

MARIN COUNTY GREEN BUILDING FORM

STANDARDS FOR MULTI-FAMILY AND HOTEL/MOTEL RENOVATIONS LESS THAN 750 SQ. FT.

The provisions of this checklist apply to projects where the cumulative scope of the permitted work is less than 750 square feet. These green building standards have been established to ensure that residential renovations (aka additions and alterations) such as multi-family residences, hotel/motels, and other dwellings 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. Requirements were adopted November 2022 and enforced starting January 1, 2023, ending December 31, 2025. The three-step process below helps applicants understand and comply with the County's green building requirements. Please reference [Title 19.04 and 19.07 of the Marin County Building Code](#) to comply.

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 minimize back and forth.

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

All the following MUST be included with your initial application for a building permit:

- Completed [Marin County Green Building Checklist](#) (pages 2-3)
- Completed [Marin County CALGreen Checklist](#) (pages 4-10), with plan sheet references where applicable.
- Energy Code compliance documents as required under State Energy Code

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 (addition and alteration) project meets this definition, please see the guide for new construction.

MARIN COUNTY GREEN BUILDING CHECKLIST

STANDARDS FOR MULTI-FAMILY AND HOTEL/MOTEL RENOVATIONS LESS THAN 750 SQ. FT.

PROJECT ADDRESS: _____

APN: _____ APPLICANT NAME: _____

1. GREEN BUILDING AND EV READINESS

- Complete this Marin County Green Building Checklist AND [CALGreen Checklist: Standards for Multifamily Residential Renovations Less Than 750 sq. ft.](#)

VERIFICATION: The checklist will be verified by a County plans examiner.

2. ENERGY EFFICIENCY AND ELECTRIFICATION

- Meet the standards outlined for the project in the 2022 State Building Energy Efficiency Standards. While local standards for renovations less than 750 square feet 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 sq.ft. of glass
 - Insulation and Ducts
 - New space heating and cooling, water heating, and ventilation systems

VERIFICATION: Attach Title 24 Energy Reports that complies with State minimum energy code

3. LOW CARBON CONCRETE (Check One of the Following)

- Permit application includes completed Cement or Embodied Carbon limit compliance forms that can be found on the [County's Low-Carbon Concrete Requirements](#) webpage.

VERIFICATION: Compliance forms must be signed re-submitted after completion of poured concrete along with batch (proof) receipts.

- Not applicable; the project does not include pouring new concrete.

4. PROJECT VERIFICATION

This form and all referenced forms herein have been completed by _____(name) of _____(company), the party responsible for this building permit application for the above listed project who affirms under penalty of perjury that it accurately represents the project plans. Applicant still must complete the CALGreen Checklist and/or Low Carbon Concrete form, as applicable.

Signature

Date

Name (Please Print)

5. SUMMARIZING ENERGY END USE (CHECK BOXES AND INPUT VALUES):

Total Conditioned Floor Area within the Project Scope _____ square feet

SELECT either the Performance or Prescriptive-based Compliance Pathway below and submit appropriate documentation as requested (Check One of the Following):

For projects using the Performance Based Pathway to Compliance, submit data extract in .xml format from the 2022 Energy Code Compliance Software (CBECC or EnergyPro)

For projects using the Prescriptive Based Pathway to Compliance (Check One of the Following):

- Submit data extract in .xml format from the 2022 Energy Code Compliance Software (CBECC or EnergyPro), OR
- If Energy Code Compliance Software was not used, please select the following measures planned for installation in Table 1 below, within the scope of your project (check all that apply):

Table 1. Measures and Appliances Installed			
Check All That Apply	Measures Installed	Check All That Apply	Measures Installed
<input type="checkbox"/>	Air Sealing	<input type="checkbox"/>	Heat Pump Water Heater, High Efficiency, NEEA Tier 3
<input type="checkbox"/>	Cool Roof	<input type="checkbox"/>	Hot water pipe and tank insulation, low-flow fixtures
<input type="checkbox"/>	Duct Sealing	<input type="checkbox"/>	Induction Cooktop
<input type="checkbox"/>	Exterior Photosensor	<input type="checkbox"/>	LED lamp vs CFL
<input type="checkbox"/>	Heat Pump Dryer	<input type="checkbox"/>	New Ducts
<input type="checkbox"/>	Heat Pump HVAC	<input type="checkbox"/>	R-49 Attic Insulation
<input type="checkbox"/>	Heat Pump HVAC, High Efficiency, SEER 21 or greater; HSPF 11 or greater	<input type="checkbox"/>	Solar PV _____ kW DC
<input type="checkbox"/>	Heat Pump Water Heater	<input type="checkbox"/>	Battery (storage) _____ kWh
<input type="checkbox"/>	Other (please describe): _____		

VERIFICATION: Compliance will be verified by 1) submitting 2022 Energy Code Compliance Software data extract (.xml) and attaching Title 24 Energy Reports that complies with State minimum energy code, OR 2) completing Table 1 above.

MARIN COUNTY CALGREEN CHECKLIST

STANDARDS FOR MULTI-FAMILY AND HOTEL/MOTEL RENOVATIONS LESS THAN 750 SQ. FT.

