



STANTON SQUARE: MULTIFAMILY APARTMENTS

M = MANDATORY
= OPTIONAL POINTS

2015 Enterprise Green Communities Criteria Checklist

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. **To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. Additionally, New Construction projects must achieve 35 optional points, Substantial Rehab projects must achieve 30 optional points, and Moderate Rehab projects must also achieve 30 optional points.**

1. INTEGRATIVE DESIGN

☒ YES ☐ NO ☐ MAYBE

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1.1a Goal Setting

Develop an integrative design process that works best for your project team and intentions. At minimum, document:

1. A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals.
2. A summary of the integrative process that was used to select the green building strategies, systems and materials that will be incorporated into the project.
3. A description of how progress and success against these goals will be measured throughout the completion of design, construction and operation to ensure that the green features are included and correctly installed.

☒ YES ☐ NO ☐ MAYBE

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1.1b Criteria Documentation

Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.

☐ YES ☒ NO ☐ MAYBE

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1.1c Designing for Project Performance

Identify how the expected performance of your project compares to the actual performance of other projects in your portfolio and/or community.

☒ YES ☐ NO ☐ MAYBE

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1.2a Resident Health and Well-Being: Design for Health

Identify potential resident health factors and design your project to address resident health and well-being by using the matrix provided on pages 22 and 23.

☐ YES ☐ NO ☒ MAYBE

12

1.2b Resident Health and Well-Being: Health Action Plan

At pre-design and continuing throughout the project life cycle, collaborate with public health professionals and community stakeholders to assess, identify, implement and monitor achievable actions to enhance health-promoting features of the project and minimize features that could present health risks. Specifically, create a Health Action Plan and integrate the selected interventions and a plan for monitoring and evaluating progress per the full criterion.

☒ YES ☐ NO ☐ MAYBE

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1.3a Resilient Communities: Design for Resilience *(New Construction and Substantial Rehab only)*

Given your project building type, location and expected resident population, identify a project characteristic that would most likely impact your project's ability to withstand an unexpected weather event or loss of power. Select at least one criterion from the given list that would help mitigate that impact, and incorporate this within your project plans and design. Include a short narrative providing your rationale for selecting this criterion above the others.



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☐ YES ☒ NO ☐ MAYBE

15

INTEGRATIVE DESIGN *(continued)*

1.3b Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment

Carry out a Vulnerabilities Assessment and implement building elements designed to enable the project to adapt to, and mitigate, climate impacts given the project location, building/construction type and resident population.

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SUBTOTAL OPTIONAL POINTS

2. LOCATION + NEIGHBORHOOD FABRIC

New Construction: All new construction projects must earn optional points under Criterion 2.8 Access to Public Transportation, **OR** earn 8 optional points through selecting one or more of the following:

- 2.7 Preservation of and Access to Open Space
- 2.9 Improving Connectivity to the Community
- 2.12 Access to Fresh, Local Foods
- 2.13 LEED for Neighborhood Development Certification
- 2.14 Local Economic Development and Community Wealth Creation

☒ YES ☐ NO ☐ MAYBE

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2.1 Sensitive Site Protection

Do not locate new projects, including buildings, built structures, roads or parking areas, on portions of sites that meet any of the following provisions:

1. Land within 100 feet of wetlands, including isolated wetlands or streams. Maintain or establish riparian buffer using native vegetation where possible. Bike and foot paths are allowed if at least 25 feet from the wetlands boundary.
2. Land on slope greater than 15%.
3. Land with prime soils, unique soils or soils of state significance per USDA designations.
4. Public parkland.
5. Land that is specifically identified as an existing habitat for any species on federal or state threatened or endangered lists.
6. Land that is within the Special Flood Hazard Areas (SFHA) as identified by FEMA on the Flood Insurance Rate Map.

☒ YES ☐ NO ☐ MAYBE

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2.2 Connections to Existing Development and Infrastructure *(Except for projects located on rural tribal lands, in colonias communities, or in communities with populations of less than 10,000)*

Locate the project on a site with access to existing roads, water, sewers and other infrastructure within or contiguous to (having at least 25% of the perimeter bordering) existing development. Connect the project to the pedestrian grid.

