



MARIN COUNTY GREEN BUILDING GUIDE SINGLE FAMILY RESIDENTIAL: ADDITIONS & ALTERATIONS

These green building standards have been established so that residential additions and alterations move Marin County towards a housing stock that is healthy for occupants, has limited impact on the environment, reduces demand for energy, and saves the homeowner money over time. This guide is intended to help applicants understand the green building requirements that apply to their project and what documentation is necessary to comply with these standards.

GREEN BUILDING PROJECT TIMELINE

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 additions and alterations that are compliant, energy efficient, and cost effective. Marin's single family green building standards are different depending on the project area, calculated as the combined square footage of conditioned alterations and additions.

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 checklist from the selected green building compliance method
- Title 24 Part 6 energy calculations demonstrating compliance with selected energy efficiency compliance method
- Incorporate selected measures on a separate, full-sized plan sheet, and include it with building plans.

4 FINAL INSPECTION

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

For more information, please visit maringreenbuilding.org



MARIN COUNTY GREEN BUILDING CHECKLIST SINGLE FAMILY RESIDENTIAL: ADDITIONS & ALTERATIONS

STEP 1A (FOR PROJECTS <750 SQUARE FEET¹) ACHIEVE GREEN BUILDING REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	VERIFIER:
<input type="checkbox"/> CALGREEN MANDATORY	Submit CALGreen Mandatory Checklist	Plan Check

STEP 1B (FOR PROJECTS ≥750 SQUARE FEET¹) ACHIEVE GREEN BUILDING REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
<input type="checkbox"/> CALGREEN TIER 1	CALGreen Tier 1, Less Section A4.2 (Energy Efficiency)	Qualified Building Professional ²
<input type="checkbox"/> GREEN POINT RATED	Achieve Certified Level ³	
<input type="checkbox"/> LEED FOR HOMES	Achieve LEED for Homes Certified Level ³	

STEP 2: FOR ALL PROJECTS, ACHIEVE STATE ENERGY EFFICIENCY REQUIREMENTS

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
<input type="checkbox"/> 2016 STATE ENERGY CODE	Meet the standards outlined for the project in the 2016 Building Energy Efficiency Standards	HERS Rater, where verification is required ⁴

STEP 3: FOR PROJECTS THAT ARE MODIFYING THE MAIN ELECTRICAL SERVICE PANEL, ACHIEVE ELECTRIC VEHICLE (EV) READINESS REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
<input type="checkbox"/> DEDICATED 208/240-VOLT BRANCH CIRCUIT	Comply with CALGreen Measure A4.106.8.1	Verifier from Step 1

While these local standards do not require applicants to exceed statewide energy efficiency codes, please 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

¹ Calculated by adding the remodeled square footage and square footage of conditioned additions.

² A qualified building professional can be an architect, engineer, contractor, or qualified green building professional.

³ Projects are not required to meet minimum category points established by Green Point Rated and LEED, only the total points required to achieve certification level.

⁴ HERS Verification requirements are summarized in Residential Appendix RA2, published by the California Energy Commission.