



COMMUNITY DEVELOPMENT AGENCY
BUILDING AND SAFETY DIVISION

Green Building Requirements Fact Sheet

The County of Marin requires residential and commercial construction projects to integrate sustainable design features and construction techniques (green building). In 2009, these standards were developed by the Community Development Agency in collaboration with a task force of experts in the fields of construction, architecture, energy consultation, building performance, building inspection, planning, and real estate. On February 9, 2010, the Marin County Board of Supervisors adopted an ordinance updating Marin County's green building requirements based on the recommendations of this collaborative effort. These requirements are required in addition to California Code of Regulations Title 24, Part 6 and Part 11 relating to energy and green building (CALGreen). Effective January 1, 2014, the County's requirements have been amended in light of updates to the State's mandatory energy and green building standards.

Requirements

The "Green Building Standards for Compliance for Residential and Commercial Construction and Remodels" (Green Building Standards), effective June 18, 2010, is applicable to:

- New residential construction projects over 500 square feet;
- All residential additions and remodels;
- All new multi-family construction;
- New commercial projects and additions over 2,000 square feet; and,
- All commercial remodels.

Compliance with the Green Building Standards for new residential projects requires third-party verification by a Build it Green GreenPoint Rater. A GreenPoint Rater directory and more information on the program are available at www.builditgreen.org or by calling 510-845-0472. Services including project verification by a GreenPoint Rater can range in cost from \$1,000 to \$2,000. GreenPoint Raters work as independent contractors, setting their own rates and service packages. Contractual terms and fee structure are negotiated between you and your rater. New residential construction projects are also subject to a one-time Build it Green application fee of \$450. Residential additions and remodels do not require the involvement of a GreenPoint Rater.

Information on LEED Accredited Professionals (AP) for compliance with the Green Building Standards for commercial projects is available from the Green Building Certification Institute (GBCI) at www.gbci.org or by calling 1-800-795-1746. GBCI combined design and construction review fees are based on square footage and are \$0.045 per square foot.

For more information about how to meet the Green Building Standards, please refer to the attached materials. Additional assistance can be provided by contacting Omar Peña, Planner, at 415-473-2797, or via email at opena@marincounty.org. Required checklists, information on financial incentives and additional resources are available at: www.marinegreenbuilding.org.

Updated 2/1/2014

MARIN COUNTY GREEN BUILDING REQUIREMENTS

TABLE A: GREEN BUILDING STANDARDS FOR COMPLIANCE FOR RESIDENTIAL CONSTRUCTION AND REMODELS

Covered Project	Green Building Rating System	Minimum Compliance Threshold	Verification
Single-Family or Two-Family Residential: New construction			
500-2,499 sq. ft.	GPR New Home	65 points	Green Point Rated ¹
2,500-3,999 sq. ft.	GPR New Home	85 points	Green Point Rated ¹
4,000-5,499 sq. ft.	GPR New Home	110 points	Green Point Rated ¹
5,500-6,999 sq. ft.	GPR New Home	130 points	Green Point Rated ¹
7,000+ sq. ft.	GPR New Home	180 points	Green Point Rated ¹
Single-Family or Two-Family Residential: Remodels (including additions to existing buildings)			
Less than \$50,000 valuation ³	n/a	Insulate exposed hot water pipes; Install radiant barrier when reroofing and removing sheathing	County building inspector
\$50,000-\$99,999 valuation or less than 500 sq. ft. ³	GPR Existing Home	Checklist submittal	County plan check ²
\$100,000-\$149,999 valuation or 500-749 sq. ft. ³	GPR Existing Home – Elements	20 points	County plan check ²
\$150,000-\$299,999 valuation or 750-999 sq. ft. ³	GPR Existing Home – Elements	30 points	County plan check ²
\$300,000+ valuation or 1,000+ sq. ft. ³	GPR Existing Home – Whole House	45 points	County plan check ²
Multi-Family Residential: New Construction			
Less than 1,000 sq. ft. average unit size	GPR Multi-Family	50 points	GreenPoint Rated ¹
1,000+ sq. ft. average unit size	GPR Multi-Family	65 points	GreenPoint Rated ¹

¹ Project verification by GreenPoint Rater and certification by Build It Green.

² Project verification by project applicant. Use of a GreenPoint Rater highly recommended.

³ Project valuation will be the primary determinate in establishing the Minimum Compliance Threshold for the project, with use of project size range when valuation is uncertain or in the opinion of the building official does not accurately reflect the project scope.

