Multifamily GreenPoint Rated Checklist

The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green**. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements for a GreenPoint Rated home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (6), Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites B1a (50% construction waste diversion), A8a. (exceed Title 24 requirements by 15%), C10a. (3-year subcontractor guarantee and 20-year manufacturer warranty for shingle roofing), and F1 (Incorporate Green Point Rated checklist in blueprints).

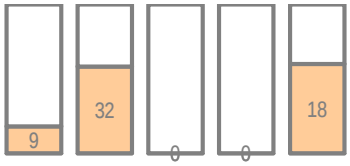
The green building practices listed below are described in the GreenPoint Rated Multifamily Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**

Current Point Total	59

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Multifamily version 1.7

Enter Total Conditioned Floor Area of the Project:	**500,000**
Enter Total Non-Residential Floor Area of Project:	
Percent of Project Dedicated to Residential Use	**100%**



R-20 District Program Baseline Rating W/O Project Design

		Points	Comm	Energ	IAQ/H	Resou	Water
	A. PLANNING & DESIGN		Possible Points				
	1. Infill Sites						
Yes	a. Project is Located Within an Urban Growth Boundary & Avoids Environmentally Sensitive Sites	1	1				
No	b. Project Includes the Redevelopment of At Least One Existing Building	0				1	
15	c. Housing Density of 15 Units Per Acre or More (1 pt for every 5 u/a greater than 15 u/a) *Enter Project Density Number (In Units Per Acre)*	1	10				
Yes	d. Locate Within Existing Community that has Sewer Line & Utilities in Place	1	1				
No	e. Project Redevelops a Brownfield Site or is Designated a Redevelopment Area by a City	0	1				
	f. Site has Pedestrian Access Within ½ Mile to Neighborhood Services (1 Pt for 5 Or More, 2 Pts for 10						
	1) Bank 2) Place of Worship 3) Full Scale Grocery/Supermar						
	4) Day Care 5) Cleaners 6) Fire Station						
	7) Hair Care 8) Hardware 9) Laundry						
	10) Library 11) Medical/Dental 12) Senior Care Facility						
	13) Public Park 14) Pharmacy 15) Post Office						
	16) Restaurant 17) School 18) After School Programs						
	19) Commercial Office 20) Community Center 21) Theater/Entertainment						
	22) Convenience Store Where Meat & Produce are Sold.						
Yes	5 or more services within 1/2	1	1				
Yes	10 or more services within 1/2	1	1				
Yes	g. Development is Located within 1/2 Mile of a Major Transit Stop.	2	2				
	h. Reduced Parking Capacity:						
Yes	Less than 1.5 Parking Spaces Per Unit	1	1				
No	Less than 1.0 Parking Spaces Per Unit	0	1				
	2. Mixed-Use Developments						
No	a. At least 2% of Development Floorspace Supports Mixed Use (Non-Residential Tenants)	0	1				
No	b. Half of Above Non-Residential Floorspace is Dedicated to Residents of the Development	0	1				
	3. Building Placement & Orientation						
Yes	a. Protect Soil & Existing Plants & Trees	1	1				
	4. Design for Walking & Bicycling						
No	a. Sidewalks Are Physically Separated from Roadways & Are 5 Feet Wide	0	1				
No	b. Traffic Calming Strategies Are Installed by the Developer	0	1				
No	c. Provide Covered & Secure Bicycle Storage for 15% of Residents	0	1				
No	d. Provide Secure Bicycle Storage for 5% of Non-Residential Tenant Employees & Visitors	0	1				
	5. Social Gathering Places						
No	a. Outdoor Gathering Places for Residents (Average of 50 sf Per Unit Or More)	0	1				
No	b. Outdoor Gathering Places Provide Natural Elements *(For compact sites only)*	0	1				
	6. Design for Safety and Natural Surveillance						