☒ YES ☐ NO ☐ MAYBE

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2.3 Compact Development

At a minimum, build to the residential density (dwelling units/acre) of the census block group in which your project is located.

☐ YES ☐ NO ☒ MAYBE

5 or 7

5

2.4 Compact Development

Exceed the residential density (dwelling units / acre) of the census block group in which your project is located. Exceed by 2x for [5 points]; exceed by 3x for [7 points].



M = MANDATORY
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		LOCATION + NEIGHBORHOOD FABRIC <i>(continued)</i>
☒ YES ☐ NO ☐ MAYBE	M	2.5 Proximity to Services Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, of the listed services. For projects that qualify as Rural/Tribal/Small Town, locate the project within 5 miles of at least four of the listed services.
☒ YES ☐ NO ☐ MAYBE	M	2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Towns Set aside a minimum of 10% (minimum of 0.25 acre) of the total project acreage as non-paved open space for use by all residents OR locate the project within a 0.25-mile walk distance of dedicated public non-paved open space that is a minimum of 0.75 acres.
☐ YES ☒ NO ☐ MAYBE	6 max	2.7 Preservation of and Access to Open Space Set aside a percentage of non-paved open space for use by all residents. 20% [2 points]; 30% [4 points]; 40% + written statement of preservation/conservation policy for set-aside land [6 points].
☒ YES ☐ NO ☐ MAYBE	8 or 10	2.8 Access to Public Transportation Locate projects within a 0.5-mile walk distance of transit services combined (bus, rail and/or ferry), constituting at least 60 or more transit rides per weekday, with some type of weekend ride option. [8 points] For projects that qualify as Rural/Tribal/Small Town, locate the project within a 5-mile distance of at least one of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; or 5) public-private regional transportation. [8 points] <i>For an additional 2 points:</i> Locate the project along dedicated bike trails or lanes that lead to transit services or stations (bus, rail and ferry) within 3 miles.
☒ YES ☐ NO ☐ MAYBE	2 to 8	2.9 Improving Connectivity to the Community Improve access to community amenities through at least one of the transit, auto or biking mobility measures listed.
☐ YES ☒ NO ☐ MAYBE	5 max	2.10 Passive Solar Heating /Cooling Design and build with passive solar design, orientation and shading that meet specified guidelines.
☐ YES ☒ NO ☐ MAYBE	4	2.11 Brownfield Site or Adaptive Reuse Building Rehabilitate an existing structure that was not previously used as housing or locate the project on a brownfield site.
☒ YES ☐ NO ☐ MAYBE	6	2.12 Access to Fresh, Local Foods Pursue one of three options to provide residents and staff with access to fresh, local foods, including neighborhood farms and gardens, community-supported agriculture, or proximity to farmers markets.
☐ YES ☒ NO ☐ MAYBE	4	2.13 LEED for Neighborhood Development Certification Locate building(s) in a Stage 2 Pre-Certified or Stage 3 Certified Neighborhood Development.
☐ YES ☐ NO ☒ MAYBE	6 max	2.14 Local Economic Development and Community Wealth Creation Demonstrate that local preference for construction employment and subcontractor hiring was part of your bidding process [2 points] OR demonstrate that you achieved at least 20% local employment [3 points] OR provide physical space for small business, nonprofits, and/or skills and workforce education [3 points].

20- 27

SUBTOTAL OPTIONAL POINTS



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3. SITE IMPROVEMENTS

☒ YES ☐ NO ☐ MAYBE

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3.1 Environmental Remediation

Conduct an environmental site assessment to determine whether any hazardous materials are present on-site; mitigate any found.

☒ YES ☐ NO ☐ MAYBE

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3.2 Erosion and Sedimentation Control *(Except for infill sites with buildable area smaller than one acre)*

Implement EPA's Best Management Practices for Construction Site Stormwater Runoff Control, or local requirements, whichever is more stringent.

☒ YES ☐ NO ☐ MAYBE

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3.3 Low-Impact Development

Projects located on greenfields must meet the list of low-impact development criteria.

☒ YES ☐ NO ☐ MAYBE

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3.4 Landscaping

If providing plantings, all should be native or adapted to the region, appropriate to the site's soil and microclimate, and none of the new plants is an invasive species. Reseed or xeriscape all disturbed areas.

