



CITY OF
HAYWARD
HEART OF THE BAY

CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING

Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007

March 5, 2008
4:30 p.m. – 6:00 p.m.

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Public Comments: *(Note: For matters not otherwise listed on the agenda. The Committee welcomes public comments under this section, but is prohibited by State Law from discussing items not listed on the agenda. Items brought up under this section will be taken under consideration and referred to staff for follow-up as appropriate. Speakers will be limited to 5 minutes each; organizations represented by more than one speaker are limited to 5 minutes per organization. All public comments are limited to this time period on the Agenda.)*
- IV. Approval of Minutes of February 6, 2008
- V. Draft Green Building Ordinance – 2nd Discussion
Presentation by Margret Elliot, Building Official
- VI. Discuss date, time, and content of Green Building Ordinance Workshop for the Development Community
- VII. Earth Day Event: April 19, 2008, 11:00 a.m. -3:00 p.m. - City Hall Plaza
- VIII. Potential Dates for a Tour of the Green Offices of Stopwaste.org - March 10, 17, or 31, 2008
- IX. Next Meeting: Wednesday, April 2, 2008 - Water Conservation and Update on City Current Practices
- X. Adjournment



Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Please request the accommodation at least 48 hours in advance of the meeting by contacting Katy Ramirez at 510/583-4234 or by calling the TDD line for those with speech and hearing disabilities at 510/247-3340.

Department of Community and Economic Development

777 B Street, Hayward, CA 94541-5007
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CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING

Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007

February 6, 2008
4:30 p.m. – 6:00 p.m.

MINUTES

I. Call to Order

II. Roll Call

Members:

- Michael Sweeney, Mayor
- Olden Henson, Councilmember
- Bill Quirk, Councilmember
- Julie McKillop, Planning Commissioner
- Al Mendall, Planning Commissioner

Staff:

- Fran David, Assistant City Manger
- Susan J. Daluddung, Director of Community & Economic Development
- Robert Bauman, Director of Public Works
- Vera Dahle-Lacaze, Solid Waste Manager
- Margret Elliot, Building Official
- David Rizk, Planning Manager
- Michelle Koo, Landscape Architect
- Erik Pearson, Senior Planner (Recorder)
- Steve Osborne, Plan Checker

Others:

- Doug Grandt, Volunteer

III. Public Comments:

Doug Grandt made a PowerPoint presentation generally addressing global warming and the reductions in greenhouse gases (GHG) that are needed to avoid surpassing the “tipping point”. He suggested signs be placed throughout neighborhoods to raise awareness and recommended a contest for school children to design the signs.

Bill Quirk asked about Berkeley’s GHG reduction goal.

Doug Grandt explained the 2% solution, which takes into account projected increases in GHG and forecasts stabilization of GHG levels in the atmosphere.

Bill Quirk noted that he wants to add climate change awareness to the next agenda.

(Doug's notes are attached at the end of this document)

**IV. Draft Green Building Ordinance
Presentation by Margret Elliot, Building Official**

Building Official Margret Elliot presented her report. She noted that the draft ordinance extends to 2010 due to upcoming state regulations. The ordinance requires the submittal of checklists. LEED is expensive – we can use the multi-family checklist for small commercial projects. Stopwaste.org is currently developing a commercial checklist. The draft ordinance does not include a solar component, but it would give double points for solar in the checklist. The draft ordinance requires: First year – 25 points; 2nd year – 50 points. Checklist would be required when plans are submitted. Staff would review in-house as much as possible. Large projects (such as those pursuing LEED certification) can be hired out for review.

Susan J. Daluddung explained that staff's intent of the report and draft ordinance is to begin the discussion and to have something ready for April City Council Work Session. She suggested the Committee go through the matrix and staff will revise the ordinance for presentation at the March meeting. Director Daluddung noted that there are other ordinances such as bay friendly landscaping, water conservation and green building for municipal projects – all of which will be located in other sections of the municipal code.

Margret Elliot presented matrix contained in the staff report.

It was noted that the City currently has a Resolution in place for multi-family projects.

Al Mendall noted that there seem to be gaps in the matrix. There are no regulations proposed for multi-family projects with 2 to 19 units or for small or mid-size Industrial projects.

Margret Elliot responded that for multi-family projects, there's a typo in the report. Mid-size Industrial would use the mid-size commercial standards.

Al Mendall said that we need to be more aggressive in the points required and that we should double the points for energy items and triple the points for renewable energy items. Also, we should require more points – especially for new construction.

Discussion ensued about numerical ranges for points, education, categories and other topics related to ordinance development.

Stopwaste developed a partnership where they invited developers to talk about the greenpoint checklist. We can use similar process with the major local players. We need more attention on roofing (cool roofs). Also, need to focus on commercial projects by awarding points for walkable and bikeable projects.

David Rizk – explained the difference between radiant barriers and cool roofs.

Fran David – we're not starting this. Local developers are well aware of green building. They don't need a lot of education. Green building may not add expense to construction and if it does, costs can be recouped via energy bills. There may be some education needed with the local, smaller builders. Bring in a balanced group of developers (big and small) and green building folks. Are there any policies or guidelines that we want in place for projects where the adopted standards may not directly apply?

Councilmember Quirk – Received an estimate from Solar City to put solar panels on his house. Because he is planning to move to a smaller house in a few years, he cannot get his money back. A mechanism is needed to transfer the loan to next owner (like Berkeley is doing). We need to make financing easier.

David Rizk – asked about the price cut that Solar City is offering for the City.

Councilmember Quirk – 10% reduction for group rate.

Mayor Sweeney – summarized the opinion of the Committee: we need to expect a lot from large projects and we need to be easier on small projects that are in the pipeline. We need to require bay friendly landscaping for new projects of a minimum size. We don't want to over-burden small remodelers. We should focus on insulation, energy efficiency, materials as these things that are difficult to do as retrofits. It doesn't make sense to put solar on a leaky house. He agreed with Fran David on the need for a balanced discussion with the building community.

The consensus is we need to require more.

Steve Osborne – responded to the Mayor by explaining the difference between LEED and Title 24 requirements.

Mayor Sweeney – we need to require more on the larger projects. The question is, “how much more?”

Councilmember Quirk – we should require insulation of water pipes, compact fluorescent light bulbs, and other similar “easy” items.

Mayor Sweeney – yes.

Al Mendall – the goal should be LEED Gold certification by 2010 or 2011 for bigger projects. We need to let everyone know our target.

Julie McKillop – making specific items mandatory reduces flexibility.

Mayor Sweeney – we just adjust the point level.

Julie McKillop – can we reward those who exceed the point level?

Susan Daluddung – suggested placing a plaque on such projects.

Councilmember Henson – be up front, don’t make it too complicated – LEED Gold is a good goal – we should go visit a Platinum building.

Fran David – touring a Platinum-rated project give a good appreciation for green building.

Councilmember Henson – Mayor Sweeney is right about keeping the regulations simple.

Susan Daluddung – mentioned shopping centers, specifically the Holiday Bowl site. A potential developer of that site believes in green building, but dislikes the cost and bureaucracy of the LEED system, but he is doing one in Monterey.

Margret Elliot – some green building items are already mandatory by state code – LEED certification fees are large. It is not appropriate for small projects.

Mayor Sweeney – we should phase in LEED Gold requirement and emphasize energy efficiency right away. We need to define what a large project is. With respect to the applicability of the new regulations, we need to draw the line between large tracts that are being stalled and small projects in the pipeline.

Margret Elliot – she already gave people a break on the new building code by allowing many applications to be submitted last December (the new code was effective January 1, 2008).

Fran David – asked about expiration of building permits.

Margret Elliot – explained the different deadlines.

Mayor Sweeney – summarized the Committee’s position again. He mentioned the need for a distinction between big and small projects. He wants staff to determine which elements to require? “think - bang for the buck” The Mayor then directed attention to mid-size projects.

The Committee agreed that we need to increase the requirements for mid-size projects.

V. Review and Adoption of revised Sustainability Committee Mission Statement, and Goals and Objectives

Mayor Sweeney – introduced the revised mission statement.

Everyone agreed it’s good. Mission adopted.

VI. Review and Approval of Annotated Monthly Schedule

March – green building.

April – meet with developers and builders.

Councilmember Henson – let’s meet in a Platinum building.

Mayor Sweeney – fine, but don’t let it slow down our schedule.

VII. Next Meeting: Wednesday, March 5, 2008 – Green Building Ordinance.

VIII. Adjournment -- Meeting adjourned at 6:18 pm.

Hayward City Council Sustainability Committee
Comments by Douglas Grandt
February 6, 2008

As you may recall from the January 17th meeting, I am Doug Grandt on Oakes Drive.

As a reminder, I have several versions of Al Gore's slide show which I have presented to 29 audiences during the past year. What you see here is the first slide. The quote from Raymond Williams sets the tone for making hope possible for my audiences. My presentations don't pull any punches, and I make it clear that we are near a number of tipping points – indeed the polar ice cap may be at a tipping point already.

Slide 2: We here in California have a history of being the leaders in environmental matters – the California EPA just celebrated its 40th anniversary. In fact, sixty years ago Governor Warren signed AB-1 the “anti-smog bill” establishing the Air Quality Districts. We in Hayward have the privilege, the responsibility, and the imperative to be innovative and aggressive in steps to implement local Climate Action Initiatives. I support your efforts, and thank you for adding item 10) to the Goals and Objectives: to “build awareness, and engage and educate the community.”

Slide 3: I think we all agree what is at stake, and the urgency. I would like to make a suggestion that I believe will help us fulfill item 10) as quickly as possible.

Slide 4: Hayward has already taken two important steps with its LEED and Green Building initiatives. Berkeley, Sonoma County and San Francisco are role models and I hope Hayward will emulate their support for residents' installing solar electric systems all around town.

My suggestion today is to accelerate community awareness and support of your Goals and Objectives in order to achieve rapid, successful implementation of the programs you envision.

Slide 5: In addition to a continuum of publicity and group discussions, I would like to see constant reminders all over town ...

Slide 6: I would like to see Global Warming Awareness signs using Community Based Social Marketing concepts to not only raise the level of consciousness, but to draw otherwise passive residents into the mode of joining their neighbors who are already doing something.

Slide 7: Similar to the Neighborhood Watch signs and Nuclear Free Zone signs.

Slide 8: And Stop signs ... placed strategically. Ubiquitous, constant reminders.

Slide 9: Involve all students in a competition to design the sign – not only do the kids get involved, but parents will also get the message that Hayward is doing something.

Slide 10: Imagine the possibilities ...



DATE: March 5, 2008

TO: Mayor and City Council Sustainability Committee

FROM: Director of Community and Economic Development Department

SUBJECT: Summary of Proposed Green Building Ordinance

RECOMMENDATION

That the Sustainability Committee comment on this report and Green Ordinance, which focuses on the use of the Green Points Checklists and LEED certification as well as prescriptive measures to stop energy loss in existing buildings.

BACKGROUND

California has a long history dating back to the 1970s of amending building codes in order to combat energy and environmental problems. The energy crisis of the 70s motivated the state to put forth legislation in 1978 to mandate a reduction of its energy consumption through The Energy Efficiency Standards for Residential and Nonresidential Buildings.

Overall, California's regulations have consistently been more stringent than regulations at the national level. For example, California's 2005 Residential Energy Efficiency Standards are approximately 30% more stringent than similar standards at the national level. By increasing our green building standard requirements to apply to all sizes of both residential and commercial projects, the community of Hayward will demonstrate an environmental leadership role in the region.

Some estimates show that buildings account for as much as 40% of greenhouse gas emissions world wide. Across the state, many municipalities see the adoption of Green Building Practices as a means of lowering greenhouse gas emissions. In the City of Hayward, stationary energy use, which is comprised of residential and commercial/industrial sectors, represents 60.5% of total greenhouse gas emissions. Furthermore, buildings account for 22.2% of overall municipal operations emissions. As part of the City of Hayward's endeavor to lower greenhouse gas emissions, efforts are underway to adopt Green Building standards, which will help mitigate a portion of Hayward's overall emissions as well as implementing best construction practices for sustainable buildings.

