MARIN COUNTY GREEN BUILDING GUIDE
COMMERCIAL NEW CONSTRUCTION

These green building standards have been established to ensure that businesses in Marin County are healthy for employees and patrons, have limited impact on the environment, reduce demand for energy, and save money in the long run. The following 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 buildings and systems that are compliant, energy efficient, and cost effective. Marin's commercial green building requirements include multiple compliance methods to ensure flexibility for applicants.

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

COUNTY OF MARIN

MARIN COUNTY GREEN BUILDING CHECKLIST
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STEP 1: FOR ALL PROJECTS, SELECT ONE GREEN BUILDING REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
☐ CALGREEN TIER 1	CALGreen Tier 1	CALGreen Inspector
☐ LEED NEW CONSTRUCTION	LEED Silver	LEED AP

STEP 2: FOR ALL PROJECTS, SELECT ONE ENERGY EFFICIENCY METHOD[1]

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
☐ CALGREEN TIER 1	Demonstrate[2] that the energy use of the proposed building is 10% more efficient than the 2016 State Energy Code.	HERS Rater, where verification is required[3]
☐ ALL-ELECTRIC	Develop proposed building to be all-electric.[4]	

STEP 3: FOR ALL PROJECTS, ACHIEVE ELECTRIC VEHICLE (EV) READINESS REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
☐ >10 ON-SITE PARKING SPACES	Build 10% of parking spaces to be EV Ready[5] Build remaining[6] parking spaces to be EV Capable[7]	Verifier from Step 1
☐ 2-10 ON-SITE PARKING SPACES	Build 2 parking spaces to be EV Ready[5] Build remaining[6] parking spaces to be EV Capable[7]	

[1] All new commercial buildings must comply with mandatory elements of Title 24, Part 6 (California Energy Code)

[2] Demonstrate energy savings via a Registered Certificate of Compliance (PERF-1C)

[3] HERS Verification requirements are summarized in Nonresidential Appendix A, published by the California Energy Commission.

[4] Construction is considered 'all-electric' if electricity is the only permanent source of energy for water-heating, space-heating, space cooling, cooking and clothes-drying.

[5] "EV Ready" refers to a parking space that has allocated 208/240V 40-amp panel capacity, conduit, wiring, receptacle, and overprotection devices, with an endpoint near to the parking space.

[6] The panelboard(s) shall have sufficient space to install 40-ampere dedicated branch circuit and overcurrent protective device per EV Space up to a minimum of 20% of the total number of EV Spaces.

[7] "EV Capable" refers to a parking space with conduit installed and allocated 208/240V 40-amp panel capacity for future EV charging stations.