☒ YES ☐ NO ☐ MAYBE

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3.5a Efficient Irrigation and Water Reuse

If irrigation is used, install an efficient irrigation or water reuse system per the guidelines.

☐ YES ☒ NO ☐ MAYBE

4 or 8

3.5b Efficient Irrigation and Water Reuse

Install an efficient irrigation system equipped with a WaterSense-labeled weather-based irrigation controller (WBIC) **OR** at least 50% of the site's irrigation should be satisfied by reusing water.

☒ YES ☐ NO ☐ MAYBE

4 or 8

3.6 Surface Stormwater Management

Retain, infiltrate and/or harvest the first 1.0 inch of rain that falls *[4 points]* **OR** as calculated for a 24-hour period of a one-year (1) storm event, so that no stormwater is discharged to drains/inlets. *[8 points]* For both options, permanently label all storm drains and inlets.

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☐ YES ☐ NO ☒ MAYBE

1

3.7 Reducing Heat-Island Effect: Paving

Use light-colored, high-albedo materials and/or an open-grid pavement, with a minimum solar reflectance of 0.3, over at least 50% of the site's hardscaped area.

4

SUBTOTAL OPTIONAL POINTS

4. WATER CONSERVATION

☒ YES ☐ NO ☐ MAYBE

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4.1 Water-Conserving Fixtures

Install water-conserving fixtures in all units and any common facilities with the following specifications. *Toilets:* WaterSense-labeled and 1.28 gpf; *Urinals:* WaterSense-labeled and 0.5 gpf; *Showerheads:* WaterSense-labeled and 2.0 gpm; *Kitchen faucets:* 2.0 gpm; *Lav faucets:* WaterSense-labeled and 1.5 gpm

AND for all single-family homes and all dwelling units in buildings three stories or fewer, the static service pressure must not exceed 60 psi.



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☐ YES ☒ NO ☐ MAYBE **6 max**

WATER CONSERVATION *(continued)*

4.2 Advanced Water Conservation

Reduce water consumption either by installing water-conserving fixtures in all units and all common space bathrooms with the following specifications: *Toilets*: WaterSense-labeled and 1.1 gpf [1 point]; *Showerheads*: WaterSense-labeled and 1.5 gpm [1 point]; *Kitchen faucets*: 1.5 gpm and *lav faucets*: WaterSense-labeled and 1.0 gpm [1 point]

OR

Reduce total indoor water consumption by at least 30% compared to the baseline indoor water consumption chart, through a combination of your choosing. [6 points maximum]

☒ YES ☐ NO ☐ MAYBE **4**

4.3 Leaks and Water Metering

Conduct pressure-loss tests and visual inspections to determine if there are any leaks; fix any leaks found; and meter or submeter each dwelling unit with a technology capable of tracking water use. Separately meter outdoor water consumption.

☐ YES ☒ NO ☐ MAYBE **4**

4.4 Efficient Plumbing Layout and Design

To minimize water loss from delivering hot water, the hot water delivery system shall store no more than 0.5 gallons of water in any piping/manifold between the hot water source and any hot water fixture.

☐ YES ☒ NO ☐ MAYBE **6 max**

4.5 Water Reuse

Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's total water needs: 10% reuse [3 points]; 20% reuse [4 points]; 30% reuse [5 points]; 40% reuse [6 points]

☐ YES ☒ NO ☐ MAYBE **8**

4.6 Access to Potable Water During Emergencies

Provide residents with access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options.

4

SUBTOTAL OPTIONAL POINTS

5. ENERGY EFFICIENCY

☒ YES ☐ NO ☐ MAYBE **M**

5.1a Building Performance Standard *(New Construction: single-family and low-rise multifamily)*

Certify each dwelling unit in the project through the ENERGY STAR New Homes program.

☒ YES ☐ NO ☐ MAYBE **M**

5.1b Building Performance Standard *(New Construction: mid-rise and high-rise multifamily, with some exceptions)*

Certify the project through the ENERGY STAR Multifamily High-Rise program (MFHR) **OR** follow the combined MFHR and LEED Commissioning Path outlined in the criterion.