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		Points	Comm	Energ	IAQ/H	Resou	Water
No	a. All Main Entrances to the Building and Site are Prominent and Visible from the Street	0	1				
No	b. Residence Entries Have Views to Callers (Windows or Double Peep Holes) & Can Be Seen By Neighb	0	1				
	7. Landscaping						
No	***Is the landscape area <10% of the total site area? (Yes/No)*** ; *Projects with <10% landscape area can only get up to 3 points in this section.*						
No	a. No Plant Species will Require Shearing	0				1	
No	b. No Plantings are Listed on the Invasive Plant Inventory by the California Invasive Plant Council	0				1	
Yes	c. Specify Drought-tolerant California Natives, Mediterranean or Other Appropriate Species	1					1
	d. Create Drought Resistant Soils:						
No	i. Mulch All Planting Beds to a Depth of 2 Inches or Greater as Per Local Ordinance	0					1
No	ii. Amend with 2 Inches of Compost or as per Soil Analysis to Reach 3.5% Soil Organic Matter	0					1
	e. Design & Install High-Efficiency Irrigation System						
Yes	i. Specify Smart (Weather-Based) Irrigation Controllers	1					1
Yes	ii. Specify Drip, Bubblers or Low-Flow Sprinklers	1					1
Yes	f. Group Plants by Water Needs (Hydrozones) in Planting Plans & Identify Hydrozones on Irrigation Plans	1					1
	g. Minimize Turf in Landscape Installed by Builder						
Yes	i. Do Not Specify Turf on Slopes Exceeding 10% or in Areas Less Than 8 Feet Wide	1					1
Yes	ii. Less Than 33% of All Landscaped Area is Specified as Turf AND All Turf has Water Requirement	1					1
	8. Building Performance Exceeds Title 24 -						
	Enter the Percent Above title 24 for Residential and Non-Residential Portions of the Project.						
15%	a. Residences: 2 points for Every 1% Above 2005 Title 24 (15% Required)	30		30			
	b. Non- Residential Space: 2 Points for Every 1% Above 2005 Title 24 - Not Required	0		0			
	9. Cool Site						
No	a. At least 30% of the Site Includes Cool Site Techniques	0	1				
	10. Adaptable Buildings						
	a. Include Universal Design Principles in Units						
No	50% of Units	0	1				
No	80% of Units	0	1				
No	b. Live/Work Units Include A Dedicated Commercial Entrance	0	1				
	11. Affordability						
	a. A Percentage of Units are Dedicated to Households Making 80% or Less of AMI						
No	10% of All Units	0	1				
No	20%	0	1				
No	30%	0	1				
No	50% or More	0	1				
No	b. Development Includes Multiple Bedroom Units (At least 1 Unit with 3BR or More at or Less Than 80%	0	2				
	Total Available Points In Planning & Design: 56+	**45**					
B. SITE			Possible Points				
	1. Construction & Demolition Waste Management						
	Divert a Portion of all Construction & Demolition Waste:						
Yes	*Required* : Divert 50%	0				Y	
No	Divert 65%	0				2	
No	Divert 80% or more	0				2	
	2. Construction Material Efficiencies						
No	a. Lumber is Delivered Pre-Cut from Supplier (80% or More of Total Board Feet)	0				1	
	b. Components of the Project Are Pre-Assembled Off-Site & Delivered to the Project						
No	25% of Total Square Footage	0				2	
No	50% of Total Square Footage	0				2	
No	75% of Total Square Footage or More	0				2	
	3. Construction Indoor Air Quality (IAQ) Management Plan						
No	a. An IAQ Management Plan is Written & Followed for the Project	0			2		
	Total Available Points In Site: 13	**0**					
C. STRUCTURE			Possible Points				
	1. Recycled Aggregate						
No	a. Minimum 25% Recycled Aggregate (Crushed Concrete) for Fill, Backfill & Other Uses	0				1	
	2. Recycled Flyash in Concrete						
	a. Flyash or Slag is Used to Displace a Portion of Portland Cement in Concrete						
No	20%	0				1	
No	30% or More	0				1	