GPR: GreenPoint Rated

MARIN COUNTY GREEN BUILDING REQUIREMENTS
TABLE B: GREEN BUILDING STANDARDS FOR COMPLIANCE FOR COMMERCIAL CONSTRUCTION AND REMODELS

Covered Project	Green Building Rating System	Minimum Compliance Threshold	Verification
New construction (including additions to existing buildings)			
2,000-4,999 sq. ft.	LEED® New Construction or Core & Shell	Checklist submittal + compliance with Prerequisites	LEED® AP
5,000-49,999 sq. ft.	LEED® New Construction or Core & Shell	LEED® Silver	LEED® AP
50,000+ sq. ft.	LEED® New Construction or Core & Shell	LEED® Gold	GBCI Certified
Remodels			
Less than \$500,000 valuation or 500-4,999 sq. ft. ³	LEED® Commercial Interiors or Operations & Maintenance	<p>Voluntary compliance with the following Prerequisites: WE P1 (Water Efficiency–Baseline Requirements only)⁴ EA P3 (Fundamental Refrigerant Management) for remodels of ≥50% of the building interior area</p> <p>Voluntary compliance with the following Credits: EA C1.3 (Optimize Energy Performance – HVAC) for remodels of ≥50% of the building interior area</p>	None
\$500,000 - \$5 million valuation or 5,000-24,999 sq. ft. ³	LEED® Commercial Interiors or Operations & Maintenance	Same as above, but Required.	County building inspector
Greater than \$5 million valuation or 25,000+ sq. ft. ³	LEED® Commercial Interiors or Operations & Maintenance	LEED® Silver	LEED® AP

³ Project valuation will be the primary determinate in establishing the Minimum Compliance Threshold for the project, with use of project size range when valuation is uncertain or in the opinion of the building official does not accurately reflect the project scope.

⁴ Applicable only to fixtures within area of renovation or restrooms associated with area of renovation.

LEED: Leadership in Energy and Environmental Design Green Building Rating System **LEED AP:** LEED Accredited Professional **GBCI:** Green Building Certification Institute

SOLAR WATER HEATER PRE-PLUMBING REQUIREMENTS.

New commercial buildings over 5,000 square feet in floor area which include hot water heating systems and all new residential dwelling units shall include plumbing specifically designed to allow the later installation of a system which utilizes solar energy as a means of heating domestic potable water. Construction specifications to accomplish this requirement shall be adopted by the Chief Building Official. No building permit shall be issued unless the requirements of this section are incorporated into the approved building plans. The provisions of this section can be modified or waived when it can be satisfactorily demonstrated to the Chief Building Official that the requirements are impractical due to shading, building orientation, construction constraints or configuration of the parcel.

PHOTOVOLTAIC PRE-WIRING REQUIREMENTS

New commercial buildings over 5,000 square feet in floor area and all new residential dwelling units shall include electrical conduit specifically designed to allow the later installation of a photovoltaic (PV) system which utilizes solar energy as a means to provide electricity. Construction specifications to accomplish this requirement shall be adopted by the Chief Building Official. No building permit shall be issued unless the requirements of this section are incorporated into the approved building plans. The provisions of this section can be modified or waived when it can be satisfactorily demonstrated to the Chief Building Official that the requirements are impractical due to shading, building orientation, construction constraints or configuration of the parcel.

RADIANT BARRIER REQUIREMENTS

When reroofing causes the roof sheathing to be removed, a radiant barrier (reflective insulation) shall be installed in conjunction with the reroofing project.

HOT WATER PIPING INSULATION REQUIREMENTS

When hot water pipes are exposed by removal of wall surfaces insulation shall be installed having a minimum thickness of 1 inch for pipe diameter of 2 inches or less, and having a minimum thickness of 1.5 inches for pipe diameter exceeding 2 inches.

EXCEPTIONS

The following shall not be included as Covered Projects:

1. Buildings which are temporary or manufactured homes,
2. Building area which is not or is not intended to be conditioned space, and
3. Any requirement which would impair the historic integrity of any building listed on a local, state or federal register of historic structures.

The following shall not be included in project valuation:

1. Improvements primarily intended for seismic upgrades or required disabled access,
2. Building replacement due to catastrophic loss due to fire, flood, or earthquake damage, and
3. Installation of renewable energy systems.