DISCUSSION

A number of cities throughout California have adopted a variety of green building ordinances. A draft ordinance using San Francisco's Green Building Code Requirements as a guide was presented to the sustainability Committee at the last meeting. Based on the ensuing discussion staff has completely revised the ordinance which was presented at last month's meeting to more completely address the types of projects we can expect to see constructed in the City of Hayward. We have grouped the project types a little differently and have changed some of the definitions eliminating several that are no longer useful. Many options for sustainable building exist but not all options are applicable to each project. For larger projects LEED certification by the United States Green Building Council will be used. **We recently became aware of a new program being developed by LEED (LEED-ND – neighborhood development) for major tracts and that program will be incorporated once it is available for general use (about 2010).** For smaller projects GreenPoint checklists will be used. The use of checklists offers developers the flexibility to choose options that are most appropriate to the site and to the project. The required number of points that must be earned has been increased. Points taken for solar energy may still be doubled

In addition, some simple proscriptive measures have been introduced for the existing portions of residential occupancies where applications for additions or remodeling projects have been submitted. If a room addition or an area that is being remodeled conforms to the ordinance requirements but nothing is done to stop the leakage from older, existing construction we have not achieved all of the as much as we could if the existing areas of the structure are not addressed. Where possible the existing portions of the structure will have to install attic insulation and set back thermostats will be installed for existing forced air furnaces. Energy saving light fixtures or wall switches will be required for existing portions of the dwelling. The additional cost to the property owner is minimal some of the energy loss in existing dwellings will be mitigated. The threshold for imposing this requirement will be lowered over time so more projects can be.

As part of the process of compiling a set of standards, we have also taken into consideration the fact that the state is currently devising a new set of Green Building standards which are scheduled to take effect in 2012. Therefore the proposed requirements only extend through 2013 as an interim until the state's Green Building Code Requirements take effect and staff has had time to review them. Should the State requirements not be adopted the existing ordinance will have to be extended or a new ordinance, based on newer information and requirements will have to be adopted.

The following table summarizes the requirements for each type of project. The number of project types and the definitions of project types have been changed from the last version of this matrix presented to the Committee. The table is now divided between projects that must earn LEED certification and projects that must use the Green Points checklists. A Section has also been added for proscriptive measures to stop energy leaks in existing dwellings. The applicant may count points received as a result of compliance with other City of Hayward ordinances. One example of such an ordinance is the Solid Waste Ordinance which deals with the recycling of construction debris.

PROJECT TYPES	7/1/2008-12/31/2009	1/1/2010-12/31/2011	1/1/2012-12/31/2013
LEED PROJECTS			
<p>NEW BUILDINGS/ADDITIONS and INTERIOR ALTERATIONS > 25,000 sq. ft. Includes: businesses, private schools, churches, shell buildings, retail, warehouses, high rise buildings, mixed use and industrial projects.</p> <p>LEED-CS (core and shell) option may be used for shell buildings, warehouses, shopping centers, industrial and retail buildings. This is designed for projects where the owner is not the primary tenant or the interior use is not compatible with the LEED-NC rating system.</p> <p>LEED-NC (new construction) option shall be used for complete buildings in which the owner will occupy more than 50% of the building and for mixed use projects with residential as the primary component.</p> <p>LEED-CI (commercial interiors) option may be used for renovations within existing buildings. The option to use this lower level of certification shall be based on review by the City of Hayward building official.</p>	<p>Must Achieve* LEED-NC or LEED-CS for new buildings. LEED-CI certification required for interior alterations.</p> <p>*Applicants who exceed the required rating level during any year shall receive a recognition award from the City of Hayward.</p>	<p>Must Achieve LEED-NC or LEED-CS “Silver”* for new buildings. LEED-CI certification required for interior alterations.</p> <p>*Silver can be waived for LEED certified projects that include 10,000 watts of photovoltaic capacity.</p> <p>*Applicants who exceed the required rating level during any year shall receive a recognition award from the City of Hayward</p>	<p>Must Achieve LEED-NC or LEED-CS “Gold”* for new buildings. LEED-CI certification required for interior alterations.</p> <p>*Gold can be waived for projects with “Silver” certification that add at least 15,000 watts of photovoltaic capacity.</p> <p>*Applicants who exceed the required rating level during any year shall receive a recognition award from the City of Hayward</p>
<p>MAJOR TRACTS More than 20 units - New Neighborhoods Includes developments that have any combination of both detached single-family dwellings and multi family dwellings or exclusively single-family detached dwellings.</p>	<p>See requirements for new single family or multi-family dwellings.</p>	<p>Must Achieve a LEED-ND certification</p>	<p>Must Achieve a LEED-ND “Silver” certification.</p>

PROJECT TYPES	7/1/2008-12/31/2009	1/1/2010-12/31/2011	1/1/2012-12/31/2013
<p>LEED-ND (neighborhood development) integrates the principles of smart growth, urbanism and green building into a national standard for green neighborhood design. LEED expects the certification program for this type of project to be complete in 2009.</p>			
<p>GREEN POINTS PROJECTS</p> <p>Multi-family checklists shall be used until checklists specific to this type of project have been developed.</p>			
<p>NEW NON-RESIDENTIAL BUILDINGS AND ALTERATIONS > 5,000 sq. ft. <25,000 sq. ft.</p> <p>These projects may include: businesses, private schools, churches, shell buildings, retail, warehouses, high rise buildings, mixed use and industrial projects.</p>	<p>Must Achieve a minimum of 75 Green Points*</p> <p>*Credits for solar power installation may be counted twice</p>	<p>Must Achieve a minimum of 120 Green Points*</p> <p>*Credits for solar power installation may be counted twice</p>	<p>Must Achieve a minimum of 150 Green Points*</p> <p>*Credits for solar power installation may be counted twice</p>
<p>SMALL NON-RESIDENTIAL NEW CONSTRUCTION AND ADDITIONS <5,000 sq. ft.</p> <p>These projects may include: businesses, private schools, churches, shell buildings, retail, warehouses, high rise buildings, mixed use and industrial projects</p>	<p>Must Achieve a minimum of 50 Green Points*</p> <p>*Credits for solar power installation may be counted twice</p>	<p>Must Achieve a minimum of 75 Green Points.*</p> <p>*Credits for solar power installation may be counted twice</p>	<p>Must Achieve a minimum of 120 Green Points*</p> <p>*Credits for solar power installation may be counted twice</p>
<p>SMALL TENANT IMPROVEMENTS AND ALTERATIONS <5,000 sq. ft.</p> <p>These projects may include: businesses, private schools, churches, shell buildings, retail, warehouses, high rise buildings, mixed use and industrial projects</p>	<p>Must Achieve a minimum of 50 Green Points* from checklist.</p> <p>*Credits for solar power installation may be counted twice</p>	<p>Must Achieve a minimum of 60 Green Points* from checklist.</p> <p>*Credits for solar power installation may be counted twice</p>	<p>Must Achieve a minimum of 70 Green Points from checklist.*</p> <p>*Credits for solar power installation may be counted twice</p>

PROJECT TYPES	7/1/2008-12/31/2009	1/1/2010-12/31/2011	1/1/2012-12/31/2013
MULTI-FAMILY RESIDENTIAL 20 or more units and < 25,000 sq. ft.	Must Achieve a minimum of 75 Green Points from Multi-Family Checklist *Credits for solar power installation may be counted twice	Must Achieve a minimum of 120 Green Points from Multi-Family Checklist *Credits for solar power installation may be counted twice	Must Achieve a minimum of 160 Green Points from Multi-Family Checklist *Credits for solar power installation may be counted twice
MULTI-FAMILY RESIDENTIAL with Fewer than 20 units and < 25,000 sq. ft.	Must Achieve a minimum of 50 Green Points from Multi-Family Checklist *Credits for solar power installation may be counted twice	Must Achieve a minimum of 75 Green Points from Multi-Family Checklist *Credits for solar power installation may be counted twice	Must Achieve a minimum of 120 Green Points from Multi-Family Checklist *Credits for solar power installation may be counted twice
NEW SINGLE-FAMILY DWELLINGS of any size + ADDITIONS to EXISTING DWELLINGS >1,200 sq. ft. Includes: single family detached homes, duplexes, and townhouses	Must Achieve a minimum of 50 Green Points* *Credits for solar power installation may be counted twice	Must Achieve a minimum of 75 Green Points.* *Credits for solar power installation may be counted twice	Must Achieve a minimum of 100 Green Points.* *Credits for solar power installation may be counted twice
PROJECTS WITH CITY OF HAYWARD ADDITIONAL SPECIFIC REQUIREMENTS			
RESIDENTIAL ADDITONS Residential additions are projects that involve that addition of new square footage to the dwelling. These requirements are for the existing construction and are in addition to any requirements for the new addition or for the area of remodel.	Addition >1,200 sq. ft. Must insulate all accessible areas of existing dwelling (<i>attics + crawlspaces</i>). Permanently installed light fixtures in bathrooms, garages and laundry rooms shall be high efficacy Permanently installed light fixtures in all other rooms shall be high efficacy or meet the one of the	Addition > 600 sq. ft. Must insulate all accessible areas of existing dwelling (<i>attics + crawlspaces</i>). Permanently installed light fixtures in bathrooms, garages and laundry rooms shall be high efficacy. Permanently installed light fixtures in all other rooms shall be high efficacy or meet the one of the	Any Addition of any size Must insulate all accessible areas of existing dwelling (<i>attics + crawlspaces</i>). Permanently installed light fixtures in bathrooms, garages and laundry rooms shall be high efficacy. Permanently installed light fixtures in all other rooms shall be high efficacy or meet the one of the

PROJECT TYPES	7/1/2008-12/31/2009	1/1/2010-12/31/2011	1/1/2012-12/31/2013
	<p>following requirements:</p> <ol style="list-style-type: none"> 1. Controlled by a dimmer switch. 2. Controlled by a vacancy sensor that does not turn on automatically or have an "always on" option. 3. At existing forced air furnaces install an automatic setback thermostat that shuts the system off during periods of nonuse and allows the building occupants to automatically set back the thermostat set points for at least two periods within 24 hours. 	<p>following requirements:</p> <ol style="list-style-type: none"> 1. Controlled by a dimmer switch. 2. Controlled by a vacancy sensor that does not turn on automatically or have an "always on" option. 3. At existing forced air furnaces install an automatic setback thermostat that shuts the system off during periods of nonuse and allows the building occupants to automatically set back the thermostat set points for at least two periods within 24 hours. 	<p>following requirements:</p> <ol style="list-style-type: none"> 1. Controlled by a dimmer switch. 2. Controlled by a vacancy sensor that does not turn on automatically or have an "always on" option. 3. At existing forced air furnaces install an automatic setback thermostat that shuts the system off during periods of nonuse and allows the building occupants to automatically set back the thermostat set points for at least two periods within 24 hours.
<p>RESIDENTIAL INTERIOR REMODELS -- <i>no new square footage</i></p> <p>Residential Interior Remodels are projects that do not include new square footage but require a building permit.</p> <p>The requirement to update lighting for remodel projects is based on a current requirement in the Building Energy Efficiency Standards (commonly referred to as T-24) which applies to new construction or areas being altered. The City of Hayward requirement expands lighting energy conservation measures from new construction <u>to all areas</u> of an existing dwelling that is undergoing a renovation.</p>	<p>Valuation Over \$75,000</p> <p>Permanently installed light fixtures in bathrooms, garages and laundry rooms shall be high efficacy.</p> <p>Permanently installed light fixtures in all other rooms shall be high efficacy or meet the one of the following requirements:</p> <ol style="list-style-type: none"> 1. Controlled by a dimmer switch. 2. Controlled by a vacancy sensor that does not turn on automatically or have 	<p>Valuation Over \$35,000</p> <p>Permanently installed light fixtures in bathrooms, garages and laundry rooms shall be high efficacy.</p> <p>Permanently installed light fixtures in all other rooms shall be high efficacy or meet the one of the following requirements:</p> <ol style="list-style-type: none"> 1. Controlled by a dimmer switch. 2. Controlled by a vacancy sensor that does not turn on automatically or have 	<p>Any Remodel</p> <p>Permanently installed light fixtures in bathrooms, garages and laundry rooms shall be high efficacy.</p> <p>Permanently installed light fixtures in all other rooms shall be high efficacy or meet the one of the following requirements:</p> <ol style="list-style-type: none"> 1. Controlled by a dimmer switch. 2. Controlled by a vacancy sensor that does not turn on automatically or have

PROJECT TYPES	7/1/2008-12/31/2009	1/1/2010-12/31/2011	1/1/2012-12/31/2013
	<p>an "always on" option.</p> <p>3. At existing forced air furnaces install an automatic setback thermostat that shuts the system off during periods of nonuse and allows the building occupants to automatically set back the thermostat set points for at least two periods within 24 hours.</p>	<p>an "always on" option.</p> <p>3. At existing forced air furnaces install an automatic setback thermostat that shuts the system off during periods of nonuse and allows the building occupants to automatically set back the thermostat set points for at least two periods within 24 hours.</p>	<p>an "always on" option.</p> <p>3. At existing forced air furnaces install an automatic setback thermostat that shuts the system off during periods of nonuse and allows the building occupants to automatically set back the thermostat set points for at least two periods within 24 hours.</p>

FISCAL IMPACT

This ordinance would require staff to review additional paperwork by applicant but an additional fee could be imposed on project applicants to cover the costs of the additional plan check. There would be an impact on permit holders for large projects requiring LEED certification as the LEED process requires the payment of fees for the services from the United States Green Building Council (USGBC). The inspection of projects using the Green Points checklists will be done by the City building inspectors.

