MARIN COUNTY GREEN BUILDING GUIDE
COMMERCIAL ADDITIONS & ALTERATIONS

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.

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
COMMERCIAL ADDITIONS & ALTERATIONS

STEP 1A (FOR PROJECTS <3,000 SQ. FEET[1]) SELECT ONE GREEN BUILDING REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	VERIFIER:
☐ CALGREEN MANDATORY	Submit CALGreen Mandatory Checklist	Plan Check

STEP 1B (FOR PROJECTS ≥3,000 SQ. FEET[1]) SELECT ONE GREEN BUILDING REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
☐ CALGREEN TIER 1	CALGreen Tier 1, Less Section A4.2 (Energy Efficiency)	Qualified Building Professional[2]
☐ LEED NEW CONSTRUCTION	LEED Silver[3]	

STEP 2: FOR ALL PROJECTS, ACHIEVE ENERGY EFFICIENCY REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
☐ 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: IF APPLICABLE, ACHIEVE ELECTRIC VEHICLE (EV) READINESS REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
☐ PROJECTS BUILDING OR MODIFYING[5] ON-SITE PARKING SPACES	If more than 25% of the parking lot surface is modified, add circuit to all parking spaces[6]. Where existing electrical service will not be upgraded in the existing project scope, designate capacity for EV Capable[7] parking spaces to the maximum extent that does not require an upgrade to existing electrical service.	Verifier from Step 1
☐ PROJECTS MODIFYING THE ELECTRICAL SERVICE PANEL	If the service panel is modified, add designated electrical capacity for 20% of onsite parking spaces to be EV Capable[7].	

[1] Calculated by adding the remodeled square footage and square footage of 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 LEED, only the total points required to achieve certification level.
[4] HERS Verification requirements are summarized in Nonresidential Appendix A, published by the California Energy Commission.
[5] Modified parking lot shall be those for which paving material and curbing is removed
[6] Circuit should be installed to specifications outlined for the project type in CALGreen
[7] "EV Capable" refers to a parking space with conduit installed and allocated 208/240V 40-amp panel capacity for future EV charging stations.