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		Points	Comm	Energ	IAQ/H	Resou	Water
	3. FSC-Certified Wood for Framing Lumber						
	a. FSC-Certified Wood for a Percentage of All Dimensional Studs:						
No	40%	0				2	
No	70%	0				2	
	b. FSC-Certified Panel Products for a Percentage of All Sheathing (OSB & Plywood):						
No	40%	0				1	
No	70%	0				1	
	4. Engineered Lumber or Steel Studs, Joists, Headers & Beams						
No	a. 90% or More of All Floor & Ceiling Joists	0				1	
No	b. 90% or More of All Studs	0				2	
No	c. 90% or More of All Headers & Beams	0				2	
	5. Optimal Value Engineering Framing						
No	a. Studs at 24" Centers on Top Floor Exterior Walls &/or All Interior Walls	0				1	
No	b. Door & Window Headers Sized for Load	0				1	
No	c. Use Only Jack & Cripple Studs Required for Load	0				1	
	6. Steel Framing						
No	a. Mitigate Thermal Bridging by Installing Exterior Insulation (At Least 1-Inch of Rigid Foam)	0		2			
	7. Structural Insulated Panels (SIPs) Or Other Solid Wall Systems						
	a. SIPs Or Other Solid Wall Systems are Used for 80% of All:						
No	Floors	0		2		2	
No	Walls	0		2		2	
No	Roofs	0		2		2	
	8. Raised Heel Roof Trusses						
No	a. 75% of All Roof Trusses Have Raised Heels	0		1			
	9. Insulation						
No	a. All Ceiling, Wall & Floor Insulation is 01350 Certified OR Contains No Added Formaldehyde	0			1		
No	b. All Ceiling, Wall & Floor Insulation Has a Recycled Content of 75% or More	0				1	
	10. Durable Roofing Options						
Yes	a. *Required:* All Shingle Roofing Has 3-Yr Subcontractor Guarantee & 20-Yr Manufacturer Warranty	0				Y	
No	b. All Sloped Roofing Materials Carry a 40-Year Manufacturer Warranty	0				1	
	11. Moisture Shedding & Mold Avoidance						
No	a. Building(s) Include a Definitive Drainage Plane Under Siding	0				4	
No	b. ENERGY STAR Bathroom Fans in All Bathrooms, Exhausted to the Outdoors with Controls	0				1	
No	c. A Minimum of 80% of Kitchen Range Hoods Are Vented to the Exterior	0			1		
	12. Green Roofs						
	a. A Portion of the Low-Slope Roof Area is Covered By A Vegetated or "Green" Roof						
No	25%	0	1				1
No	50% or More	0	1				1
	Total Available Points In Structure: 49	**0**					
D. SYSTEMS			Possible Points				
	1. Passive Solar Heating						
No	a. Orientation: At Least 40% of the Units Face Directly South	0		2			
No	b. Shading On All South-Facing Windows Allow Sunlight to Penetrate in Winter, Not in Summer	0		1			
No	c. Thermal Mass: At Least 50% of Floor Area Directly Behind South-Facing Windows is Massive	0		2			
	2. Radiant Hydronic Space Heating						
No	a. Install Radiant Hydronic Space Heating for IAQ purposes (No Forced Air) in All Residences	0			2		
	3. Solar Water Heating						
No	a. Pre-Plumb for Solar Hot Water	0		1			
No	b. Install Solar Hot Water System for Preheating DHW	0		4			
	4. Air Conditioning with Advanced Refrigerants						
No	a. Install Air Conditioning with Non-HCFC Refrigerants	0	1				
	5. Advanced Ventilation Practices						
	Perform the Following Practices in Residences:						
No	a. Infiltration Testing by a C-HERS Rater for Envelope Sealing & Reduced Infiltration	0		2			
No	b. Operable Windows or Skylights Are Placed To Induce Cross Ventilation (At Least One Room In 80% of Units)	0		1	1		
No	c. Ceiling Fans in Every Bedroom & Living Room OR Whole House Fan is Used	0		1			
	6. Garage Ventilation						
No	a. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (Passive Ventilation Does Not Count)	0			1		