NEXT STEPS

This ordinance is only the first step in what will be an ongoing process. The California Building Standards Commission is now working on a Green Building Code that will be a part of the California Building Code. The California State Building Code draft version is very comprehensive and will supercede the City of Hayward ordinance. The State regulations will likely go into effect in three years during the next Building code adoption cycle in 2012.

The green point building check list contains solar elements in the overall calculation of total points. Staff will return in a future meeting with discussions for a residential solar funding program to assist small projects in meeting solar objectives. This is a step-wise approach which will continue to add elements onto the foundation of green building code. Other elements could include future coordination of all City processes dealing with green building and sustainability. Examples of other elements include adequate space for trash collection and recycling and water pollution prevention for construction sites. This Ordinance applies only to private projects; municipal projects are covered by an existing ordinance.

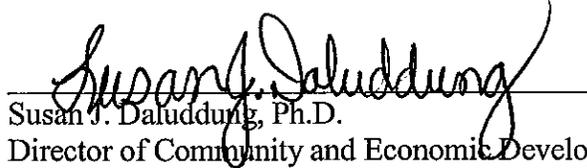
The committee is requested to review and provide comments on the ordinance. The next step for the committee is to host a meeting for Hayward builders and developers to review and discuss the proposed Green Building Ordinance.

Prepared by:



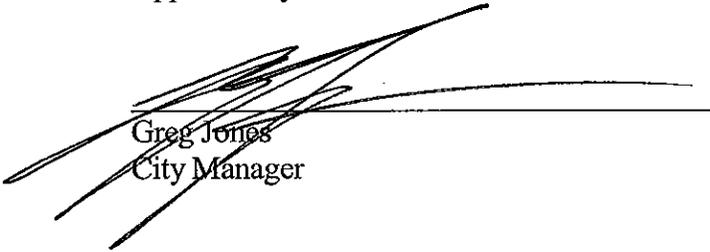
Margret Elliott
Building Official

Recommended by:



Susan J. Daluddung, Ph.D.
Director of Community and Economic Development

Approved by:



Greg Jones
City Manager

Attachments: Exhibit A: City of Hayward Draft Ordinance
Exhibit B: Green Point Checklists from StopWaste.org

HAYWARD CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE ADDING ARTICLE 21 TO CHAPTER 10 OF THE HAYWARD MUNICIPAL CODE ESTABLISHING GREEN BUILDING REQUIREMENTS FOR NEW PRIVATE CONSTRUCTION

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS AND PURPOSE. The purpose of this Article is to promote the health, safety and welfare of Hayward residents, workers, and visitors by minimizing the use and waste of energy, water and other natural resources in the construction and operation of the City's building stock and by providing a healthy indoor environment. The green building practices required by this Article will also further the goal of reducing the City's greenhouse gas emissions over the next few years.

SECTION 2. The City of Hayward's Municipal Code is hereby amended to add Article 21 to Chapter 10 as follows:

"GREEN BUILDING REQUIREMENTS

SECTION 10- 21.100 TITLE. This Article shall be known and may be cited as the Green Building Ordinance of the City of Hayward.

SECTION 10-21.110 DEFINITIONS. For the purposes of this Article, certain terms are defined as follows:

- a. "Applicant" means any individual, firm, Limited Liability Company, association, partnership, political subdivision, government agency, industry, public or private corporation or any other entity that applies to the City of Hayward for permit(s) to construct a Project subject to the provisions of this Article.
- b. "City" means the City of Hayward.
- c. "Commercial" means any building or space used for retail, industrial, office or other non-residential use.
- d. "Green Point Rated", "Green Points" and "Green Points Checklist" mean the residential green building rating system and checklist and certification methodology used by the non-profit organization Build It Green or an

equivalent organization and rating system approved by the Building Official in consultation with the Director of Community and Economic Development.

- e. “Large Commercial New Construction” means a new commercial building or addition that is 25,000 gross square feet or larger.
- f. “LEED” and “LEED Checklist” mean the Leadership in Energy and Environmental Design rating system, certification methodology, and checklist used by the United States Green Building Council (USGBC) to encourage and accelerate global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.
- g. “LEED-CI” (Commercial Interiors) means the LEED rating option to be used for renovations within existing buildings. The option to use this lower level of certification must be approved by the City of Hayward Building Official.
- h. “LEED-CS” (Core and Shell) means the LEED rating option for shell buildings, warehouses, shopping centers, industrial and retail buildings. This system is designed for buildings where the owner is not the primary tenant or the interior use is not compatible with the LEED-NC rating system.
- i. “LEED-NC” (New Construction) means the LEED rating option to be used for complete buildings in which the owner will occupy more than 50% of the building and for mixed use projects with residential as the primary component.
- j. “LEED-ND” (Neighborhood Development) means the integration of principles of smart growth, urbanism and green building into a national standard for green building design.
- k. “Major Residential Tract” includes developments that have more than 20 dwelling units in any combination of detached single-family dwellings or multi family dwellings.
- l. “Multifamily Residential Building” means a single residential building that has more than two dwelling units.
- m. “Mixed-Use” means a building with residential and commercial or retail uses, or a combination of residential, commercial and retail uses.
- n. “Project” means any proposed residential or commercial construction for which a building permit has not been issued as of July 1, 2008.

- o. “Small Commercial New Construction” means a commercial building project that is 5,000 or fewer square feet in gross floor area.
- p. “Small Tenant Improvement” shall mean a tenant improvement project that is less than 5,000 square feet.

SECTION 10- 21.120 APPLICATION.

The provisions of this Article apply to all private residential or commercial construction for which a building permit has not been issued as of July 1, 2008.

City-owned Projects are exempt from the provisions of this Article.

SECTION -10-21.130 GREEN BUILDING REQUIREMENTS.

The following green building requirements shall apply to all Projects subject to this Article. Wherever reference is made to the LEED or Green Point Rated systems, a comparable equivalent rating system may be used if approved by the Building Official in consultation with the Director of Community and Economic Development. The applicable LEED or Green Point Rated or equivalent requirements are those in effect at the time a complete application for the Project is submitted to the Building or Planning Division.

SECTION 10-21.140 LEED CERTIFIED PROJECTS

a. Large Commercial New Construction, and Additions and Interior Alterations Greater Than 25,000 Square Feet.

1. Effective July 1, 2008, Applicants for Projects consisting of Large Commercial New Construction, or additions and/or interior alterations greater than 25,000 square feet, shall use the LEED-CS, LEED-NC, or the LEED-CI rating options. Applicants who exceed the required rating level during any will receive an award from the City of Hayward.

2. Effective January 1, 2010, Applicants for Projects consisting of Large Commercial New Construction, or additions and/or interior alterations greater than 25,000 square feet shall, achieve LEED –NC or LEED-CS “Silver” certification for new buildings and LEED-CI “Silver” certification for the interior alterations. Silver can be waived for LEED-certified projects that include 10,000 watts of photovoltaic capacity.

3. Effective January 1, 2012, Applicants for Projects consisting of Large Commercial New Construction, or additions and/or interior alterations greater than 25,000 square feet, shall achieve LEED –NC or LEED-CS “Gold” certification for new buildings and LEED-CI “Gold” certification for interior alterations. Gold can be waived for LEED certified projects that include 15,000 watts of photovoltaic capacity.

b. Major Residential Tracts. Until the LEED-ND Guidelines have been published these Projects will comply with the applicable requirements for single family or multi-family dwellings.

1. Effective January 1, 2010, Applicants for Major Residential Tract Projects shall achieve LEED-ND certification.

2. Effective January 1, 2012, Applicants for Major Residential Tract Projects shall achieve LEED-ND “silver” rating.

SECTION 10 -21.150 GREEN POINTS BASED PROJECTS

a. New Commercial Buildings, Additions and Alterations Greater Than 5,000 and Less Than 25,000 Square Feet.

1. Effective July 1, 2008, Applicants for Projects consisting of new commercial buildings, additions and alterations, greater than 5,000 and less than 25,000 square feet, shall submit documentation demonstrating that a minimum of 75 Green Points from the Green Points Checklists will be achieved. Until a Green Points Checklist appropriate to the specific type of Project has been developed and published, Applicants may choose applicable items from any of the existing Checklists. Each point in the “Renewable Energy” (solar power) category may be counted twice.

2. Effective January 1, 2010, Applicants for Projects consisting of new commercial buildings, additions and alterations, greater than 5,000 and less than 25,000 square feet, shall submit documentation demonstrating that a minimum of 120 Green Points from the Green Points Checklists will be achieved. Until a Green Points Checklist appropriate to the specific type of Project has been developed and published, Applicants may choose applicable items from any of the existing checklists. Each point in the “Renewable Energy” (solar power) category may be counted twice.

3. Effective January 1, 2012, Applicants for Projects consisting of new commercial buildings, additions and alterations, greater than 5,000 and less than 25,000 square feet, shall submit documentation demonstrating that a minimum of 150 Green Points from the Green Points Checklists will be achieved. Until a Green Points Checklist appropriate to the specific type of Project has been developed and published, Applicants may choose applicable items from any of the existing Checklists. Each point in the “Renewable Energy” (solar power) category may be counted twice.

b. Small Commercial New Construction and Additions Less Than 5,000 Square Feet

1. Effective July 1, 2008, Applicants for Projects consisting of Small Commercial New Construction and additions less than 5,000 square feet shall submit documentation demonstrating that a minimum of 50 Green Points from the Green Points Checklists will be achieved. Until a Green Points Checklist appropriate to the specific type of Project has been developed and published, Applicants may choose applicable items from any of the

existing checklists. Each point in the “Renewable Energy” (solar power) category may be counted twice.

2. Effective January 1, 2010, Applicants for Projects consisting of Small Commercial New Construction and additions less than 5,000 square feet shall submit documentation demonstrating that a minimum of 75 Green Points from the Green Points Checklists will be achieved. Until a Green Points Checklist appropriate to the specific type of Project has been developed and published, Applicants may choose applicable items from any of the existing checklists. Each point in the “Renewable Energy” (solar power) category may be counted twice.

3. Effective January 1, 2012, Applicants for Projects consisting of Small Commercial New Construction and additions less than 5,000 square feet shall submit documentation demonstrating that a minimum of 120 Green Points from the Green Points Checklists will be achieved. Until a Green Points Checklist appropriate to the specific type of Project has been developed and published, Applicants may choose applicable items from any of the existing checklists. Each point in the “Renewable Energy” (solar power) category may be counted twice.

c. Small Tenant Improvements and Alterations Less Than 5,000 Square Feet.