Exception: Multifamily buildings that are four or five stories, in which all dwelling units have their own heating, cooling and hot water systems, should comply with Criterion 5.1a and certify each dwelling unit per ENERGY STAR Certified New Homes.



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☒ YES ☐ NO ☐ MAYBE M	ENERGY EFFICIENCY <i>(continued)</i> 5.1c Building Performance Standard <i>(Substantial and Moderate Rehab: single-family and low-rise multifamily)</i> For each dwelling unit, achieve a HERS Index score of 85 or less. <i>Exception:</i> Substantial rehabs of buildings with walls made only of brick/masonry that are three stories or fewer and built before 1980, as well as moderate rehabs of buildings that are three stories or fewer and built before 1980, are permitted to instead achieve a HERS Index score of 100 or less for each dwelling unit.
☒ YES ☐ NO ☐ MAYBE M	5.1d Building Performance Standard <i>(Substantial and Moderate Rehab: mid-rise and high-rise)</i> Demonstrate that the energy performance of the completed building will be equivalent to ASHRAE 90.1-2010 using an energy model created by a qualified energy services provider per Appendix G.
☐ YES ☒ NO ☐ MAYBE 5 to 12	5.2a Additional Reductions in Energy Use Design and construct a building that is projected to be at least 5% more efficient than what is required of the project by Criteria 5.1a–d. (Projects receiving points in Criterion 5.2a may not receive points per Criterion 5.2b)
☐ YES ☒ NO ☐ MAYBE 12	5.2b Advanced Certification: Nearing Net Zero Certify the project in a program that requires advanced levels of building envelope performance such as PHIUS, Living Building Challenge and/or DOE Zero Energy Ready Home. (Projects receiving points in Criterion 5.2b may not receive points per Criterion 5.2a)
☒ YES ☐ NO ☐ MAYBE M	5.3 Sizing of Heating and Cooling Equipment Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or ASHRAE handbooks.
☒ YES ☐ NO ☐ MAYBE M	5.4 ENERGY STAR Appliances If providing appliances, install ENERGY STAR clothes washers, dishwashers and refrigerators. If appliances will not be installed or replaced at this time, specify that, at the time of installation or replacement, ENERGY STAR models must be used.
☒ YES ☐ NO ☐ MAYBE M	5.5 Lighting Follow the guidance for high-efficacy lighting controls and other characteristics for all permanently installed lighting fixtures in project dwelling units, common spaces and exterior
☒ YES ☐ NO ☐ MAYBE M ☐ YES ☐ NO ☐ MAYBE 6	5.6 Electricity Meter <i>New Construction and Substantial Rehab</i> <i>Moderate Rehab (Except for single-room occupancy and designated supportive housing dwelling units)</i> Install individual or submetered electric meters for all dwelling units.
☐ YES ☒ NO ☐ MAYBE 4	5.7a Photovoltaic/Solar Hot Water Ready Orient, design, engineer, wire and/or plumb the development to accommodate installation of photovoltaic (PV) or solar hot water system in the future.



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☐ YES ☐ NO ☒ MAYBE **10 max**

ENERGY EFFICIENCY *(continued)*

5.7b Renewable Energy

Install photovoltaic (PV) panels or other electric-generating renewable energy source to provide a specified percentage of the project's estimated total energy demand or water heating energy demand. *(Projects may earn points through Criterion 5.7b or 5.8b, but not both.)*

	5%	10%	20%	30%	40%
Single-story / Single-family	—	—	6	8	10
2 to 3 stories	—	6	8	10	—
4 stories or more	6	8	10	—	—

☐ YES ☒ NO ☐ MAYBE **8**

5.8a Resilient Energy Systems: Floodproofing

Conduct floodproofing, including perimeter floodproofing (barriers/shields), of lower floors. Design and install building systems as specified by the full criterion so that the operation of those systems will not be grossly affected in case of a flood.