This checklist is effective January 1, 2023 and applies to additions and alterations of multi-family dwellings, hotels, motels, lodging houses, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations, and accessory structures.

The provisions of this checklist apply to projects where the cumulative scope of the permitted work being added to or altered is less than 750 square feet. Existing site and landscaping improvements that are not otherwise disturbed are not subject to CALGreen.

Submit this CALGreen checklist accompanied with the [Marin County Green Building Checklist](#) (see page 2 above) with your plans to demonstrate compliance with the green building ordinance. This checklist includes modifications specific to Marin County. For more information on the County's Green Building requirements, please visit www.maringreenbuilding.org

For more information on CALGreen and complete measure language, see [Marin County Building Code, Chapter 19.04, Subchapter 2](#) which requires (with amendments) CALGreen [Chapters 4](#) and [Appendix A4](#).

PROJECT DETAILS

Project Address

APN

Applicant Name (Please Print)

PROJECT VERIFICATION

The green building professional¹ has reviewed the plans and certifies that the mandatory and elective measures listed below are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code as amended by the County of Marin.

Signature

Date

Name (Please Print)

¹ A qualified building professional can be an architect, engineer, contractor, or qualified green building professional, such as a CALGreen Special inspector or LEED AP.

DIVISION 4.1 PLANNING AND DESIGN

- ✓ All measures are required (**MANDATORY**) unless not in project scope.
- ✓ Use the Checkboxes (☒) to mark as Completed, Not Applicable (N/A), or the measure selected.

4.106.2 (MANDATORY) A plan is developed and implemented to manage stormwater runoff from the construction activities through compliance with the [County of Marin's Stormwater Runoff Pollution Prevention Ordinance](#).

Completed N/A Plan sheet reference (if applicable): _____

4.106.3 (MANDATORY) Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.

Completed N/A Plan sheet reference (if applicable): _____

4.106.4.1.2 (MANDATORY) For existing multifamily buildings, comply with EV Charging and parking space requirements as amended from CALGreen, in accordance with [Marin County Building Code, Chapter 19.04.135](#), Section 4.106.4.1.2, for:

- PROJECTS UPGRADING THE SERVICE PANEL (select one of the following)**
 - Add designated electrical capacity for 20% of onsite parking spaces to be Level 2 EV Ready
 - N/A
- PROJECTS MODIFYING (PAVING MATERIAL AND CURBING REMOVED) THE PARKING LOT (select one of the following):**
 - Add raceway (aka conduit) to a minimum of 50% of exposed parking spaces, OR
 - Add raceway to a minimum of 20% of exposed parking spaces AND install at minimum 5% EVCS to parking spaces requiring any combination of Level 2 and Direct Current Fast Charging EV supply equipment (EVSE), except at least one Level 2 EVSE shall be provided.
- IF EXISTING ELECTRICAL SERVICE WILL NOT BE UPGRADED** in the project scope, designate capacity for parking spaces to the maximum extent that does not require an upgrade to existing electrical service.

Plan sheet reference (if applicable): _____

A4.106.2.3 (MANDATORY) Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.

Completed N/A Plan sheet reference (if applicable): _____

A4.106.4 (MANDATORY) Permeable paving is utilized for not less than 20 percent of the total parking, walking, or patio surfaces.

Completed N/A Plan sheet reference (if applicable): _____

A4.106.5 (MANDATORY) Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5.1(3).

In Marin County, this measure does not apply to low-rise residential. This measure applies only to high-rise residential buildings, hotels, and motels with a roof slope >2:12.

Completed N/A Plan sheet reference (if applicable): _____

DIVISION 4.2 ENERGY EFFICIENCY

- ✓ All measures are required (**MANDATORY**) unless not in project scope.
- ✓ Use the Checkboxes () to mark as Completed, Not Applicable (N/A), or the measure selected.

4.201.1 (MANDATORY) Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.

Completed N/A Plan sheet reference (if applicable): _____

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

- ✓ All measures are required (**MANDATORY**) unless not in project scope.
- ✓ Use the Checkboxes () to mark as Completed, Not Applicable (N/A), or the measure selected.

4.303.1 Indoor Water Use (MANDATORY) Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.

Completed N/A Plan sheet reference (if applicable): _____

4.303.1.4.3 Indoor Water Use (MANDATORY) – Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.

Completed N/A Plan sheet reference (if applicable): _____

4.303.2 Indoor Water Use (MANDATORY) – Submeters for multifamily building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

Completed N/A Plan sheet reference (if applicable): _____

4.303.3 Indoor Water Use (MANDATORY) – Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code* and shall meet the applicable referenced standards.