1. Effective July 1, 2008, Applicants for Projects consisting of Small Tenant Improvements and alterations less than 5,000 square feet shall submit documentation demonstrating that a minimum of 50 Green Points from the Green Points Checklists will be achieved. Until a Green Points Checklist has been developed for this type of Project, the multi-family Green Points Checklist shall be used. Each point in the “Renewable Energy” (solar power) category may be counted twice.

2. Effective January 1, 2010, Applicants for Projects consisting of Small Tenant Improvements and alterations less than 5,000 square feet shall submit documentation demonstrating that a minimum of 60 Green Points from the Green Points Checklists will be achieved. Until a Green Points Checklist appropriate to the specific type of Project has been developed and published, the multi-family Green Points Checklist shall be used. Each point in the “Renewable Energy” (solar power) category may be counted twice.

3. Effective January 1, 2012, Applicants for Projects consisting of Small Tenant Improvements and alterations less than 5,000 square feet shall submit documentation demonstrating that a minimum of 70 Green Points from the Green Points Checklist will be achieved. Until a Green Points Checklist appropriate to the specific type of project has been developed and published, the multi-family Green Points Checklist shall be used. Each point in the “Renewable Energy” (solar power) category may be counted twice.

d. Multi-Family Residential Buildings with 20 or more Units and Less than 25,000 Square Feet

1. Effective July 1, 2008, Applicants for Projects consisting of Multi-Family Residential Buildings with 20 or more units and less than 25,000 square feet shall submit documentation demonstrating that a minimum of 75 Green Points from the Multi-Family Checklists will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

2. Effective January 1, 2010, Applicants for Projects consisting of Multi-Family Residential Buildings with 20 or more units and less than 25,000 square feet shall submit documentation demonstrating that a minimum of 120 Green Points from the Multi-Family Checklist will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

3. Effective January 1, 2012, Applicants for Projects consisting of Multi-Family Residential Buildings with 20 or more units and less than 25,000 square feet shall submit documentation demonstrating that a minimum of 160 Green Points from the Multi-Family Checklist will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

e. Multi-Family Residential Buildings with Fewer Than 20 Units and Less Than 25,000 Square Feet

1. Effective July 1, 2008, Applicants for Projects consisting of Multi-Family Residential Buildings with fewer than 20 units and less than 25,000 square feet shall submit documentation demonstrating that a minimum of 50 Green Points from the Multi-Family Checklist will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

2. Effective January 1, 2010, Applicants for Projects consisting of Multi-Family Residential Buildings with fewer than 20 units and less than 25,000 square feet shall submit documentation demonstrating that a minimum of 75 Green Points from the Multi-Family Checklist will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

3. Effective January 1, 2012, Applicants for Projects consisting of Multi-Family Residential Buildings with fewer than 20 units and less than 25,000 square feet shall submit documentation demonstrating that a minimum of 120 Green Points from the Multi-Family Checklist will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

f. New Single Family Dwellings of Any Size and Additions Less the 1,200 Square Feet to Existing Dwellings. (Includes Detached Single Family Dwellings and Duplexes and Townhouses of two dwelling units or less per building.)

1. Effective July 1, 2008, Applicants for Projects consisting of new single family dwellings of any size and additions less than 1,200 square feet to existing dwellings shall

submit documentation demonstrating that a minimum of 50 Green Points from the New Home Checklist will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

2. Effective January 1, 2010, Applicants for Projects consisting of new single family dwellings of any size and additions less than 1,200 square feet to existing dwellings shall submit documentation demonstrating that a minimum of 75 Green Points from the New Home Checklist will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

3. Effective January 1, 2012, Applicants for Projects consisting of new single family dwellings of any size and additions less than 1,200 square feet to existing dwellings shall submit documentation demonstrating that a minimum of 100 Green Points from the New Home Checklist will be achieved. Each point in the “Renewable Energy” (solar power) category may be counted twice.

SECTION 10-21.160 ADDITIONAL REQUIREMENT FOR RESIDENTIAL PROJECTS. These requirements for the existing construction are in addition to any requirements for the new addition or the area of remodel.

a. Residential Additions.

1. Effective July 1, 2008, Applicants for residential additions of less than 1,200 square feet shall insulate all areas of the existing dwelling, including attics and crawl spaces.

All permanent light fixtures in bathrooms, kitchens or garages shall be converted to high efficacy fixtures. Permanently installed fixtures in all other rooms shall be controlled by a dimmer switch or shall be controlled by vacancy sensors that do not turn on automatically or have an “always on” option.

Existing forced air furnaces shall have a setback thermostat installed that shuts the system off during periods of nonuse and allows the building occupant to automatically set back the thermostat set points for at least two periods within 24 hours.

2. Effective January 1, 2010, Applicants for residential additions of less than 600 square feet shall insulate all areas of the existing dwelling, including attics and crawl spaces.

All permanent light fixtures in bathrooms, kitchens or garages shall be converted to high efficacy fixtures. Permanently installed fixtures in all other rooms shall be controlled by a dimmer switch or shall be controlled by vacancy sensors that do not turn on automatically or have an “always on” option.

Existing forced air furnaces shall have a setback thermostat installed that shuts the system off during periods of nonuse and allows the building occupant to automatically set back the thermostat set points for at least two periods within 24 hours.

3. Effective January 1, 2012, Applicants for residential additions of any size shall

insulate all areas of existing dwelling including attics and crawl spaces.

All permanent light fixtures in bathrooms, kitchens or garages shall be converted to high efficacy fixtures. Permanently installed fixtures in all other rooms shall be controlled by a dimmer switch or shall be controlled by vacancy sensors that do not turn on automatically or have an “always on” option.

Existing forced air furnaces shall have a setback thermostat installed that shuts the system off during periods of nonuse and allows the building occupant to automatically set back the thermostat set points for at least two periods within 24 hours.

b. Residential Interior Remodels With No Additional Added Area.

1. Effective July 1, 2008, Applicants for residential interior remodels that add no additional area and have a valuation over \$75,000 shall convert all permanent light fixtures in bathrooms, kitchens or garages to high efficiency fixtures. Permanently installed fixtures in all other rooms shall be controlled by a dimmer switch or shall be controlled by vacancy sensors that do not turn on automatically or have an “always on” option.

Existing forced air furnaces shall have a setback thermostat installed that shuts the system off during periods of nonuse and allows the building occupant to automatically set back the thermostat set points for at least two periods within 24 hours.

2. Effective January 1, 2010, Applicants for residential interior remodels that add no additional area and have a valuation over \$35,000 shall convert all permanent light fixtures in bathrooms, kitchens or garages to high efficiency fixtures. Permanently installed fixtures in all other rooms shall be controlled by a dimmer switch or shall be controlled by vacancy sensors that do not turn on automatically or have an “always on” option.

Existing forced air furnaces shall have a setback thermostat installed that shuts the system off during periods of nonuse and allows the building occupant to automatically set back the thermostat set points for at least two periods within 24 hours.

3. Effective January 1, 2012, Applicants for all residential interior remodels that add no additional area shall convert all permanent light fixtures in bathrooms, kitchens or garages to high efficiency fixtures. Permanently installed fixtures in all other rooms shall be controlled by a dimmer switch or shall be controlled by vacancy sensors that do not turn on automatically or have an “always on” option.”

Existing forced air furnaces shall have a setback thermostat installed that shuts the system off during periods of nonuse and allows the building occupant to automatically set back the thermostat set points for at least two periods within 24 hours.

SECTION 3. Severance. Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority

of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided that the remainder of the ordinance, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the City Council.

SECTION 4. In accordance with the provisions of Section 620 of the City Charter, this ordinance shall become effective 30 days from and after the date of its adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the ___ day of ____, 2008, by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the ___ day of __, 2008, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ATTEST: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Multifamily GreenPoint Checklist

date: _____



Build It Green
Smart Solutions From The Ground Up

This checklist tracks green features in a multifamily project. The recommended minimum requirements for a green home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (6), Energy (11), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A.3.a (50% construction waste diversion), A.10.a. (No shingle roofing) and N.1 (Incorporate GreenPoint checklist in blueprints). The green building practices listed below are described in greater detail in the Multifamily Green Building Guidelines, available at www.multifamilygreen.org

Current Point Total	0
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0	0	0	0	0

Enter Total Conditioned Floor Area of the Project:
Enter Total Non-Residential Floor Area of Project:
Percent of Project Dedicated to Residential Use

	1
	-
	100%

ENTER PROJECT NAME	Community	Energy	IAQ/Health	Resources	Water	
A. PLANNING & DESIGN						
Possible Points						
1. Infill Sites						
<input type="checkbox"/> a. Project is Located Within an Urban Growth Boundary & Avoids Environmentally Sensitive Sites	1					
<input type="checkbox"/> b. Project Includes the Redevelopment of At Least One Existing Building			1			
<input checked="" type="checkbox"/> c. Housing Density of 15 Units Per Acre or More (1 pt for every 5 u/a) <i>Enter Project Density Number (In Units Per Acre)</i>	10					
<input type="checkbox"/> d. Locate Within Existing Community that has Sewer Line & Utilities in Place	1					
<input type="checkbox"/> e. Project Redevelops a Brownfield Site or is Designated a Redevelopment Area by a City	1					
f. Site has Pedestrian Access Within ½ Mile to Neighborhood Services (1 Pt for 5 Or More, 2 Pts for 10 Or More):						
<input type="checkbox"/> 1) Bank	2	<input type="checkbox"/> 2) Place of Worship	<input type="checkbox"/> 3) Full Scale Grocery/Supermarket			
<input type="checkbox"/> 4) Day Care		<input type="checkbox"/> 5) Cleaners	<input type="checkbox"/> 6) Fire Station			
<input type="checkbox"/> 7) Hair Care		<input type="checkbox"/> 8) Hardware	<input type="checkbox"/> 9) Laundry			
<input type="checkbox"/> 10) Library		<input type="checkbox"/> 11) Medical/Dental	<input type="checkbox"/> 12) Senior Care Facility			
<input type="checkbox"/> 13) Public Park		<input type="checkbox"/> 14) Pharmacy	<input type="checkbox"/> 15) Post Office			
<input type="checkbox"/> 16) Restaurant		<input type="checkbox"/> 17) School	<input type="checkbox"/> 18) After School Programs			
<input type="checkbox"/> 19) Commercial Office		<input type="checkbox"/> 20) Community Center	<input type="checkbox"/> 21) Theater/Entertainment			
<input type="checkbox"/> 22) Convenience Store Where Meat & Produce are Sold.						
g. Proximity to Public Transit						
Development is Located Within:						
<input type="checkbox"/> 1/4 Mile of One Planned or Current Bus Line Stop		1				
<input type="checkbox"/> 1/4 Mile of Two or More Planned or Current Bus Line Stops		1				
<input type="checkbox"/> 1/2 Mile of a Commuter Train/Light Rail Transit System		1				
h. Reduced Parking Capacity:						
<input type="checkbox"/> Less than 1.5 Parking Spaces Per Unit		1				
<input type="checkbox"/> Less than 1.0 Parking Spaces Per Unit		1				
2. Mixed-Use Developments						
<input type="checkbox"/> a. At least 2% of Development Floorspace Supports Mixed Use (Non-Residential Tenants)		1				
<input type="checkbox"/> b. Half of Above Non-Residential Floorspace is Dedicated to Neighborhood Services		1				
3. Building Placement & Orientation						
<input type="checkbox"/> a. Protect Soil & Existing Plants & Trees		1				
4. Design for Walking & Bicycling						
<input type="checkbox"/> a. Sidewalks Are Physically Separated from Roadways & Are 5 Feet Wide	1					
<input type="checkbox"/> b. Traffic Calming Strategies Are Installed by the Developer	1					
<input type="checkbox"/> c. Provide Dedicated, Covered & Secure Bicycle Storage for 15% of Residents	1					
<input type="checkbox"/> d. Provide Secure Bicycle Storage for 5% of Non-Residential Tenant Employees & Visitors	1					
5. Social Gathering Places						
<input type="checkbox"/> a. Outdoor Gathering Places for Residents (Average of 50 sf Per Unit Or More)	1					
<input type="checkbox"/> b. Outdoor Gathering Places Provide Natural Elements (<i>For compact sites only; this point not available if A.5a is checked</i>)	1					
6. Design for Safety and Natural Surveillance						
<input type="checkbox"/> a. All Main Entrances to the Building and Site are Prominent and Visible from the Street	1					
<input type="checkbox"/> b. Residence Entries Have Views to Callers (Windows or Double Peep Holes) & Can Be Seen By Neighbors	1					

