City of Sonoma

2013 CALGREEN+TIER 1 CHECKLIST
for
NEW RESIDENTIAL BUILDINGS

Scope: *Applies to newly constructed low-rise residential buildings including hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations. Detached "U" occupancy buildings and repairs to existing structures are not subject to the requirements of CALGreen. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen.*

Residential addition and alteration projects should use the Residential Addition and Alteration CALGreen checklist.

APPENDIX A4
(Revised per City of Sonoma Requirements - Based on CALGreen + Tier 1)

Project Name: _____

Project Address: _____

Project Description: _____

Instructions:

1. The Owner or the Owner's agent shall employ a qualified CALGreen Special Inspector, listed by the City of Sonoma Building Department, to perform CALGreen Special Inspector services and to verify and assure the Owner and the Building Department that all required work described herein is properly planned and implemented in the project. City listed CALGreen inspectors can be found on the City's web site at http://www.sonomacity.org/default.aspx?PageId=518 .
2. The CALGreen Special Inspector shall not be the design professional or contractor for the project and shall not have a financial interest in the project for which services are being provided except for the cost of providing said services.
3. The CALGreen Special Inspector, in collaboration with the owner and the design professional shall review and incorporate all applicable provisions of **Columns 1 and 2** of this checklist into the project, sign and date the **Design Verification** section at the end of this checklist and have the checklist printed on the approved plans for the project. The CALGreen Special Inspector must indicate in **Column 2** of the checklist all applicable measures which must be met and incorporated into the project.
4. Prior to final inspection by the Building Department, CALGreen Special Inspector shall complete **Column 3** and sign and date **the Implementation Verification** section at the end of this checklist.

NOTE: The City of Sonoma has adopted the Tier 1 provisions of CALGreen as mandatory requirements which must be implemented in the project except that the Tier 1 Energy Efficiency measures provided in Section A4.2 need not be met.

Column 1 **Feature or Measure**	**Column 2** **Project Requirements** *When checked, these items become a part of the approved plans and must be installed or incorporated into the project.*		**Column 3** **Verification** *Complete after installation & prior to final inspection approval*
See Chapter 4 and Appendix A4 of the 2013 California Green Building Code and Sonoma Municipal Code Chapters 14.10 and 14.32 for complete descriptions of features or measures listed here.	**Mandatory & Tier 1 Prerequisites**	**Tier 1 electives** *Applicant selects required elective measures*	**Verification by a third party CALGreen Special Inspector listed by the City of Sonoma**
A4.1 **PLANNING AND DESIGN**	***All checked items are required for the project***	***Select at least two (2) elective measures from A4.1***	***Select all measures verified in the completed project***
Site Selection		A4.1	
A4.103.1 A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A greyfield site is selected. 3. An EPA-recognized Brownfield site is selected.		☐ ☐ ☐	☐ ☐ ☐
A4.103.2 Facilitate community connectivity by one of the following methods: 1. Locate project within a 1/4-mile true walking distance of at least 4 basic services; 2. Locate project within 1/2-mile true walking distance of at least 7 basic services; 3. Other methods increasing access to additional resources.		☐ ☐ ☐	☐ ☐ ☐
Site Preservation		A4.1	
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		☐	☐
Deconstruction and Reuse of Existing Materials		A4.1	
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations		☐	☐ Verify at least one if required ☐ ☐ ☐ ☐ ☐ ☐ ☐

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Site Development		A4.1	
4.106.2 A plan is developed and implemented to manage storm water drainage during construction. See Sonoma Municipal Code Chapter 13.32 (Stormwater Management and Discharge Control) for additional requirements.	☒		☐
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	☒		☐
4.106.4 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of all parking spaces, as specified, for multi-family dwellings.	☒		
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings utilized in the structural design of the building.		☐	☐
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following:			
1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy.		☐	☐
2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.		☐	☐
3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.		☐	☐
A4.106.2.3 Displaced topsoil is stockpiled for reuse and covered and protected from erosion. (Tier 1)	☒		☐
A4.106.3 Post construction landscape designs accomplish one or more of the following:			
1. Areas disrupted during construction are restored to be consistent with native vegetation		☐	☐
2. Limit turf areas to not more than 50 percent (Tier 1).		☐	☐
3. Utilize at least 75 percent native Californian or drought tolerant plant and tree species appropriate for the climate zone region.		☐	☐
4. Hydrozoning irrigation techniques are incorporated into the landscape design.		☐	☐
A4.106.4 Permeable paving is utilized for not less than 20 percent of the total parking, walking, or patio surfaces.(Tier 1)	☒		☐