Completed N/A Plan sheet reference (if applicable): _____

4.304.1 Outdoor Water Use (MANDATORY) – Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Completed N/A *Plan sheet reference (if applicable):* _____

4.305.1 Water Reuse Systems (MANDATORY) – Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems.

Completed N/A *Plan sheet reference (if applicable):* _____

DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY

- ✓ *All measures are required (MANDATORY) unless not in project scope.*
- ✓ *Use the Checkboxes (☑) to mark as Completed, Not Applicable (N/A), or the measure selected.*

A4.403.2 Foundation Systems (MANDATORY) – Cement use in foundation mix design is reduced in accordance with [Marin County Building Code, Chapter 19.07 – Carbon Concrete Requirements](#). Select one Pathway and submit the appropriate compliance forms during Plan Review AND for Final Inspection:

Cement Limit Pathway

For Plan Review: [Design Team \(Structural Engineer/Architect\) Low Carbon Concrete Cement Compliance Form](#)

For Final Inspection: [Contractor Low Carbon Concrete Cement Compliance Form](#) accompanied by batch receipts from ready-mix supplier

Embodied Carbon Pathway

For Plan Review: [Design Team \(Structural Engineer/Architect\) Low Carbon Concrete EC Compliance Form](#)

For Final Inspection: [Contractor Low Carbon Concrete EC Compliance Form](#) accompanied by batch receipts from ready-mix supplier

Plan sheet reference (if applicable): _____

A4.405.3 Material Sources (MANDATORY) – Postconsumer or preconsumer recycled content value (RCV) materials are used on the project, not less than a 10 percent recycled content value.

Completed N/A *Plan sheet reference (if applicable):* _____

4.406.1 Enhanced Durability and Reduced Maintenance (MANDATORY) – Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Completed N/A *Plan sheet reference (if applicable):* _____

4.408.1 Construction Waste Reduction, Disposal and Recycling (MANDATORY) – Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by [Zero Waste Marin](#).

Completed N/A *Plan sheet reference (if applicable):* _____

A4.408.1 Construction Waste Reduction, Disposal and Recycling (MANDATORY) – Construction waste generated at the site is diverted to recycle or salvage in compliance with at least a 65 percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.

Completed N/A *Plan sheet reference (if applicable):* _____

4.410.1 Building Maintenance and Operation (MANDATORY) – An operation and maintenance manual shall be provided to the building occupant or owner.

Completed N/A *Plan sheet reference (if applicable):* _____

4.410.2 Building Maintenance and Operation (MANDATORY) – Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance if more restrictive.

Completed N/A *Plan sheet reference (if applicable):* _____

DIVISION 4.5 ENVIRONMENTAL QUALITY

- ✓ *All measures are required (MANDATORY) unless not in project scope.*
- ✓ *Use the Checkboxes (☒) to mark as Completed, Not Applicable (N/A), or the measure selected.*

4.503.1 Fireplaces (MANDATORY) – Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with the U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances in accordance with [Marin County Building Code, Chapter 19.08](#)

Completed N/A *Plan sheet reference (if applicable):* _____

4.504.1 Pollutant Control (MANDATORY) – Duct openings and other related air distribution component openings shall be covered during construction.

Completed N/A *Plan sheet reference (if applicable):* _____

4.504.2.1 Pollutant Control (MANDATORY) – Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

Completed N/A *Plan sheet reference (if applicable):* _____

4.504.2.2 Pollutant Control (MANDATORY) – Paints, stains and other coatings shall be compliant with VOC limits.

Completed N/A *Plan sheet reference (if applicable):* _____

4.504.2.3 Pollutant Control (MANDATORY) – Aerosol paints and coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.

Completed N/A *Plan sheet reference (if applicable):* _____

4.504.2.4 Pollutant Control (MANDATORY) – Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

Completed N/A *Plan sheet reference (if applicable):* _____

4.504.3 Pollutant Control (MANDATORY) – Carpet and carpet systems shall be compliant with VOC limits.

Completed N/A *Plan sheet reference (if applicable):* _____

4.504.4 Pollutant Control (MANDATORY) – 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.

Completed N/A *Plan sheet reference (if applicable):* _____

4.504.5 Pollutant Control (MANDATORY) – Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Completed N/A *Plan sheet reference (if applicable):* _____

A4.504.2 Pollutant Control (MANDATORY) – Install VOC compliant resilient flooring systems. Ninety (90) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits established in section A4.504.2.

Completed N/A *Plan sheet reference (if applicable):* _____

A4.504.3 Pollutant Control (MANDATORY) – Thermal insulation installed in the building shall be in compliance with VOC limits.

Completed N/A *Plan sheet reference (if applicable):* _____

4.505.2 Interior Moisture Control (MANDATORY) – Vapor retarder and capillary break is installed at slab on grade foundations.

Completed N/A *Plan sheet reference (if applicable):* _____

4.505.3 Interior Moisture Control (MANDATORY) – Moisture content of building materials used in wall and floor framing is checked before enclosure.

Completed N/A *Plan sheet reference (if applicable):* _____

4.506.1 Indoor Air Quality and Exhaust (MANDATORY) – Each bathroom shall be provided with the following:

1. ENERGY STAR fans ducted to terminate outside the building.
2. Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system.
3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.

Completed N/A *Plan sheet reference (if applicable):* _____

4.507.2 Environmental Comfort (MANDATORY) – Duct systems are sized, designed, and equipment is selected using the following methods:

1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D – 2016 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

Completed N/A *Plan sheet reference (if applicable):* _____