ENTER PROJECT NAME	Community	Energy	IAQ/Health	Resources	Water
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7. Landscaping					
<input type="checkbox"/> Check here if the landscape area is <10% of the total site area. Projects with <10% landscape area can only check up to 3 boxes in this section.					
<input type="checkbox"/>	a. No Plant Species will Require Shearing			1	
<input type="checkbox"/>	b. No plantings are Listed on the Invasive Plant Inventory by the California Invasive Plant Council			1	
<input type="checkbox"/>	c. Specify California Native or Mediterranean Species that Require Occasional, Little or No Summer Watering				1
d. Create Drought Resistant Soils:					
<input type="checkbox"/>	i. Mulch All Planting Beds to a Depth of 2 Inches or Greater as Per Local Ordinance				1
<input type="checkbox"/>	ii. Amend with 1 Inch of Compost or as per Soil Analysis to Reach 3.5% Soil Organic Matter				1
e. Design & Install High-Efficiency Irrigation System					
<input type="checkbox"/>	i. Specify Smart (Weather-Based) Irrigation Controllers				1
<input type="checkbox"/>	ii. Specify Drip, Bubblers or Low-Flow Sprinklers for All Non Turf Landscape Areas				1
<input type="checkbox"/>	f. Group Plants by Water Needs (Hydrozones) in Planting Plans & Identify Hydrozones on Irrigation Plans				1
g. Minimize Turf in Landscape Installed by Builder					
<input type="checkbox"/>	i. Do Not Specify Turf on Slopes Exceeding 10% or in Areas Less Than 8 Feet Wide				1
<input type="checkbox"/>	ii. Less Than 33% of All Landscaped Area is Specified as Turf AND All Turf has Water Requirement <= To Tall Fescue				1
8. Building Performance Exceeds Title 24					
Enter the Percent Above the 2005 Version of Title 24 for Residential and Non-Residential Portions of the Project.					
0%	a. Residences: 2 Points for Every 1% Above 2005 T24 (Weighted Average Up To 30 Total Points for Measure 8 a & b)		30		
0%	b. Non-Residential Spaces: 2 Points for Every 1% Above 2005 T24 (Up To 30 Total Points for Measure 8 a & b)				
<input type="checkbox"/>	Check here if using 2001 version of Title 24. 1 Point for Every 1% Above 2001 Title 24.				
9. Cool Site					
<input type="checkbox"/>	a. At least 30% of the Site Includes Cool Site Techniques	1			
10. Adaptable Buildings					
a. Include Universal Design Principles in Units					
<input type="checkbox"/>	50% of Units	1			
<input type="checkbox"/>	80% of Units	1			
<input type="checkbox"/>	b. Live/Work Units Include A Dedicated Commercial Entrance	1			
11. Affordability					
a. A Percentage of Units are Dedicated to Households Making 80% or Less of AMI					
<input type="checkbox"/>	10% of All Units	1			
<input type="checkbox"/>	20%	1			
<input type="checkbox"/>	30%	1			
<input type="checkbox"/>	50% or More	1			
<input type="checkbox"/>	b. Development Includes Multiple Bedroom Units (At least 1 Unit with 3BR or More at or Less Than 80% AMI)	2			

B. SITEWORK	Possible Points
1. Construction & Demolition Waste Management	
Divert a Portion of all Construction & Demolition Waste:	
<input type="checkbox"/>	a. <i>Required</i> : Divert 50%
<input type="checkbox"/>	b. Divert 65%
<input type="checkbox"/>	c. Divert 80% or more
	R 2 2
2. Construction Material Efficiencies	
<input type="checkbox"/>	a. Framing Materials are Pre-Cut or Pre-Assembled (80% or More)
<input type="checkbox"/>	b. Components of the Project Are Pre-Assembled Off-Site & Delivered to the Project
<input type="checkbox"/>	25% of Total Square Footage
<input type="checkbox"/>	50% of Total Square Footage
<input type="checkbox"/>	75% of Total Square Footage or More
	1 2 2 2
3. Construction Indoor Air Quality (IAQ) Management Plan	
<input type="checkbox"/>	a. An IAQ Management Plan is Written & Followed for the Project
	2

C. STRUCTURE	Possible Points
1. Recycled Aggregate	
<input type="checkbox"/>	a. Minimum 25% Recycled Aggregate (Crushed Concrete) for Fill, Backfill & Other Uses
	1
2. Recycled Flyash in Concrete	
a. Flyash or Slag is Used to Displace a Portion of Portland Cement in Concrete	
<input type="checkbox"/>	20%
<input type="checkbox"/>	30% or More
	1 1

ENTER PROJECT NAME

	Community	Energy	IAQ/Health	Resources	Water
3. FSC-Certified Wood for Framing Lumber					
<input type="checkbox"/> a. FSC-Certified Wood for a Percentage of All Dimensional Studs:					
<input type="checkbox"/> 40%				2	
<input type="checkbox"/> 70%				2	
<input type="checkbox"/> b. FSC-Certified Panel Products for a Percentage of All Sheathing (OSB & Plywood):					
<input type="checkbox"/> 40%				1	
<input type="checkbox"/> 70%				1	
4. Engineered Lumber or Steel Studs, Joists, Headers & Beams					
<input type="checkbox"/> a. 90% or More of All Floor & Ceiling Joists				1	
<input type="checkbox"/> b. 90% or More of All Studs				2	
<input type="checkbox"/> c. 90% or More of All Headers & Beams				2	
5. Optimal Value Engineering Framing					
<input type="checkbox"/> a. Studs at 24" Centers on Top Floor Exterior Walls &/or All Interior Walls				1	
<input type="checkbox"/> b. Door & Window Headers Sized for Load				1	
<input type="checkbox"/> c. Use Only Jack & Cripple Studs Required for Load				1	
6. Steel Framing					
<input type="checkbox"/> a. Mitigate Thermal Bridging by Installing Exterior Insulation (At Least 1-Inch of Rigid Foam)		2			
7. Structural Insulated Panels (SIPs) Or Other Solid Wall Systems					
<input type="checkbox"/> a. SIPs Or Other Solid Wall Systems are Used for 80% of All:					
<input type="checkbox"/> Floors		2		2	
<input type="checkbox"/> Walls		2		2	
<input type="checkbox"/> Roofs		2		2	
8. Raised Heel Roof Trusses					
<input type="checkbox"/> a. 75% of All Roof Trusses Have Raised Heels		1			
9. Insulation					
<input type="checkbox"/> a. All Ceiling, Wall & Floor Insulation is 01350 Certified OR Contains No Added Formaldehyde			1		
<input type="checkbox"/> b. All Ceiling, Wall & Floor Insulation Has a Recycled Content of 50% or More				1	
10. Durable Roofing Options					
<input type="checkbox"/> a. Required: No Shingle Roofing OR All Shingle Roofing Has 3-Yr Subcontractor Guarantee & 20-Yr Manufacturer Warranty				R	
<input type="checkbox"/> b. All Sloped Roofing Materials Carry a 40-Year Manufacturer Warranty				1	
11. Moisture Shedding & Mold Avoidance					
<input type="checkbox"/> a. Building(s) Include a Definitive Drainage Plane Under Siding				4	
<input type="checkbox"/> b. Bathroom Fans are Supplied in All Bathrooms, Are Exhausted to the Outdoors & Are Equipped with Controls				1	
<input type="checkbox"/> c. A Minimum of 80% of Kitchen Range Hoods Are Vented to the Exterior			1		
12. Green Roofs					
<input type="checkbox"/> a. A Portion of the Low-Slope Roof Area is Covered By A Vegetated or "Green" Roof					
<input type="checkbox"/> 25%	2				2
<input type="checkbox"/> 50% or More	2				2

D. SYSTEMS					Possible Points
1. Passive Solar Heating					
<input type="checkbox"/> a. Orientation: At Least 40% of the Units Face Directly South		2			
<input type="checkbox"/> b. Shading On All South-Facing Windows Allow Sunlight to Penetrate in Winter, Not in Summer		1			
<input type="checkbox"/> c. Thermal Mass: At Least 50% of the Floor Area Directly Behind South-Facing Windows is Massive		2			
2. Radiant Hydronic Space Heating					
<input type="checkbox"/> a. Install Radiant Hydronic Space Heating for IAQ purposes (No Forced Air) in All Residences			2		
3. Solar Water Heating					
<input type="checkbox"/> a. Pre-Plumb for Solar Hot Water		1			
<input type="checkbox"/> b. Install Solar Hot Water System for Preheating DHW		4			
4. Air Conditioning with Advanced Refrigerants					
<input type="checkbox"/> a. Install Air Conditioning with Non-HCFC Refrigerants	1				
5. Advanced Ventilation Practices					
Perform the Following Practices in Residences:					
<input type="checkbox"/> a. Infiltration Testing by a C-HERS Rater for Envelope Sealing & Reduced Infiltration		2			
<input type="checkbox"/> b. Operable Windows or Skylights Are Placed To Induce Cross Ventilation (At Least One Room In 80% of Units)		1	1		
<input type="checkbox"/> c. Ceiling Fans in Every Bedroom & Living Room OR Whole House Fan is Used		1			
6. Garage Ventilation					
<input type="checkbox"/> a. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (Passive Ventilation Does Not Count)			1		

ENTER PROJECT NAME

	Community	Energy	IAQ/Health	Resources	Water
7. Low-Mercury Lamps					
<input type="checkbox"/> a. Low-Mercury Products Are Installed Wherever Linear Fluorescent Lamps Are Used				1	
<input type="checkbox"/> b. Low-Mercury Products Are Installed Wherever Compact Fluorescent Lamps Are Used				2	
8. Light Pollution Reduction					
<input type="checkbox"/> a. Exterior Luminaires Emit No Light Above Horizontal OR Are Dark Sky Certified	1				
<input type="checkbox"/> b. Control Light Trespass Onto Neighboring Areas Through Appropriate Fixture Selection & Placement	1				
9. Onsite Electricity Generation					
<input type="checkbox"/> a. Pre-Wire for Photovoltaics & Plan for Space (Clear Areas on Roof & in Mechanical Room)				1	
<input type="checkbox"/> b. Install Photovoltaics to Offset a Percent of the Project's Total Estimated Electricity Demand					
<input type="checkbox"/> 10%	2	2			
<input type="checkbox"/> 20%	2	2			
<input type="checkbox"/> 30% or more	2	2			
<input type="checkbox"/> c. Educational Display is Provided in a Viewable Public Area	1				
10. Elevators					
<input type="checkbox"/> a. Gearless Elevators Are Installed		1			
11. ENERGY STAR® Appliances					
<input type="checkbox"/> a. Install ENERGY STAR Refrigerators in All Locations					
<input type="checkbox"/> ENERGY STAR-Qualified		1			
<input type="checkbox"/> ACEEE-Listed Refrigerators		1			
<input type="checkbox"/> b. Install ENERGY STAR Dishwashers in All Locations					
<input type="checkbox"/> All Dishwashers Are ENERGY STAR-qualified		1			
<input type="checkbox"/> Residential-grade Dishwashers Use No More than 6.5 Gallons Per Cycle		1			1
<input type="checkbox"/> c. Install ENERGY STAR Clothes Washers in All Locations		1			2
<input type="checkbox"/> d. Install Ventless Natural Gas Clothes Dryers in Residences			1		
12. Central Laundry					
<input type="checkbox"/> a. Central Laundry Facilities Are Provided for All Occupants				1	
13. Water-Efficient Fixtures					
<input type="checkbox"/> a. All Showerheads Use 2.0 Gallons Per Minute (gpm) or Less		1			1
<input type="checkbox"/> b. High-Efficiency Toilets Use 1.28 gpf or Less or Are Dual Flush					
<input type="checkbox"/> In All Residences					3
<input type="checkbox"/> In All Non-Residential Areas					3
<input type="checkbox"/> c. Install High Efficiency Urinals (0.5 gpf or less) or No-Water Urinals Wherever Urinals Are Specified:					
<input type="checkbox"/> Average flush rate is 0.5 gallons per flush or less					1
<input type="checkbox"/> Average flush rate is 0.1 gallons per flush or less					1
<input type="checkbox"/> d. Flow Limiters Or Flow Control Valves Are Installed on All Faucets					
<input type="checkbox"/> Residences: Kitchen - 2.0 gpm or less		1			1
<input type="checkbox"/> Non-Residential Areas: Kitchen - 2.0 gpm or less		0			0
<input type="checkbox"/> Residences: Bathroom Faucets - 1.5 gpm or less		1			1
<input type="checkbox"/> Non-Residential Areas: Bathroom Faucets - 1.5 gpm or less		0			0
<input type="checkbox"/> e. Non-Residential Areas: Install Pre-Rinse Spray Valves in Commercial Kitchens - 1.6 gpm or less					1
14. Source Water Efficiency					
<input type="checkbox"/> a. Use Recycled Water for Landscape Irrigation or to Flush Toilets/Urinals					2
<input type="checkbox"/> b. Use Captured Rainwater for Landscape Irrigation or to Flush 5% of Toilets &/or Urinals					4
<input type="checkbox"/> c. Water is Submetered for Each Residential Unit & Non-Residential Tenant					4