☐ YES ☒ NO ☐ MAYBE **4 to 8**

5.8b Resilient Energy Systems: Islandable Power

Provide emergency power through an islandable photovoltaic (PV) system or an efficient and permanent generator that will offer at least limited electricity for critical circuits during power outages per one of the three options listed. *(Projects may earn points through Criterion 5.7b or 5.8b, but not both.)*

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SUBTOTAL OPTIONAL POINTS

6. MATERIALS

☒ YES ☐ NO ☐ MAYBE **M**

6.1 Low / No VOC Paints, Coatings and Primers

All interior paints and primers must have VOC levels, in grams per liter, less than or equal to the thresholds established by South Coast Air Quality Management District (SCAQMD) Rule 1113.

☒ YES ☐ NO ☐ MAYBE **M**

6.2 Low / No VOC Adhesives and Sealants

All adhesives and sealants (including caulks) must have VOC levels, in grams per liter, less than or equal to the thresholds established by the South Coast Air Quality Management District Rule 1168.

☐ YES ☐ NO ☒ MAYBE **3 max**

6.3 Recycled Content Material

Incorporate building materials that are composed of at least 25% post-consumer recycled content or at least 50% post-industrial recycled content. *[1 point]*

Building materials that make up at least 75% of their project component each receive *1 point*.

☐ YES ☐ NO ☒ MAYBE **4 max**

6.4 Regional Materials

Use products that were extracted, processed and manufactured within 500 miles of the project for a minimum of 50%, based on cost, of the building materials' value.

Select any or all of these options (each material can qualify for *1 point*):

- Framing materials
- Exterior materials (e.g., siding, masonry, roofing)
- Flooring materials
- Concrete/cement and aggregate material
- Drywall/interior sheathing materials



M = MANDATORY
= OPTIONAL POINTS

☐ YES ☒ NO ☐ MAYBE

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MATERIALS *(continued)*

6.5 Certified, Salvaged and Engineered Wood Products

For at least 25% of all structural wood products, by cost or value, commit to using either FSC-certified, salvaged products or engineered framing materials without urea formaldehyde.

☒ YES ☐ NO ☐ MAYBE

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6.6 Composite Wood Products that Emit Low/No Formaldehyde

All composite wood products must be certified as compliant with California 93120 Phase 2 **OR**, if using a composite wood product that does not comply with California 93120 Phase 2, all exposed edges and sides must be sealed with low-VOC sealants, per Criterion 6.2.

☒ YES ☐ NO ☐ MAYBE

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6.7a Environmentally Preferable Flooring

Do not install carpets in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms or any rooms built on foundation slabs. Where installed, all carpet products must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad and carpet adhesives. Any hard surface flooring products must be either ceramic tile or solid unfinished hardwood floors, or meet the Scientific Certification System's FloorScore program criteria (including pre-finished hardwood flooring).

☐ YES ☒ NO ☐ MAYBE

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6.7b Environmentally Preferable Flooring: Throughout Building

Use non-vinyl, non-carpet floor coverings throughout each building in the project.

☒ YES ☐ NO ☐ MAYBE

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6.8 Mold Prevention: Surfaces

Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens and laundry rooms. Materials installed in these rooms should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.

☒ YES ☐ NO ☐ MAYBE

M

6.9 Mold Prevention: Tub and Shower Enclosures

Use moisture-resistant backing materials such as cement board, fiber cement board or equivalent per ASTM #D3273 behind tub/shower enclosures. Projects using a one-piece fiberglass tub/shower enclosure are exempt from this requirement.

☐ YES ☐ NO ☒ MAYBE

12 max

6.10 Asthmagen-Free materials

Do not install products that contain ingredients that are known to cause or trigger asthma. Key products to avoid are:

- *Insulation:* Do not use spray polyurethane foam (SPF) or formaldehyde-containing fiberglass batts. [4 points]
- *Flooring:* Do not use flexible vinyl (PVC) roll or sheet flooring or carpet-backed with vinyl with phthalates. Do not use fluid applied finish floors. [4 points]
- *Wall coverings:* Do not use wallpaper made from vinyl (PVC) with phthalates or site-applied high-performance coatings that are epoxy or polyurethane based. [4 points]
- *Composite wood:* Use only ULEF products for cabinetry, subflooring and other interior composite wood uses. [4 points]

☐ YES ☒ NO ☐ MAYBE

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6.11 Reduced Heat-Island Effect: Roofing

Use an ENERGY STAR-certified roofing product for 100% of the roof area **OR** install a "green" (vegetated) roof for at least 50% of the roof area and ENERGY STAR-certified roofing product for the remainder of the roof area.



