Early consideration of these standards allows for design of buildings and systems that are compliant, energy efficient, and cost effective, and minimizes back and forth when applying for the project permit.

2 PLANNING APPLICATION (*IF REQUIRED*)

If your project is subject to planning review, be prepared to identify in your planning application what compliance methods you've selected and how you plan to meet the requirements. If you anticipate difficulties meeting the requirements outlined in the Green Building Checklist, these concerns and any requests for exemptions should be identified in your planning application.

3 INITIAL BUILDING PERMIT SUBMITTAL

Include the following with your initial application for a building permit:

- Completed Green Building Checklist (*page 2 of this document*)
- Completed CALGreen Checklist, with plan sheet references where applicable
- Title 24 Part 6 energy calculations demonstrating compliance with one of the energy efficiency compliance methods

4 FINAL INSPECTION

When the project is completed, submit finalized checklists, including a Statement of Conformance from the applicable verifier attesting to the accuracy of the assessment, with the final permit materials to the building department to have the green building hold lifted.

DEFINITION OF "NEW CONSTRUCTION"

Removal or substantial modification of more than 75 percent of the linear sum of a building's exterior walls for each story shall be considered demolition of the building (County of Marin Development Code Chapter 22.130.030), triggering the new construction requirements.

If your renovation project meets this definition, please see the guide for new construction.

For more information, please visit maringreenbuilding.org

MARIN COUNTY GREEN BUILDING CHECKLIST

STANDARDS FOR NONRESIDENTIAL ADDITIONS AND ALTERATIONS

PROJECT ADDRESS: _____

APN: _____ APPLICANT NAME: _____

1. GREEN BUILDING

FOR PROJECTS LESS THAN 3,000 SQUARE FEET

The permit application includes a completed County of Marin Mandatory CALGreen checklist
VERIFICATION: The checklist will be verified by County plans examiners.

FOR PROJECTS GREATER THAN OR EQUAL TO 3,000 SQUARE FEET

The permit application includes a completed County of Marin CALGreen Tier 1 checklist
VERIFICATION: The checklist must be completed and signed off on by a qualified building professional, such as an architect, engineer, contractor, or qualified green building professional

2. LOW CARBON CONCRETE (IF APPLICABLE)

The permit application includes a completed Low Carbon Concrete Compliance Form
VERIFICATION: For the final hold to be lifted, form must be re-submitted after completion of concrete work verifying compliance with the Low Carbon Concrete Standards.

3. ELECTRIC VEHICLE (EV) READINESS

FOR PROJECTS UPGRADING THE ELECTRICAL SERVICE PANEL

Add designated electrical capacity for 20% of onsite parking spaces to be EV Capable.

FOR PROJECTS MODIFYING THE PARKING LOT

When parking lot surface is modified (paving material and curbing removed), add conduit to all exposed parking spaces. Where existing electrical service will not be upgraded in the existing project scope, designate capacity for parking spaces to the maximum extent that does not require an upgrade to existing electrical service

VERIFICATION: Completion of this measure should be confirmed by the verifier of the CALGreen Checklist.

4. ENERGY EFFICIENCY AND ELECTRIFICATION

Meet the standards outlined for the project in the 2019 Building Energy Efficiency Standards. While local standards for additions and alterations do not require applicants to exceed statewide energy efficiency codes, be aware of the mandatory requirements established by the state that may apply to your project. Changes that may trigger additional requirements or HERS verification may include, but are not limited to, the addition, alteration, or expansion of:

- Fenestration, including windows, skylights, and doors with more than 3 square feet of glass
- Insulation
- Ducts
- New space heating and cooling, water heating, and ventilation systems

VERIFICATION: Compliance will be verified via Title 24 Energy Reports