E. FINISHES AND FURNISHINGS					Possible Points
1. Construction Indoor Air Quality Management					
<input type="checkbox"/> a. Perform a 2-Week Whole Building Flush-Out Prior to Occupancy			1		
2. Entryways					
<input type="checkbox"/> a. Provide Permanent Walk-Off Mats and Shoe Storage at All Home Entrances			1		
<input type="checkbox"/> b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas			1		
3. Recycling & Waste Collection					
<input type="checkbox"/> a. Residences: Provide Built-In Recycling Center in Each Unit				2	

ENTER PROJECT NAME

Community	Energy	IAQ/Health	Resources	Water
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4. Use Low/No-VOC Paints & Coatings

a. Low-VOC Interior Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))

- In All Residences
- In All Non-Residential Areas:

		1		
		0		

b. Zero-VOC: Interior Paints (<5 gpl VOCs (Flat))

- In All Residences
- In All Non-Residential Areas:

		1		
		0		

c. Low-VOC Wood Coatings (<250 gpl VOCs)

- In All Residences
- In All Non-Residential Areas:

		2		
		0		

d. Low-VOC Wood Stains (<250 gpl VOCs)

- In All Residences
- In All Non-Residential Areas:

		2		
		0		

5. Use Recycled Content Exterior Paint

- a. Use Recycled Content Paint on 50% of All Exteriors

			1	
--	--	--	---	--

6. Low-VOC Construction Adhesives

- a. Use Low-VOC Construction Adhesives (<70 gpl VOCs) for All Adhesives

		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:

- i. Cabinets
- ii. Interior Trim
- iii. Shelving
- iv. Doors
- v. Countertops

			1	
			1	
			1	
			1	
			1	

b. Non-Residential Areas: At Least 50% of Each Material:

- i. Cabinets
- ii. Interior Trim
- iii. Shelving
- iv. Doors
- v. Countertops

			0	
			0	
			0	
			0	
			0	

8. Reduce Formaldehyde in Interior Finish Materials

Reduce Formaldehyde in Interior Finish Materials (Section 01350) for At Least 50% of Each Material Below:

a. Residences:

- i. Cabinets
- ii. Interior Trim
- iii. Shelving
- iv. Subfloor

		1		
		1		
		1		
		1		

b. Non-Residential Areas:

- i. Cabinets
- ii. Interior Trim
- iii. Shelving
- iv. Subfloor

		0		
		0		
		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 <50 gpl VOCs.

a. Residences:

- i. Minimum 15% of Floor Area
- ii. Minimum 30% of Floor Area
- iii. Minimum 50% of Floor Area
- iv. Minimum 75% of Floor Area

			1	
			1	
			1	
			1	

b. Non-Residential Areas:

- i. Minimum 15% of Floor Area
- ii. Minimum 30% of Floor Area
- iii. Minimum 50% of Floor Area
- iv. Minimum 75% of Floor Area

			0	
			0	
			0	
			0	

10. Low-Emitting Flooring

- a. Residences: Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)
- b. Non-Residential Areas: Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)

		1		
		0		

ENTER PROJECT NAME		Community	Energy	IAQ/Health	Resources	Water
11. Durable Cabinets						
Install Durable Cabinets in All:						
<input type="checkbox"/>	a. Residences				1	
<input type="checkbox"/>	b. Non-Residential Areas				0	
12. Furniture & Outdoor Play Structures						
<input type="checkbox"/>	a. Play Structures & Surfaces Have an Overall Average Recycled Content Greater Than 20%				1	
<input type="checkbox"/>	b. Environmentally Preferable Exterior Site Furnishings				1	
<input type="checkbox"/>	c. At Least 25% of All newly Supplied Interior Furniture has Environmentally Preferable Attributes			1		
13. Vandalism Deterrence						
<input type="checkbox"/>	a. Project Includes Vandalism Resistant Finishes and Strategies	1				

F. OTHER		Possible Points				
1. Incorporate GreenPoint Checklist in Blueprints						
<input type="checkbox"/>	a. <i>Required:</i> Incorporate GreenPoint Checklist in Blueprints	R				
2. Operations & Maintenance Manuals						
<input type="checkbox"/>	a. Provide O&M Manual to Building Maintenance Staff		1			
<input type="checkbox"/>	b. Provide O&M Manual to Occupants		1			1
3. Transit Options						
<input type="checkbox"/>	a. Residents Are Offered Free or Discounted Transit Passes	2				
4. Educational Signage						
<input type="checkbox"/>	a. Educational Signage Highlighting & Explaining the Project's Green Features is Included	1				
5. Vandalism Management Plan						
<input type="checkbox"/>	a. Project Includes a Vandalism Management Plan for Dealing with Disturbances Post-Occupancy	1				
6. Innovation: List innovative measures that meet the green building objectives of the Multifamily Guidelines. Enter up to a 4 Points in each category. Points will be evaluated by local jurisdiction or GreenPoint rater.						
0	Innovation in Community: Enter up to 4 Points at left. Enter description here.					
0	Innovation in Energy: Enter up to 4 Points at left. Enter description here.					
0	Innovation in IAQ/Health: Enter up to 4 Points at left. Enter description here.					
0	Innovation in Resources: Enter up to 4 Points at left. Enter description here.					
0	Innovation in Water: Enter up to 4 Points at left. Enter description here.					

Summary						
Points Achieved from Specific Categories		0	0	0	0	0
Current Point Total		0				
Project has not yet met the recommended minimum requirements						
- Total Project Score of At Least 50 Points						
- Minimum points in specific categories: Community (6), Energy (11), IAQ/Health (5), Resources (6), Water (3)						
- Required measures B.1a, C.10a, and/or F.1a						
- Enter Total Conditioned Floor Area and Non-Residential Floor Area of the Project at the Top of this Checklist						

Single Family GreenPoint Checklist

date: _____



Build It Green
Smart Solutions From The Ground Up

The GreenPoint checklist tracks green features incorporated into the home. The recommended minimum requirements for a green home are: Earn a total of 50 points or more; obtain the following minimum points per category: Energy (11), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A.3.a (50% construction waste diversion) and N.1 (Incorporate Green Points checklist in blueprints).

The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org.

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ENTER PROJECT NAME		Community	Energy	IAQ/Health	Resources	Water
A. SITE		Possible Points				
1. Protect Native Soil and Minimize Disruption of Existing Plants & Trees						
<input type="checkbox"/>	a. Protect Native Topsoil from Erosion and Reuse after Construction	1				1
<input type="checkbox"/>	b. Limit and Delineate Construction Footprint for Maximum Protection					1
<input type="checkbox"/>	2. Deconstruct Instead of Demolishing Existing Buildings On Site				3	
3. Recycle Job Site Construction Waste (Including Green Waste)						
<input type="checkbox"/>	a. Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - Required				R	
<input type="checkbox"/>	b. Minimum 65% Diversion by Weight (Recycling or Reuse)				2	
<input type="checkbox"/>	c. Minimum 80% Diversion by Weight (Recycling or Reuse)				2	
4. Use Recycled Content Aggregate (Minimum 25%)						
<input type="checkbox"/>	a. Walkway and Driveway				1	
<input type="checkbox"/>	b. Roadway Base				1	
B. LANDSCAPING		Possible Points				
1. Construct Resource-Efficient Landscapes						
<input type="checkbox"/>	a. No Invasive Species Listed by Cal-IPC Are Planted					1
<input type="checkbox"/>	b. No Plant Species Will Require Hedging				1	
<input type="checkbox"/>	c. 75% of Plants Are California Natives or Mediterranean Species					1
<input type="checkbox"/>	2. Use Fire-Safe Landscaping Techniques	1				
3. Minimize Turf Areas in Landscape Installed by Builder						
<input type="checkbox"/>	a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue					2
<input type="checkbox"/>	b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide					2
<input type="checkbox"/>	c. Turf is <33% of Landscaped Area					2
<input type="checkbox"/>	d. Turf is <10% of Landscaped Area					2
<input type="checkbox"/>	4. Plant Shade Trees		1			1
<input type="checkbox"/>	5. Implement Hydrozoning: Group Plants by Water Needs					1
6. Install High-Efficiency Irrigation Systems						
<input type="checkbox"/>	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers					1
<input type="checkbox"/>	b. System Has Smart (Weather-Based) Controllers					2
<input type="checkbox"/>	7. Apply Two Inches of Compost in the Top 6 to 12 Inches of Soil					2
<input type="checkbox"/>	8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement					1
<input type="checkbox"/>	9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements				1	
<input type="checkbox"/>	10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward	1				
C. FOUNDATION		Possible Points				
1. Incorporate Recycled Flyash in Concrete						
<input type="checkbox"/>	a. Minimum 20% Flyash					1
<input type="checkbox"/>	b. Minimum 25% Flyash					1
<input type="checkbox"/>	2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)					3
<input type="checkbox"/>	3. Use Radon Resistant Construction (In At-Risk Locations Only)			1		
D. STRUCTURAL FRAME & BUILDING ENVELOPE		Possible Points				
1. Apply Optimal Value Engineering						
<input type="checkbox"/>	a. 2x4 Studs at 24-Inch On Center Framing					1
<input type="checkbox"/>	b. Door and Window Headers Sized for Load					1
<input type="checkbox"/>	c. Use Only Jack and Cripple Studs Required for Load					1