M = MANDATORY
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☒ YES ☐ NO ☐ MAYBE

M or
6 max

MATERIALS *(continued)*

6.12 Construction Waste Management

Commit to following a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.

☒ YES ☐ NO ☐ MAYBE

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3

6.13 Recycling Storage

Provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms (if applicable).

Additionally, in multifamily buildings, provide at least one easily accessible, permanent and dedicated indoor area for the collection and storage of materials for recycling. In single-family homes, points will be accrued only if curb-side recycling pickup is available.

Collected materials should include, at a minimum, paper, cardboard, glass, metals and plastics.

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SUBTOTAL OPTIONAL POINTS

7. HEALTHY LIVING ENVIRONMENT

☒ YES ☐ NO ☐ MAYBE

M

☐ YES ☐ NO ☐ MAYBE

12 max

7.1 Ventilation

New Construction and Substantial Rehab

Moderate Rehab

For each dwelling unit, in full accordance with ASHRAE 62.2-2010, install a local mechanical exhaust system in each bathroom [4 points], a local mechanical exhaust system in each kitchen [4 points], and a whole-house mechanical ventilation system [4 points].

For each multifamily building of four stories and more, in full accordance with ASHRAE 62.1-2010, install a mechanical ventilation system for all hallways and common spaces [3 points].

For all project types, in addition to the above requirements:

- All systems and associated ductwork must be installed per manufacturer's recommendations.
- All individual bathroom fans must be ENERGY STAR labeled, wired to turn on with the light switch, and equipped with a humidistat sensor, timer or other control (e.g., occupancy sensor, delay off switch, ventilation controller).
- If using central ventilation systems with rooftop fans, each rooftop fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.

☒ YES ☐ NO ☐ MAYBE

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7.2 Clothes Dryer Exhaust

Clothes dryers must be exhausted directly to the outdoors using rigid-type ductwork (except for condensing dryers, which must be plumbed to a drain).



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☒ YES ☐ NO ☐ MAYBE

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HEALTHY LIVING ENVIRONMENT *(continued)*

7.3 Combustion Equipment

For new construction and rehab projects, specify power-vented or direct vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space.

In Substantial and Moderate Rehabs, if there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct vent and that is not scheduled for replacement, conduct initial combustion safety testing per the given guidelines.

Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 720.

☐ YES ☐ NO ☒ MAYBE

9 or 11

9

7.4 Elimination of Combustion Within the Conditioned Space

No combustion equipment may be used for cooking (to include, but not limited to ranges, cooktops, stoves, ovens) as part of the building project [9 points] **OR** no combustion equipment may be used as part of the building project [11 points].

☒ YES ☐ NO ☐ MAYBE

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7.5 Vapor Retarder Strategies

Install vapor barriers that meet specified criteria appropriate for the foundation type.

☒ YES ☐ NO ☐ MAYBE

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7.6 Water Drainage *(For all New Construction projects and those Rehab projects that include replacing particular assemblies called out below)*

Provide drainage of water away from walls, windows and roofs by implementing the list of techniques.

☒ YES ☐ NO ☐ MAYBE

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7.7 Mold Prevention: Water Heaters

Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.

☒ YES ☐ NO ☐ MAYBE

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7.8 Radon Mitigation

For New Construction in EPA Zone 1 areas, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Zone 1, test and mitigate per the specified protocols.

☒ YES ☐ NO ☐ MAYBE

M

7.9 Garage Isolation

- Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed.
- Do not install ductwork or air handling equipment in a garage.
- Fix all connecting doors between conditioned space and garage with gaskets or otherwise make substantially airtight with weather stripping.
- Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone of the project, placed per National Fire Protection Association (NFPA) 720.

☒ YES ☐ NO ☐ MAYBE

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7.10 Integrated Pest Management

Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.