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A4.106.5 Roofing materials for high rise residential buildings, hotels and motels shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum aged Solar Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5.1(3). (Tier 1)	☒		☐
A4.106.6 Install a vegetated roof for at least 50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the California Building Code, Chapters 15 and 16.		☐	☐
A4.106.7 Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.		☐	☐
A4.106.8.1 For one- and two-family dwellings and townhouses with attached private garages, install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit for future EV charging. (Tier 1)	☒		☐
A4.106.8.2 For multi-family dwellings, provide capability for future electrical vehicle charging in 5 percent of total parking spaces, as specified. (Tier 1)	☒		☐
A4.106.9 Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development.			
1. Provide short-term bicycle parking, per Section A4.106.9.1.		☐	☐
2. Provide long-term bicycle parking for multifamily buildings, per Section A4.106.9.2.		☐	☐
3. Provide long-term bicycle parking for hotel and motel buildings, per Section A4.106.9.3.		☐	☐
A4.106.10 [HR] Outdoor lighting systems shall be designed and installed to comply with:			
1. The minimum requirements in the California Energy Code for Lighting Zones 1·4; and 2. Backlight, Up light and Glare (BUG) ratings as defined in IES TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table A4.106.10; or		☐ or	☐ or
Comply with a lawfully enacted local ordinance, whichever is lawfully enacted local ordinance, whichever is more stringent.		☐	☐

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Innovative Concepts and Local Environmental Conditions		A4.1	
A4.108.1 Items in this section are necessary to address innovative concepts or local environmental conditions These items must be approved by the Building Department prior to listing here.			
Item 1:	☐	☐	☐
Item 2:	☐	☐	☐
Item 3:	☐	☐	☐
A4.2 **ENERGY EFFICIENCY**	***All checked items are required***	***No elective measures from A4.2 are required***	***Select all measures verified in the completed project***
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	☒		☐
A4.3 **WATER EFFICIENCY AND CONSERVATION**	***All checked items are required***	***Select at least one (1) elective measure from A4.3***	***Select all measures verified in the completed project***
Indoor Water Use		A4.3	
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	☒		☐
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	☒		☐
A4.303.1 Kitchen sink faucet shall have a maximum flow rate not greater than 1.5 gallons per minute at 60 psi. (Tier 1) (*See exceptions*)		☐	☐
A4.303.2 Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the *California Plumbing Code*. (Tier 1)		☐	☐

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A4.303.3 Appliances. Dishwashers and clothes washers in residential buildings shall comply with the following: Install at least one qualified ENERGY STAR appliance with maximum water use as follows: 1. Standard Dishwashers - 4.25 gallons per cycle. 2. Compact Dishwashers - 3.5 gallons per cycle. 3. Clothes Washers - water factor of 6 gallons per cubic feet of drum capacity.		☐ ☐ ☐	☐ ☐ ☐
A4.303.4 Nonwater supplied urinals or waterless toilets are installed.		☐	☐
Outdoor Water Use		A4.3	
4.304.1 Automatic irrigation systems installed at the time of final inspection shall be weather- or soil-moisture based.	☒		☐
A4.304.1 Install a low-water consumption irrigation system which minimizes the use of spray type heads.		☐	☐
A4.304.2 Rainwater capture, storage and re-use system is designed and installed.		☐	☐
A4.304.3 A water budget shall be developed for landscape irrigation.	☒		☐
A4.304.4 Provide water efficient landscape irrigation design that reduces the use of potable water in accordance with Chapter 14.32 of the Sonoma Municipal Code. (SMC 14.32) and Title 23, Division 2, Chapter 2.7 (Model Water Efficient Landscape Ordinance) of the CA Code of Regulations. *[The more stringent provisions of each applies].*	☒		☐
A4.304.5 A landscape design is installed which does not utilize potable water.		☐	☐
A4.304.6 For new water service connections, landscaped irrigated areas more than 2,500 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		☐	☐
Water Reuse Systems		A4.3	
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		☐	☐
A4.305.2 Recycled water piping is installed.		☐	☐

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A4.305.3 Recycled water is used for landscape irrigation.		☐	☐
Innovative Concepts and Local Environmental Conditions		A4.3	
A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions. These items must be approved by the Building Department prior to listing here.			
Item 1:	☐	☐	☐
Item 2:	☐	☐	☐
Item 3:	☐	☐	☐
A4.4 **MATERIAL CONSERVATION AND RESOURCE EFFICIENCY**	***All checked items are required***	***Select at least two (2) elective measures from A4.4***	***Select all measures verified in the completed project***
Foundation Systems		A4.4	
A4.403.1 A Frost-Protected Shallow Foundation (FPSF) is designed and constructed.		☐	☐
A4.403.2 Cement use in foundation mix design is reduced by not less than a 20 percent. (Tier 1)	☒		☐
Efficient Framing Techniques		A4.4	
A4.404.1 Beams and headers and trimmers are the minimum size to adequately support the load.		☐	☐
A4.404.2 Building dimensions and layouts are designed to minimize waste.		☐	☐
A4.404.3 Use pre-manufactured building systems to eliminate solid sawn lumber whenever possible.		☐	☐
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		☐	☐
Material Sources		A4.4	

