



File #: 23-0590

Document Title: Supplemental Staff Report Information

(1) Which condition of approval requires the developer to "execute a maintenance agreement for perpetual maintenance of certain improvements within [...] easements per page 5 of the staff report?"

COA EP-19 addresses perpetual maintenance of the sidewalk improvements which would include the 6-foot street dedication easement. EP-19. STREETSCAPE IMPROVEMENTS: Along project frontage on Crescent Avenue, remove existing concrete curb, gutter, sidewalk, and curb bulb out and install new concrete curb and 2' gutter per current City standards. Install an attached 6' wide sidewalk (not including 6-inch curb) and 4' park strip behind the back of sidewalk. The perpetual maintenance of sidewalk improvements along the project frontages shall be the sole responsibility of the property owner. [SDR] [PUBLIC WORKS]

(2) How does Condition of Approval GC-14 interact with the state density bonus law?

COA GC-14 - if there are future modifications proposed at the site, the waivers to development standards granted as part of the State Density Bonus Law and the Special Development Permit approval will still stand. Future modifications would need to conform with all other development standards of the SMC at the time. GC-14. FUTURE HOME ADDITIONS/MODIFICATION: Future home modifications/additions will be subject to the Sunnyvale Municipal Code development standards for properties within the R3 zoning district, such as setbacks, parking, lot coverage and floor area ratio. Home modifications/additions will be subject to the required permit procedures in place at that time, to ensure conformance with development standards, design guidelines, and compatibility with the subdivision and neighboring properties. [COA] [PLANNING]

(3) The website linked in Condition of Approval BP-17 (related to the Green Building Program) is outdated. Should the link be updated?

The new link is: <https://www.sunnyvale.ca.gov/business-and-development/planning-and-building/green-building>

(4) Should the Planning Commission expect to see how the project will achieve 90 Build-It-Green points prior to approval?

The applicant will present the updated checklist at the Planning Commission meeting of May 22, 2023.

GreenPoint Rated Checklist: Existing Multifamily

The GreenPoint Rated Checklist tracks green features for a unit or building. A project is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. To achieve a Whole Building label, a project must have a minimum of 50 points. To achieve an Elements label, a project must have a minimum of 25 points (capped at 49 points). Both labels have minimum point requirements outlined at the end of the checklist. Both labels also have required measures highlighted in the checklist (See Key below). For more information about a particular measure or the prerequisites listed at the bottom of the checklist, see the GreenPoint Rated Existing Multifamily Rating Manual.



Enter Label:

Total Targeted Points: **100**

How to Use Checklist

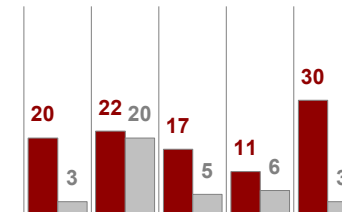
Select either Whole Building or Elements label in Cell Q3. The Elements label is for projects that cannot meet the requirements for the Whole Building label. Elements projects are often only doing partial renovation work.

To get points for a particular measure, choose from the green dropdown menu found in Column A. The points for each measure will automatically calculate under Column N, "Point Achieved" as well as at the bottom of the Checklist (Row 307). Choosing "Yes" or "≥90%" will give you full credit for that measure. For items that allow partial credit, choose the appropriate % amount (minimum of 10%) based on both the new and existing conditions for the entire building.

Key

- (Whole Building) = Required measure for the Whole Building label
- (Elements) = Required measure for the Elements label
- (EPA IAP) = Requirement for meeting GreenPoint Rated Measure PJ1

GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. For more information please visit www.builditgreen.org/greenpointrated.



Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
AA. COMMUNITY DESIGN AND PLANNING									
1. Conserve Resources by Increasing Density -15 Units Per Acre or Greater (1 Point for every additional 5 dwelling units/acre) Enter Dwelling Units per Acre			Possible Points						
		0	10						
2. Design for Walking & Bicycling									
Yes	a. Provide Dedicated, Covered & Secure Bicycle Storage for 15% of Residents	1	1						
No	b. Provide Secure Bicycle Storage for 5% of Non-Residential Tenants and Visitors	0	1						
3. Alternative Transportation									
a. Site has Pedestrian Access Within ½ Mile of Community Services:									
TIER 1: Enter number of services within ½ Mile:									
	1) Day Care		2) Community Center		3) Public Park				
	4) Drug Store		5) Restaurant		6) School				
	7) Library		8) Farmer's Market		9) After School Programs				
	10) Convenience Store Where Meat & Produce are Sold								
TIER 2: Enter number of services within ½ Mile:									
	1) Bank		2) Place of Worship		3) Laundry/Cleaners				
	4) Hardware		5) Theater/Entertainment		6) Fitness/Gym				
	7) Post Office		8) Senior Care Facility		9) Medical/Dental				

Enter Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
10) Hair Care 11) Other Commercial Office 12) Full Scale Supermarket								
i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1						
ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1						

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
TBD	b. Development is within 1/2 Mile Walking Distance of a Major Transit Stop (Commuter Train/Light Rail Transit System) or Two or More Planned/Current Bus Line Stops	0	1						
	c. Reduced Parking Capacity								
TBD	i. Less than 1.5 Parking Spaces Per Unit	0	1						
TBD	ii. Less than 1.0 Parking Spaces Per Unit	0	1						
4. Outdoor Gathering Places									
Yes	a. Private or Semi-Public Outdoor Gathering Places for Residents (Minimum of 50 sf Per Unit) (mutually exclusive with AA4b)	1	1						
TBD	b. Outdoor Gathering Place of Compact Site Provides Natural Elements (mutually exclusive with AA4a) (Projects Must Be a Minimum of 50 dwelling units/acre)	0	1						
Yes	c. Outdoor Gathering Places are Contiguous to & Have Direct Access to At Least Two Tier 1 Community Services (See AA3a)	1	1						
5. Design for Safety and Vandalism Deterrence									
Yes	a. Residence Entries Have Views to Callers (Windows or Double Peep Holes) & Can Be Seen By Neighbors	1	1						
TBD	b. All Main Entrances to the Building and Site are Prominent and Visible from the Street	0	1						
6. Include Universal Design Principles in Units									
Yes	a. 50% of Units	1	1						
Yes	b. 80% of Units	1	1						
7. Affordability									
	a. Units are Dedicated to Households Making 80% or Less of AMI								
Yes	i. 10% of All Units	1	1						
TBD	ii. 25%	0	1						
TBD	iii. 50% or More	0	1						
Yes	b. Development Includes Multiple Bedroom Units At or Less Than 80% AMI (Minimum of Two 3-Bedroom Units)	1	1						
TBD	c. At least 20% of Units at 120% or Less of AMI are For-Sale	0	1						
Total Available Points in Community Design and Planning: 28		8.0							
A. SITE			Possible Points						
TBD	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees	0	1			1			
	2. Divert Construction and Demolition Waste								
Yes	a. Divert All Cardboard, Concrete, Asphalt, & Metals (Whole Building & Elements)	Y				R			
Yes	b. Divert 25% of Remaining Construction & Demolition Waste (Excluding all Materials Diverted in A2a)	2				2			
Yes	3. Construction Environmental Quality Management Plan is Conducted (EPA IAP)	2			2				
TBD	4. Use Minimum 25% Recycled Content Aggregate	0				1			
Yes	5. Cool Site: Reduce Heat Island Effect on Site	1	1						
Total Available Points in Site: 8		5.0							