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☐ YES ☒ NO ☐ MAYBE		9	HEALTHY LIVING ENVIRONMENT <i>(continued)</i> 7.11a Beyond ADA: Universal Design <i>(New Construction)</i> Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. Design the remainder of the ground-floor units and elevator-reachable units in accordance with ICC/ANSI A117.1, Type B.
☐ YES ☒ NO ☐ MAYBE		7 or 9	7.11b Beyond ADA: Universal Design <i>(Substantial and Moderate Rehab)</i> Design a minimum of 10% of the dwelling units (one, at minimum) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. <i>[7 points]</i> <i>For an additional 2 points:</i> Design the remainder of the ground-floor units and elevator-reachable units with accessible unit entrances designed to accommodate people who use a wheelchair.
☒ YES ☐ NO ☐ MAYBE		M	7.12 Active Design: Promoting Physical Activity Within the Building Situate at least one building stairway per the criterion to encourage use OR emphasize at least one strategy inside the building designed to increase frequency and duration of physical activity per the criterion.
☐ YES ☒ NO ☐ MAYBE		10	7.13 Active Design: Staircases and Building Circulation A staircase must be accessible and visible from the main lobby as well as visible within a 25-foot walking distance from any edge of lobby. Ensure that no turns or obstacles prevent visibility of or accessibility to the qualifying staircase from the lobby, and that the staircase is encountered before or at the same time as the elevators. From the corridor, accessible staircases should be made visible by: Providing transparent glazing of at least 10 square feet (1 square meter) at all stair doors or at a side light OR providing magnetic door holds on all doors leading to the stairs OR removing door enclosures/ vestibules.
☒ YES ☐ NO ☐ MAYBE		9 9	7.14 Interior and Outdoor Activity Spaces for Children and Adults Provide an on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents; see criterion for specifics.
☒ YES ☐ NO ☐ MAYBE		M	7.15 Reduce Lead Hazards in Pre-1978 Buildings <i>(Substantial Rehab)</i> Conduct lead risk assessment or inspection to identify lead hazards, then control for these per EPA or state/ local laws and requirements.
☐ YES ☐ NO ☒ MAYBE		10 10	7.16 Smoke-Free Building Implement and enforce a no-smoking policy in all common and individual living areas, and within a 25-foot perimeter around the exterior of all residential projects.

18- 28

SUBTOTAL OPTIONAL POINTS



M = MANDATORY
= OPTIONAL POINTS

8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT

☒ YES ☐ NO ☐ MAYBE

M

8.1 Building Operations & Maintenance (O&M) Manual and Plan *(For all multifamily projects)*

Develop a manual with thorough building operations and maintenance guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development and construction stages, and should include sections/chapters addressing the list of topics.

☒ YES ☐ NO ☐ MAYBE

M

8.2 Emergency Management Manual *(For all multifamily projects)*

Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics, including but not limited to:

- communication plans for staff and residents
- useful contact information for public utility and other service providers
- infrastructure and building “shutdown” procedures

☒ YES ☐ NO ☐ MAYBE

M

8.3 Resident Manual

Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of their home’s green features and practices. The Resident Manual should encourage green and healthy activities per the list of topics.

☒ YES ☐ NO ☐ MAYBE

M

8.4 Resident and Property Staff Orientation

Provide a comprehensive walk-through and orientation for all residents, property manager(s) and buildings operations staff. Use the appropriate manuals (see Criteria 8.1, 8.2, 8.3) as the base of the curriculum, and review the project’s green features, operations and maintenance procedures, and emergency protocols.

☒ YES ☐ NO ☐ MAYBE

M

8.5 Project Data Collection and Monitoring System: 100% Owner-Paid Utility Accounts; 15% Tenant-Paid Utility Accounts

For rental properties: Collect and monitor project energy and water performance data for 100% of owner-paid utilities and 15% of tenant-paid utilities for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data.

For owner-occupied units: Collect and monitor energy and water performance data in a manner that allows for easy access and review and provides the ability to influence home operations. Also allow Enterprise access to this data.

☐ YES ☒ NO ☐ MAYBE

7 or 11

8.6 Project Data Collection and Monitoring System: Greater than 15% Tenant-Paid Utility Accounts

Collect and monitor project energy and water performance data for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data. 16–60% of units [7 points]; 60–100% of units [11 points].

0

SUBTOTAL OPTIONAL POINTS

50-67

TOTAL OPTIONAL POINTS