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A4.405.1 One or more of the following building materials, that do not require additional resources for finishing are used: ☐ Exterior trim not requiring paint or stain. ☐ Windows not requiring paint or stain. ☐ Siding or exterior wall coverings which do not require paint or stain.		☐	☐
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural, or stamped concrete floors.		☐	☐
A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used for a minimum of 10 percent of the total value, based on the total estimated cost of materials on the project. (Tier 1) *[See CalRecycle for recycled content levels for some materials http://www.calrecycle.ca.gov/greenbuilding/materials/matrix.htm]*	☒		☐
A4.405.4 Renewable source building products are used.		☐	☐
Enhanced Durability and Reduced Maintenance		A4.4	
4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	☒		☐
Water Resistance and Moisture Management		A4.4	
A4.407.1 Install foundation and landscape drains.		☐	☐
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.		☐	☐
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		☐	☐
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.		☐	☐
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		☐	☐
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided.		☐	☐

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Construction Waste Reduction, Disposal and Recycling			
A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with at least a 65 percent reduction. (Tier 1)	☒		☐
Building Maintenance and Operation			
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☒		☐
Innovative Concepts and Local Environmental Conditions		A4.4	
A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.			
Item 1:	☐	☐	☐
Item 2:	☐	☐	☐
Item 3:	☐	☐	☐
A4.5 **ENVIRONMENTAL QUALITY**	***All checked items are required***	***Select at least one (1) elective measure from A4.5***	***Select all measures verified in the completed project***
Fireplaces		A4.5	
4.503.1 Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove meeting the requirements of Sonoma Municipal Code Chapter 14.28 (Wood-Burning Appliances)[1].	☒		☐
Pollutant Control		A4.5	
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☒		☐
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☒		☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒		☐

[1] Modified to conform with Chapter 14.28 of the Sonoma Municipal Code

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4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.	☒		☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒		☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒		☐
4.504.5 Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☒		☐
A4.504.1 Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		☐	☐
A4.504.2 Ninety (90) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits established in section A4.504.2. (Tier 1)	☒		☐
A4.504.3 Install thermal insulation in compliance with the VOC-emission limits established in section A4.504.3. (Tier 1)	☒		☐
Interior Moisture Control		A4.5	
4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	☒		☐
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒		☐
Indoor Air Quality and Exhaust		A4.5	
4.506.1 Humidity controlled exhaust fans which terminate outside the building are provided in every bathroom unless otherwise a component of a whole house ventilation system.	☒		☐
A4.506.1 Higher than MERV 6 return –air filters are installed on central air or ventilation systems. Pressure drop across the filter shall not exceed 0.1 inches water column.		☐	☐
A4.506.2 [HR] Provide MERV 6 return–air filters are installed on central air or ventilation systems during construction.		☐	☐
A4.506.3 Direct vent appliances are used unless the equipment is isolated from the conditioned space in a mechanical room.		☐	☐

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Environmental Comfort		A4.5	
4.507.2. Duct systems are sized and designed and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	☒		☐
Innovative Concepts and Local Environmental Conditions		A4.5	
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.			
Item 1:		☐	☐
Item 2:		☐	☐
Item 3:		☐	☐
INSTALLER AND CALGreen SPECIAL INSPECTOR QUALIFICATIONS			***Select all measures verified in the completed project***
Qualifications		A4.7	
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒		☐
702.2 The CALGreen Special Inspector for this project is listed by the City of Sonoma as an approved CALGreen Special Inspector and is qualified and able to demonstrate competence in the discipline they inspect and verify.	☒		☐
Verifications		A4.7	
703.1 Verification of compliance with CALGreen+Tier 1 may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval.	☒		☐

Green Building Acknowledgments

Project Address: _____

Project Description: _____

Section 1 - Design Verification

Complete all lines of Section 1- "Design Verification" and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the Building Department.

The owner, design professional and the Sonoma approved CALGreen special inspector **(all signatures required)** have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code as amended by Chapter 14.10 of the Sonoma Municipal Code.

Owner's Signature	Date
Owner Name *(Please Print)*	
Design Professional's Signature	Date
Design Professional's Name *(Please Print)*	
Signature of Listed Green Building Special Inspector	Date
Listed CALGreen Special Inspector's Name *(Please Print)*	Phone
Green CALGreen Special Inspector's E-mail Address	CALGreen Certification No.

Section 2 - Implementation Verification

Complete, sign and submit the completed checklist, including Column 3, together with all original signatures on Section 2 – "Implementation Verification" to the Building Department prior to Building Department final inspection.

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements set forth in the 2013 California Green Building Standards Code as amended by Chapter 14.10 of the Sonoma Municipal Code.

Listed CALGreen Special Inspector Signature	Date
CALGreen Special Inspector's Name *(Please Print)*	Phone *(if different than above)*
CALGreen Special Inspector's E-mail Address *(if different than above)*	CALGreen Certification No.