ENTER PROJECT NAME

	Community	Energy	IAQ/Health	Resources	Water
2. Use Engineered Lumber					
<input type="checkbox"/> a. Beams and Headers				1	
<input type="checkbox"/> b. Insulated Engineered Headers		1			
<input type="checkbox"/> c. Wood I-Joists or Web Trusses for Floors				1	
<input type="checkbox"/> d. Wood I-Joists or Rafters				1	
<input type="checkbox"/> e. Engineered or Finger-Jointed Studs for Vertical Applications				1	
3. Use FSC-Certified Wood					
<input type="checkbox"/> a. Dimensional Studs: Minimum 40%				2	
<input type="checkbox"/> b. Dimensional Studs: Minimum 70%				2	
<input type="checkbox"/> c. Panel Products: Minimum 40%				1	
<input type="checkbox"/> d. Panel Products: Minimum 70%				1	
4. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)					
<input type="checkbox"/>		1			
5. Design Trusses to Accommodate Ductwork					
<input type="checkbox"/>		1			
6. Use Oriented Strand Board (OSB)					
<input type="checkbox"/> a. Subfloor				1	
<input type="checkbox"/> b. Sheathing				1	
7. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing					
<input type="checkbox"/>				1	
8. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)					
<input type="checkbox"/> a. Floors		2		2	
<input type="checkbox"/> b. Walls		2		2	
<input type="checkbox"/> c. Roofs		2		2	
9. Thermal Mass Walls: 5/8-Inch Drywall on All Interior Walls or Walls Weigh more than 40 lb/cu.ft.					
<input type="checkbox"/>		1			
10. Design and Build Structural Pest Controls					
<input type="checkbox"/> a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers				1	
<input type="checkbox"/> b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation				1	
11. Reduce Pollution Entering the Home from the Garage					
<input type="checkbox"/> a. Tightly Seal the Air Barrier between Garage and Living Area			1		
<input type="checkbox"/> b. Install Separate Garage Exhaust Fan			1		
12. Install Overhangs and Gutters					
<input type="checkbox"/> a. Minimum 16-Inch Overhangs and Gutters				1	
<input type="checkbox"/> b. Minimum 24-Inch Overhangs and Gutters		1			

E. EXTERIOR FINISH		Possible Points			
<input type="checkbox"/> 1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking				2	
<input type="checkbox"/> 2. Install a Drainage Plane (Rain Screen Wall System)				2	
<input type="checkbox"/> 3. Use Durable and Non-Combustible Siding Materials				1	
<input type="checkbox"/> 4. Select Durable and Non-Combustible Roofing Materials				2	

F. PLUMBING		Possible Points			
1. Distribute Domestic Hot Water Efficiently					
<input type="checkbox"/> a. Insulate Hot Water Pipes from Water Heater to Kitchen					1
<input type="checkbox"/> b. Insulate All Hot Water Pipes OR Install On-Demand Hot Water Circulation System in conjunction with F.1.a Insulate Hot Water Pipes from Water Heater to Kitchen		1			1
<input type="checkbox"/> c. Locate the Water Heater within 25 feet of All Hot Water Fixtures and Appliances					1
<input type="checkbox"/> d. Use Engineered Parallel Piping					1
2. Install Only High Efficiency Toilets (Dual-Flush or <=1.3 gpf)					
<input type="checkbox"/>					3

G. APPLIANCES		Possible Points			
1. Install ENERGY STAR Dishwasher					
<input type="checkbox"/> a. ENERGY STAR		1			
<input type="checkbox"/> b. Dishwasher Uses No More than 6.5 Gallons/Cycle		1			1
2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less					
<input type="checkbox"/>		1			3
3. Install ENERGY STAR Refrigerator					
<input type="checkbox"/> a. ENERGY STAR: 15% above Federal Minimum		1			
<input type="checkbox"/> b. Super-Efficient Home Appliance Tier 2: 25% above Federal Minimum		1			
4. Install Built-In Recycling Center					
<input type="checkbox"/>					2

ENTER PROJECT NAME	Community	Energy	IAQ/Health	Resources	Water
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H INSULATION	Possible Points				
<input type="checkbox"/> 1. Install Insulation with 75% Recycled Content					
<input type="checkbox"/> a. Walls and/or Floors				1	
<input type="checkbox"/> b. Ceilings				1	
<input type="checkbox"/> 2. Install Insulation that is Low-Emitting (Certified Section 01350)					
<input type="checkbox"/> a. Walls and/or Floors			1		
<input type="checkbox"/> b. Ceilings			1		
<input type="checkbox"/> 3. Pre-Drywall Inspection Shows Quality Installation of Insulation		1			

I HEATING, VENTILATION & AIR CONDITIONING	Possible Points				
<input type="checkbox"/> 1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations		4			
<input type="checkbox"/> 2. Install Sealed Combustion Units					
<input type="checkbox"/> a. Furnaces			2		
<input type="checkbox"/> b. Water Heaters			2		
<input type="checkbox"/> 3. No Fireplace or Sealed Gas Fireplace with Efficiency Rating Not Less Than 60%			1		
<input type="checkbox"/> 4. Install ENERGY STAR Ceiling Fans with CFLs in Living Areas and Bedrooms		1			
<input type="checkbox"/> 5. Install Mechanical Ventilation System for Nighttime Cooling (Points are Cumulative up to 3)					
<input type="checkbox"/> a. Whole House Fan		1			
<input type="checkbox"/> b. Automatically Controlled Integrated System		2			
<input type="checkbox"/> c. Integrated System with Variable Speed Control		3			
<input type="checkbox"/> 6. Install Air Conditioning with Non-HCFC Refrigerants		1			
<input type="checkbox"/> 7. Design and Install Effective Ductwork					
<input type="checkbox"/> a. Install HVAC Unit and Ductwork within Conditioned Space		3			
<input type="checkbox"/> b. Use Duct Mastic on All Duct Joints and Seams		1			
<input type="checkbox"/> c. Install Ductwork under Attic Insulation (Buried Ducts)		1			
<input type="checkbox"/> d. Pressure Balance the Ductwork System for Master Bedroom		1			
<input type="checkbox"/> e. Protect Ducts during Construction and Clean All Ducts before Occupancy			1		
<input type="checkbox"/> 8. Install High Efficiency HVAC Filter (MERV 6+)			1		
<input type="checkbox"/> 9. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation		1	1		
<input type="checkbox"/> 10. Install Mechanical Ventilation System					
<input type="checkbox"/> a. Any Whole House Ventilation System That Meets ASHRAE 62.2		1	2		
<input type="checkbox"/> b. Install ENERGY STAR Bathroom Fan			1		
<input type="checkbox"/> c. All Bathroom Fans Are on Timer or Humidistat			1		
<input type="checkbox"/> 11. Use Low-Sone Range Hood Vented to the Outside			1		
<input type="checkbox"/> 12. Install Carbon Monoxide Alarm(s)			1		

J BUILDING PERFORMANCE	Possible Points				
0% <input type="checkbox"/> 1. Design and Build High Performance Homes (2 points for each 1% above T-24, up to 30 pts) <i>Enter the percent above Title 24 in the cell at left. Any value over 15% will automatically earn 30 points.</i>		30			
<input type="checkbox"/> 2. House Obtains ENERGY STAR with Indoor Air Package Certification			5	2	
<input type="checkbox"/> 3. Inspection and Diagnostic Evaluations					
<input type="checkbox"/> a. Third Party Energy and Green Building Review of Home Plans		1	1	1	
<input type="checkbox"/> b. Blower Door Test Performed		1			
<input type="checkbox"/> c. House Passes Combustion Safety Backdraft Test				1	

K RENEWABLE ENERGY	Possible Points				
<input type="checkbox"/> 1. Pre-Plumb for Solar Hot Water Heating		4			
<input type="checkbox"/> 2. Install Solar Water Heating System		10			
<input type="checkbox"/> 3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft ² of South-Facing Roof		2			
<input type="checkbox"/> 4. Install Photovoltaic (PV) Panels					
<input type="checkbox"/> a. 1.2 kW System		6			
<input type="checkbox"/> b. 2.4 kW System		6			
<input type="checkbox"/> c. 3.6 kW or more		6			

ENTER PROJECT NAME

		Community	Energy	IAQ/Health	Resources	Water
L. FINISHES		Possible Points				
<input type="checkbox"/>	1. Provide Permanent Walk-Off Mats and Shoe Storage at Home Entrances			1		
2. Use Low/No-VOC Paint						
<input type="checkbox"/>	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))			1		
<input type="checkbox"/>	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))			3		
<input type="checkbox"/>	3. Use Low VOC, Water-Based Wood Finishes (<150 gpl VOCs)			2		
<input type="checkbox"/>	4. Use Low-VOC Construction Adhesives (<70 gpl VOCs) for All Adhesives			2		
<input type="checkbox"/>	5. Use Recycled-Content Paint				1	
6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable D) Recycled-Content or E) Finger-Jointed At Least 50% of Each Material (1 pt each):						
<input type="checkbox"/>	a. Cabinets				1	
<input type="checkbox"/>	b. Interior Trim				1	
<input type="checkbox"/>	c. Shelving				1	
<input type="checkbox"/>	d. Doors				1	
<input type="checkbox"/>	e. Countertops				1	
7. Reduce Formaldehyde in Interior Finish (Section 01350) for At Least 50% of Each Material Below:						
<input type="checkbox"/>	a. Cabinets			1		
<input type="checkbox"/>	b. Interior Trim			1		
<input type="checkbox"/>	c. Shelving			1		
<input type="checkbox"/>	d. Subfloor			1		
<input type="checkbox"/>	8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb			3		

M. FLOORING		Possible Points				
1. 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. <i>Note: Flooring Adhesives Must Have <50 gpl VOCs.</i>						
<input type="checkbox"/>	a. Minimum 15% of Floor Area				1	
<input type="checkbox"/>	b. Minimum 30% of Floor Area				1	
<input type="checkbox"/>	c. Minimum 50% of Floor Area				1	
<input type="checkbox"/>	d. Minimum 75% of Floor Area				1	
<input type="checkbox"/>	2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors		1			
<input type="checkbox"/>	3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)			2		

N. OTHER		Possible Points				
<input type="checkbox"/>	1. Incorporate Green Points Checklist in Blueprints - Required				R	
<input type="checkbox"/>	2. Develop Homeowner Manual of Green Features/Benefits		1	1		1
3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here.						
0	Enter description here					
0	Enter description here					
0	Enter description here					
0	Enter description here					
4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures.						
0	Innovation in Community: Enter description here					
0	Innovation in Energy: Enter description here					
0	Innovation in IAQ/Health: Enter description here					
0	Innovation in Resource: Enter description here					
0	Innovation in Water: Enter description here					

Summary						
Points Achieved from Specific Categories		0	0	0	0	0
Total Points Achieved		0				
Project has not yet met the recommended minimum requirements						
- Total Project Score of At Least 50 Points						
- Minimum points in specific categories: Energy (11), IAQ/Health (5), Resources (6), Water (3)						
- Required measures A.3.a and/or N.1						

Green Points Rating System for Remodeling Projects

Due to the diversity of remodeling project types, assigning a "total points" value to a project to be considered environmentally friendly is not feasible. However, 25 measures have been highlighted to signify that every effort should be made to incorporate them into your projects. These items have been chosen based upon their impact on the environment and the health of the home in coordination with ease of implementation and relative low cost. These measures can be used as a starting point for "greening" your project.