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
B. LANDSCAPE			Possible Points						
17.0%	<i>Enter percentage of total site area dedicated to landscaping. Sites with less than 10% of the total site area dedicated to landscaping can only earn up to 4 points for measures B1 through B7. Calculate the landscape area percentage by dividing the landscape area by the total site area. Include the building footprint(s) and all other developed portions of the site up to the site boundary.</i>								
Yes	1. Group Plants by Water Needs (Hydrozoning)	2					2		
Yes	2. Mulch All Planting Beds a Minimum of 3 Inches	2					2		
	3. Construct Resource-Efficient Landscapes								
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1				1			
Yes	b. No Plant Species will Require Shearing	1				1			
Yes	c. 75% of Plants are Drought-tolerant, California Natives, Mediterranean or Other Appropriate Species	3					3		
	4. Minimize Turf in Landscape								
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2		
Yes	b. Turf Is ≤ 25% of Landscaped Area	2					2		
	5. Install High-Efficiency Irrigation Systems								
Yes	a. System Uses Only Low-Flow Drip, Bubblers or Sprinklers	2					2		
Yes	b. System Has Smart (Weather-based) Controllers	3					3		
Yes	6. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	3					3		
	7. Design Landscape to Meet Water Budget								
Yes	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (B1. and B2. are Prerequisites for Credit)	1					1		
Yes	b. Install Irrigation System That Will Be Operated at ≤ 50% Reference ET (B1, B2. and B5a. or B5b. are Prerequisites for Credit)	1					1		
Yes	8. Incorporate Community Garden	1	1						
	9. Source Water Efficiency								
TBD	a. Use Recycled Water for Indoor and/or Outdoor Water Use	0					2		
No	b. Use Rainwater for Indoor and/or Outdoor Water Use	0					4		
	10. Outdoor Play Structures and Outdoor Furniture								
Yes	a. Play Structures & Surfaces Have an Average Recycled Content ≥20%	1				1			
TBD	b. Environmentally Preferable Exterior Site Furnishings	0				1			
Yes	11. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward	1	1						
Yes	12. High Efficacy Site Lighting	1		1					
TBD	13. Energy Efficient Water Heaters/Pumps for Pools and Fountains	0		1					
Total Available Points in Landscape: 35		27.0							
C. DESIGN CONSIDERATIONS			Possible Points						
	1. Existing Building Commissioning								
TBD	a. Equipment Review and Verification	0		1					
Yes	b. System Testing	2		2					
TBD	c. Remediation Plan, System Manual, and Operator Training	0		1					
TBD	2. Conduct Green Physical Needs/Property Conditions Assessment	0		0.5	0.5		0.5		
Total Available Points in Design Considerations: 5.5		2.0							

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
D. FOUNDATION, STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points						
TBD	1. Building Envelope Survey and Correction (Whole Building)	N		R					
TBD	2. Foundation Survey and Correction (Whole Building)	N		R					
	3. Replace Portland Cement in Concrete with Minimum 20% Recycled Flyash and/or Slag								
Yes	a. Minimum 20% Flyash and/or Slag Content	1				1			
TBD	b. Minimum 30% Flyash and/or Slag Content	0				2			
TBD	4. Design, Build and Maintain Structural Pest and Rot Controls (Low-Rise Only)	0			1	1			
	5. Optimal Value Engineering								
TBD	a. Studs at 24 Inch on Center at Interior Non-Bearing Walls and Top Floor	0				1			
≥90%	b. Door & Window Headers Sized for Load	1				1			
	6. Use Engineered Lumber								
TBD	a. Engineered Beams and Headers	0				1			
≥90%	b. Wood I-Joists or Web Trusses for Floors	1				1			
≥90%	c. Oriented Strand Board for Subfloor	1				1			
≥90%	d. Oriented Strand Board for Wall and Roof Sheathing	1				1			
TBD	7. Insulated Headers	0		1					
	8. Use FSC-Certified Wood								
TBD	a. Dimensional Lumber, Studs and Timber	0				4			
TBD	b. Panel Products	0				2			
	9. Retrofit/Upgrade Structure for Wind/Seismic Lateral Load Reinforcement								
TBD	a. Partial Lateral Load Reinforcement Upgrade/Retrofit	0				2			
TBD	b. Complete Building Lateral Load Reinforcement Upgrade/Retrofit	0				2			
Total Available Points in Foundation, Structural Frame & Building Envelope: 22		5.0							
E. EXTERIOR			Possible Points						
	1. Durable Cladding System								
TBD	a. Install a Rain Screen Wall System	0				2			
TBD	b. Use Durable and Non-Combustible Cladding Materials	0				1			
≥90%	2. Use Durable and Fire Resistant Roofing Materials/Assembly	1				1			
TBD	3. Vegetated Roof (2 points for 25% of Roof, 4 points for 50% of Roof)	0	4						
Total Available Points in Exterior: 8		1.0							
F. INSULATION			Possible Points						
	1. Install Insulation with 75% Recycled Content								
TBD	a. Walls	0				1			
TBD	b. Ceilings	0				1			
TBD	c. Floors	0				1			
Total Available Points in Insulation: 3		0.0							
G. PLUMBING			Possible Points						
TBD	1. Plumbing Survey and Correction (Whole Building & Elements)	N					R		
	2. Water Efficient Fixtures								
TBD	a. All Fixtures Meet Federal Energy Policy Act of 1992 (Whole Building)	N					R		
≥90%	b. Install High Efficiency Toilets (Dual Flush or ≤ 1.28 Gallons Per Flush (gpf))	2					2		
	c. High Efficiency Urinals or No-Water Urinals Are Specified:								
TBD	i. Average Flush Rate is ≤0.5 gpf	0					1		
TBD	ii. Average Flush Rate is ≤0.1 gpf	0					1		