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		Points	Comm	Energ	IAQ/H	Resou	Water
	7. Low-Mercury Lamps						
No	a. Low-Mercury Products Are Installed Wherever Linear Fluorescent Lamps Are Used	0				1	
No	b. Low-Mercury Products Are Installed Wherever Compact Fluorescent Lamps Are Used	0				2	
	8. Light Pollution Reduction						
No	a. Exterior Luminaires Emit No Light Above Horizontal OR Are Dark Sky Certified	0	1				
No	b. Control light Trespass Onto Neighboring Areas Through Appropriate Fixture Selection	0	1				
	9. Onsite Electricity Generation						
No	a. Pre-Wire for Photovoltaics & Plan for Space (Clear Areas on Roof & in Mechanical Room)	0				1	
	b. Install Photovoltaics to Offset a Percent of the Project's Total Estimated Electricity Demand						
No	10%	0	2	2			
No	20%	0	2	2			
No	30% or more	0	2	2			
No	c. Educational Display is Provided in a Viewable Public Area	0	1				
	10. Elevators						
No	a. Gearless Elevators Are Installed	0		1			
	11. ENERGY STAR® Appliances						
	a. Install ENERGY STAR Refrigerators in All Locations						
No	Install ENERGY STAR-Qualified and <25cuft	0		1			
No	Install ENERGY STAR-Qualified and <20cuft	0		1			
	b. Install ENERGY STAR Dishwashers in All Locations						
No	All Dishwashers Are ENERGY STAR-qualified	0		1			
No	Residential-grade Dishwashers Use No More than 6.5 Gallons Per Cycle	0		1			1
No	c. Install ENERGY STAR Clothes Washers In All Locations	0		1			2
No	d. Install Ventless Natural Gas Clothes Dryers in Residences	0			1		
	12. Central Laundry						
No	a. Central Laundry Facilities Are Provided for All Occupants	0				1	
	13. Water-Efficient Fixtures						
No	a. All Showerheads Use 2.0 Gallons Per Minute (gpm) or Less	0		1			1
	b. High-Efficiency Toilets Use 1.28 gpf or Less or Are Dual Flush						
Yes	In All Residences	4					2
Yes	In All Non-Residential Areas	0					2
	c. Install High Efficiency Urinals (0.5 gpf or less) or No-Water Urinals Wherever Urinals Are Specified:						
Yes	Average flush rate is 0.5 gallons per flush or less	1					1
No	Average flush rate is 0.1 gallons per flush or less	0					1
	d. Flow Limiters Or Flow Control Valves Are Installed on All Faucets						
Yes	Residences: Kitchen - 2.0 gpm or less	2		1			1
Yes	Non-Residential Areas: Kitchen - 2.0 gpm or less	0		0			0
Yes	Residences: Bathroom Faucets- 1.5 gpm or less	2		1			1
Yes	Non-Residential Areas: Bathroom Faucets - 1.5 gpm or less	0		0			0
Yes	e. Non-Residential Areas: Install Pre-Rinse Spray Valves in Commercial Kitchens - 1.6 gpm or less	1					1
	14. Source Water Efficiency						
No	a. Use Recycled Water for Landscape Irrigation or to Flush Toilets/Urinals	0					2
No	b. Use Captured Rainwater for Landscape Irrigation or to Flush 5% of Toilets &/or Urinals	0					4
Yes	c. Water is Submetered for Each Residential Unit & Non-Residential Tenant	4					4
	Total Available Points In Systems: 70	**14**					
	E. FINISHES AND FURNISHINGS		Possible Points				
	1. Construction Indoor Air Quality Management						
No	a. Perform a 2-Week Whole Building Flush-Out Prior to Occupancy	0			1		
	2. Entryways						
No	a. Provide Permanent Walk-Off Mats and Shoe Storage at All Home Entrances	0			1		
No	b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas	0			1		
	3. Recycling & Waste Collection						
No	a. Residences: Provide Built-In Recycling Center In Each Unit	0				2	

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R-20 District Program Baseline Rating W/O Project Design

		Points	Comm	Energ	IAQ/H	Resou	Water
	4. Use Low/No-VOC Paints & Coatings						
	a. Low-VOC Interior Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))						
No	In All Residences	0			1		
No	In All Non-Residential Areas:	0			0		
	b. Zero-VOC: InteriorPaints (<5 gpl VOCs (Flat))						
No	In All Residences	0			1		
No	In All Non-Residential Areas:	0			0		
	c. Wood Coatings Meet the Green Seal Standards for Low-VOCs						
No	In All Residences	0			2		
No	In All Non-Residential Areas:	0			0		
	d. Wood Stains Meet the Green Seal Standards for Low-VOCs						
No	In All Residences	0			2		
No	In All Non-Residential Areas:	0			0		
	5. Use Recycled-Content Exterior Paint						
No	a. Use Recycled Content Paint on 50% of All Exteriors	0				1	
	6. Low-VOC Construction Adhesives						
No	a. Use Low-VOC Construction Adhesives (<70 gpl VOCs) for All Adhesives	0			1		
	7. Environmentally Preferable Materials for Interior Finish						
	Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood B) Reclaimed Lumber C) Rapidly Renewable D) Recycled-Content or E) Finger-Jointed						
	a. Residences: At Least 50% of Each Material:						
No	i. Cabinets	0				1	
No	ii. Interior Trim	0				1	
No	iii. Shelving	0				1	
No	iv. Doors	0				1	
No	v. Countertops	0				1	
	b. Non-Residential Areas: At Least 50% of Each Material:						
No	i. Cabinets	0				0	
No	ii. Interior Trim	0				0	
No	iii. Shelving	0				0	
No	iv. Doors	0				0	
No	v. Countertops	0				0	
	8. Reduce Formaldehyde in Interior Finish Materials						
	Reduce Formaldehyde in Interior Finish Materials (Section 01350) for At Least 90% of Each Material Below:						
	a. Residences:						
No	i. Cabinets	0			1		
No	ii. Interior Trim	0			1		
No	iii. Shelving	0			1		
No	iv. Subfloor	0			1		
	b. Non-Residential Areas:						
No	i. Cabinets	0			0		
No	ii. Interior Trim	0			0		
No	iii. Shelving	0			0		
No	iv. Subfloor	0			0		
	9. Environmentally Preferable Flooring						
	Use Environmentally Preferable Flooring: A) FSC-Certified or Reclaimed Wood B) Rapidly Renewable Flooring Materials C) Recycled-Content Ceramic Tiles D) Exposed Concrete as Finished Floor or E) Recycled-Content Carpet. Note: Flooring Adhesives Must Have <70 gpl VOCs.						
	a. Residences:						
No	i. Minimum 15% of Floor Area	0				1	
No	ii. Minimum 30% of Floor Area	0				1	
No	iii. Minimum 50% of Floor Area	0				1	
No	iv. Minimum 75% of Floor Area	0				1	
	b. Non-Residential Areas:						
No	i. Minimum 15% of Floor Area	0				0	
No	ii. Minimum 30% of Floor Area	0				0	
No	iii. Minimum 50% of Floor Area	0				0	
No	iv. Minimum 75% of Floor Area	0				0	
	10. Low-Emitting Flooring						
No	a. Residences: Flooring Meets Section 01350 or CRI Green Label Plus Requirements-50% Min.	0			1		