	INPUT	Resources	Energy	IAQ/Health
A. Site				
1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts		0	
2. Salvage Reusable Building Materials	4 Resource pts y=yes		0	
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts y=yes		0	
4. Protect Native Soil	2 Resource pts y=yes		0	
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes		0	
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes		0	
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes		0	
8. Design Resource Efficient Landscapes and Gardens	4 Resource pts y=yes		0	
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts y=yes		0	
10. Install High-Efficiency Irrigation Systems	2 Resource pts y=yes		0	
11. Provide for On-Site Water Catchment / Retention	2 Resource pts y=yes		0	
			0	0

B. Foundation				
1. Incorporate Recycled Flyash in Concrete 25% Recycled Flyash = 2 points; Add 1 point for every 10% increase of flyash, up to 5 points	up to 5 Resource pts		0	
2. Use Recycled Content Aggregate	2 Resource pts y=yes		0	
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes		0	
			0	0

C. Structural Frame				
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts y=yes		0	
2. Use FSC Certified Wood for framing (For every 10% of FSC lumber used = 2 points, up to 10)	up to 10 Resource pts.		0	
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes		0	
4. Use Web Floor Trusses	2 Resource pts y=yes		0	
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes		0	0
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes		0	
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes		0	
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes		0	
9. Use Structural Insulated Panels (SIPs)				
a. Floors	3 Energy pts y=yes			0
b. Wall	3 Energy pts y=yes			0
c. Roof	3 Energy pts y=yes			0
10. Apply Advanced Framing Techniques	4 Resource pts y=yes		0	
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts y=yes		0	
12. Use OSB				
a. Subfloors	1 Resource pt y=yes		0	
b. Sheathing	1 Resource pt y=yes		0	
			0	0

D. Exterior Finish

- 1. Use Sustainable Decking Materials
 - a. Recycled content
 - b. FSC Certified Wood
- 2. Use treated Wood That Does Not Contain Chromium/Arsenic
- 3. Install House Wrap Under Siding
- 4. Use Fiberglass Siding Materials

3 Resource pts	y=yes		0		
3 Resource pts	y=yes		0		
1 IAQ/Health pt	y=yes				0
1 IAQ/Health pt	y=yes				0
1 Resource pt	y=yes		0		
			0	0	0

E. Plumbing

- 1. Install Water Heater Jacket
- 2. Insulate Hot and Cold Water Pipes
- 3. Retrofit all Faucets and Showerheads with Flow Reducers
 - a. Faucets (1 point each, up to 2 points)
 - b. Showerheads (1 point each, up to 2 points)
- 4. Replace toilets with Ultra-low Flush Toilets (1 point each, up to 3 points)
- 5. Install Chlorine Filter on Showerhead
- 6. Convert Gas to Tankless Water Heater
- 7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)
- 8. Install On-Demand Hot Water Circulation Pump

1 Energy pt	y=yes			0	
2 Energy pts	y=yes			0	
Up to 2 Resource pts.			0		
Up to 2 Resource pts.			0		
Up to 3 Resource pts.			0		
1 IAQ/Health pt	y=yes				0
4 Energy pts	y=yes			0	
Up to 4 IAQ/Health pts.					0
4 Resource pts	y=yes		0		
			0	0	0

F. Electrical

- 1. Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs = 2 points; 10 bulbs = 3 points; 12 bulbs = 4 points)
- 2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)
- 3. Install Lighting Controls (1 point per fixture, up to 4 points)
- 4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)

Up to 4 Energy pts.				0	
Up to 5 Energy pts.				0	
Up to 4 Energy pts.				0	
Up to 4 Energy pts.				0	
			0	0	0

G. Appliances

- 1. Install Energy Star Dishwasher
- 2. Install Washing Machine With Water and Energy Conservation Features
- 3. Install Energy Star Refrigerator
- 4. Install Built-In Recycling Center

1 Energy pt	y=yes			0	
1 Energy pt	y=yes			0	
1 Energy pt	y=yes			0	
3 Resource pts	y=yes		0		
			0	0	0

H. Insulation

- 1. Upgrade Insulation to Exceed Title 24 Requirements
 - a. Walls
 - b. Ceilings
- 2. Install Floor Insulation over Crawl Space
- 3. Install Recycled Content Fiberglass Insulation with No Added Formaldehyde
- 4. Use Advanced Infiltration Reduction Practices
- 5. Use Cellulose Insulation
 - a. Walls
 - b. Ceilings
- 6. Alternative Insulation Products (Cotton, spray-foam)
 - a. Walls
 - b. Ceilings

2 Energy pts	y=yes			0	
2 Energy pts	y=yes			0	
4 Energy pts	y=yes			0	
3 IAQ/Health pts	y=yes				0
2 Energy pts	y=yes			0	
4 Resource pts	y=yes		0		
4 Resource pts	y=yes		0		
4 Resource pts	y=yes		0		
4 Resource pts	y=yes		0		
4 Resource pts	y=yes		0		
			0	0	0

			INPUT	Resources	Energy	IAQ/Health
I. Windows						
1. Install Energy Efficient Windows						
a. Double Paned	1 Energy pt	y=yes			0	
b. Low Emissivity (Low-E)	2 Energy pts	y=yes			0	
c. Low Conductivity Frames	2 Energy pts	y=yes			0	
2. Install Low Heat Transmission Glazing						
	1 Energy pt	y=yes			0	
				0	0	0
J. Heating Ventilation and Air Conditioning						
1. Use Dual Mastic on All Duct Joints						
	2 Energy pts	y=yes			0	
2. Install Ductwork within Conditioned Space						
	3 Energy pts	y=yes			0	
3. Vent Range Hood to the Outside						
	1 IAQ/Health pt	y=yes				0
4. Clean all Ducts Before Occupancy						
	2 IAQ/Health pts	y=yes				0
5. Install Solar Attic Fan						
	2 Energy pts	y=yes			0	
6. Install Attic Ventilation Systems						
	1 Energy pt	y=yes			0	
7. Install Whole House Fan						
	4 Energy pts	y=yes			0	
8. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes				0
b. Water Heaters	3 IAQ/Health pts	y=yes				0
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps						
	3 Energy pts	y=yes			0	
10. Install 13 SEER/11 EER or higher AC with a TXV						
	3 Energy pts	y=yes			0	
11. Install AC with Non-HCFC Refrigerants						
	2 Resource pts	y=yes	0			
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace						
	2 Energy pts	y=yes			0	
13. Retrofit Wood Burning Fireplaces						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes				0
b. Install/Replace Dampers	1 Energy pt	y=yes			0	
c. Install Airtight Doors	1 Energy pt	y=yes			0	
14. Install Zoned, Hydronic Radiant Heating						
	3 Energy pts	y=yes			0	
15. Install High Efficiency Filter						
	4 IAQ/Health pts	y=yes				0
16. Install Heat Recovery Ventilation Unit (HRV)						
	5 IAQ/Health pts	y=yes				0
17. Install Separate Garage Exhaust Fan						
	3 IAQ/Health pts	y=yes				0
				0	0	0
K. Renewable Energy and Roofing						
1. Pre-Plumb for Solar Water Heating						
	4 Energy pts	y=yes			0	
2. Install Solar Water Heating System						
	10 Energy pts	y=yes			0	
3. Pre-Wire for Future Photovoltaic (PV) Installation						
	4 Energy pts	y=yes			0	
4. Install Photovoltaic (PV) System						
(1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)	Up to 18 Energy pts				0	
6. Select Safe and Durable Roofing Materials						
	1 Resource pt	y=yes	0			
7. Install Radiant Barrier						
	3 Energy pts	y=yes			0	
				0	0	0
L. Natural Heating and Cooling						
1. Incorporate Passive Solar Heating						
	5 Energy pts	y=yes			0	
2. Install Overhangs or Awnings over South Facing Windows						
	3 Energy pts	y=yes			0	
3. Plant Deciduous Trees on the West and South Sides						
	3 Energy pts	y=yes			0	
				0	0	0

			INPUT	Resources	Energy	IAQ/Health
M. Indoor Air Quality and Finishes						
1. Use Low/No VOC Paint	1 IAQ/Health pts	y=yes				0
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health pts	y=yes				0
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes				0
4. Use Salvaged Materials for Interior Finishes	3 Resource pts	y=yes		0		
5. Use Engineered Sheet Goods with no added Urea Formaldehyde	6 IAQ/Health pts	y=yes				0
6. Use Exterior Grade Plywood for Interior Uses	1 IAQ/Health pts	y=yes				0
7. Seal all Exposed Particleboard or MDF	4 IAQ/Health pts	y=yes				0
8. Use FSC Certified Materials for Interior Finish	4 Resource pts	y=yes		0		
9. Use Finger-Jointed or Recycled-Content Trim	1 Resource pts	y=yes		0		
10. Install Whole House Vacuum System	3 IAQ/Health pts	y=yes				0
				0	0	0
N. Flooring						
1. Select FSC Certified Wood Flooring	8 Resource pts	y=yes		0		
2. Use Rapidly Renewable Flooring Materials	4 Resource pts	y=yes		0		
3. Use Recycled Content Ceramic Tiles	4 Resource pts	y=yes		0		
4. Install Natural Linoleum in Place of Vinyl	5 IAQ/Health pts	y=yes				0
5. Use Exposed Concrete as Finished Floor	4 Resource pts	y=yes		0		
6. Install Recycled Content Carpet with Low VOCs	4 Resource pts	y=yes		0		
				0	0	0

Total Points Available:
Total Points Project Received:

140	130	57
0	0	0



Iran - Fuji 2/22/08

RECEIVED

FEB 20 2008

OFFICE OF MAYOR

STATE OF CALIFORNIA
OFFICE OF THE ATTORNEY GENERAL

EDMUND G. BROWN JR.
ATTORNEY GENERAL

February 15, 2008

The Honorable Mike Sweeney
City Hall
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney:

I write to you today about a myth, a challenge, and an opportunity. The myth is that there is no immediate need to address local contributions to global warming. The challenge is to take action today and at every level to address global warming. And the opportunity, particularly for local government, is to be an active force in the fight against global warming by asking the hard questions, seeking the best information, and making the sound decisions that will move California to a low-carbon future. As part of this opportunity, I invite you to attend one of a series of workshops that I will co-host with the Local Government Commission this spring.

The Myth

There no longer is serious debate that global temperatures are rising and that human activities play an important role. We already are seeing the effects – disappearing glaciers, shrinking snow pack, droughts, coastal erosion, bigger and more regular storms, and more extreme heat waves. But some continue to suggest that we can afford to wait to take action. That until all the prescriptive rules are in place at the state and federal level, we can proceed with business as usual. We do not have this luxury. The best available science tells us that the effects of global warming will intensify and spread if we do not take decisive, dramatic action today. As the chairman of the United Nations Intergovernmental Panel on Climate Change recently declared: “If there’s no action before 2012, that’s too late. What we do in the next two to three years will determine our future.”

The Challenge

In California, we have recognized the urgent need to curb greenhouse gas emissions by committing to reduce emissions to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. However, even under the aggressive timetable that the Governor and Legislature have set, most of the rules being developed to reach these targets will not take effect until 2012. A tremendous amount of local and regional planning will occur between now and then. We will experience the effects of the decisions made today well into the future. Our challenge is to ensure that the planning occurring now allows us to meet the goals we have set for ourselves.

Fortunately, local agencies have at their disposal an extremely powerful tool. CEQA requires public agencies to mitigate or avoid "significant effects on the environment" when it is feasible to do so. As the Legislature recognized last year when it enacted Senate Bill No. 97, greenhouse gas emissions are the type of environmental effect that agencies must address under CEQA. Throughout California, cities, counties, and regional planning entities have begun to address global warming as an integral part of their planning efforts, as CEQA requires, even in the absence of regulatory thresholds of significance.

To assist in this effort, my office has compiled and regularly updates a document that may be helpful for agencies in carrying out their obligations under CEQA. The most recent version, available at <http://ag.ca.gov/globalwarming/ceqa.php>, lists examples of mitigation measures that may be appropriate for a broad range of projects – from specific developments to general plans and regional plans. The document also provides links to sources of information on global warming impacts and mitigation measures. I encourage you to take a look.

The Opportunity

Many agencies have questions about how to address global warming through the CEQA process. These may include: "How do we prepare an inventory of baseline greenhouse gas emissions?" "How do we model future emissions?" "What kinds of mitigation must we consider?" While each agency initially must answer these questions for itself, we can learn from each other.

With these questions in mind, my office and the Local Government Commission will host a series of workshops entitled "CEQA and Climate Change: Partnering with Local Agencies to Combat Global Warming." Speakers will include members of my office, leaders from the Governor's Climate Action Team, and modeling experts from around the State. The material covered at each workshop will be similar, but will be tailored to highlight innovative approaches in each region. We aim to provide concrete tips for addressing global warming in CEQA documents, and to foster discussion about experiences so far. Workshop dates are:

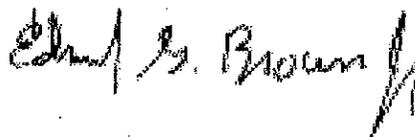
March 20, Oakland
April 3, Sacramento
April 24, Visalia

May 15, Los Angeles
May 23, Monterey

Information about the workshops and registration is available at www.lgc.org, or you can contact Kate Wright at the Local Government Commission, (916) 448-1198 ext. 305.

I look forward to working together as we create a low-carbon future in California.

Sincerely,



EDMUND G. BROWN JR.
Attorney General