



MARIN COUNTY GREEN BUILDING GUIDE COMMERCIAL REMODELS & TENANT IMPROVEMENTS

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 SUBMITAL

Include the Green Building Checklist, CALGreen Checklist, and Title 24 Part 6 Energy calculations with building plans. 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 final documentation, including a letter from the CALGreen Inspector attesting to the accuracy of the assessment, with the final permit materials to the building department to have the green building hold lifted.



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STEP 1A (FOR PROJECTS <3,000 SQ. FEET¹) SELECT ONE GREEN BUILDING REQUIREMENT

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

STEP 1B (FOR PROJECTS ≥3,000 SQ. FEET¹) SELECT ONE 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"/> LEED NEW CONSTRUCTION	LEED Silver ³	

STEP 2: FOR ALL PROJECTS, ACHIEVE ENERGY EFFICIENCY REQUIREMENT

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: WHERE APPLICABLE, ACHIEVE ELECTRIC VEHICLE (EV) READINESS REQUIREMENT

COMPLIANCE METHOD:	REQUIREMENT:	FIELD VERIFIER:
<input type="checkbox"/> FOR PROJECTS MODIFYING⁵ >10 ON-SITE PARKING SPACES	Build 10% of parking spaces to be EV Ready ⁶ Build 10% of parking spaces to be EV Capable ⁷	Verifier from Step 1
<input type="checkbox"/> FOR PROJECTS MODIFYING⁵ 2-10 ON-SITE PARKING SPACES	Build 2 parking spaces to be EV Ready ⁶	

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 and the resulting lot is reconfigured.

⁶ EV Ready means the space is prewired (everything except for the charger is installed).

⁷ EV Capable means that there is electrical capacity for additional chargers and inaccessible conduit is installed.