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		Points	Comm	Energ	IAQ/H	Resou	Water
No	b. Non-Residential Areas: Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% M	0			0		
	11. Durable Cabinets						
	Install Durable Cabinets in All:						
No	a. Residences	0				1	
No	b. Non-Residential Areas	0				0	
	12. Furniture & Outdoor Play Structures						
No	a. Play Structures & Surfaces Have an Overall Average Recycled Content Greater Than 20%	0				1	
No	b. Environmentally Preferable Exterior Site Furnishings	0				1	
No	c. At Least 25% of All newly Supplied Interior Furniture has Environmentally Preferable Attributes	0			1		
	13. Vandalism Deterrence						
No	a. Project Includes Vandalism Resistant Finishes and Strategies	0	1				
	Total Available Points In Finishes and Furnishings: 32	**0**					
F. OTHER			Possible Points				
	1. Incorporate GreenPoint Checklist in Blueprints						
Yes	a. *Required:* Incorporate GreenPoint Checklist in Blueprints	0	Y				
	2. Operations & Maintenance Manuals						
No	a. Provide O&M Manual to Building Maintenance Staff	0		1			
No	b. Provide O&M Manual to Occupants	0		1			1
	3. Transit Options						
No	a. Residents Are Offered Free or Discounted Transit Passes	0	2				
	4. Educational Signage						
No	a. Educational Signage Highlighting & Explaining the Project's Green Features is Included	0	1				
	5. Vandalism Management Plan						
No	a. Project Includes a Vandalism Management Plan for Dealing with Disturbances Post-Occupancy	0	1				
	6. Innovation: List innovative measures that meet the green building objectives. Enter up to a 4 Points in each category. Points will be evaluated by Build It Green and the GreenPoint Rater.						
Yes	High density replaces 3 DUA low density housing thereby reducing raw water consumption	0					
Yes	High density housing placed directly adjoining downtown, thereby reducing vehicle miles traveled	0					
Yes	Concentrated housing supports revitalization of downtown and reversal of retail sales "leakage"	0					
Yes	Housing for local workforce accommodated, leading to reduced commute miles	0					
Yes	Clustered housing avoids impacts to sensitive slopes, riparian areas, heritage trees and other habitats	0					
Yes	Senior housing at up to 30 DUA avoids displacement of Moraga residents to surrounding cities	0					
Yes	100% of Moraga's 2007-2014 lower income RHNA accommodated; meets state-wide goals	0					
Yes	Pedestrian trail improvements reduce use of autos and improve accessibility to services	0					
	Total Available Points In Innovation: 7+	**0**					

Summary

Points Achieved from Specific Categories	9	32	0	0	18
Current Point Total	**59**				

Project has not yet met the recommended minimum requirements

- Minimum points in specific categories: Community (6), Energy (30), IAQ/Health (5), Resources (6), Water (3)

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