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
≥90%	d. High Efficiency Showerheads Use ≤ 2.0 Gallons Per Minute (gpm) at 80 psi	3					3		
	e. Flow Limiters Or Flow Control Valves Are Installed on All Faucets								
TBD	i. Bath Faucets ≤ 1.5 gpm at 60psi	0					1		
TBD	ii. Kitchen Faucets ≤ 2.0 gpm	0					1		
Yes	3. Insulate All Hot Water Pipes (EPA IAP)	2		1			1		
	4. Central Domestic Hot Water Survey and Tune-Up								
TBD	a. CDHW System Survey and Maintenance Manual	0					1		
TBD	b. CDHW System Upgrades (G4a. Is Prerequisite for Credit)	0					2		
TBD	6. Water Submetering: Bill Tenants for Actual Usage	0					4		
Total Available Points in Plumbing: 18		7.0							
H. HEATING VENTILATION AND AIR CONDITIONING			Possible Points						
TBD	1. HVAC Survey (Whole Building & Elements)	N			R				
TBD	2. Combustion Safety Backdraft Test (Whole Building & Elements)	N			R				
TBD	3. Carbon Monoxide Testing and Correction (Whole Building)	N			R				
TBD	4. Install High Performing Zoned Radiant Hydronic Heating	0			2				
TBD	5. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants	0	1						
	6. Advanced Ventilation Practices for Cooling								
TBD	a. Operable Windows/Skylights Induce Cross Ventilation (1+ Rooms in 80% of Units)	0		1	1				
TBD	b. ENERGY STAR Ceiling Fans and Light Kits in Living Areas & All Bedrooms	0		1					
	7. Advanced Mechanical Ventilation for IAQ								
TBD	a. Compliance with ASHRAE 62.1 and 62.2 Mechanical Ventilation Standard (As Adopted in Title 24 Part 6).	0			1				
TBD	b. Advanced Ventilation Practices	0			1				
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2				
≥90%	d. ENERGY STAR Bathroom Fans on Timer or Humidistat	1			1				
TBD	e. Kitchen Range Hood Exhaust System Vented to Outside	0			1				
	8. Advanced HVAC Practices for Distributed Systems								
Yes	a. Conduct Diagnostic Testing of System	1			1				
Yes	b. Conduct Flow Hood Test and Assess Delivery of Air for Distributed Systems	1			1				
Yes	c. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal	2			2				
TBD	9. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (EPA IAP) (Passive Ventilation Not Eligible)	0			1				
≥90%	10. Install Carbon Monoxide Alarms (EPA IAP)	1			1				
Total Available Points in Heating Ventilation and Air Conditioning: 18		6.0							
I. RENEWABLE ENERGY			Possible Points						
TBD	1. Solar Hot Water System Preheats Domestic Hot Water	0		4					
	2. Offset a Percentage of the Project's Estimated Electricity Demand with Onsite Renewable Generation								
Yes	a. 60% of Common Area Load	4	2	2					
Yes	b. 90% of Common Area Load	4	2	2					
Yes	c. 10% or More of Residential Units Load	4	2	2					
Total Available Points in Renewable Energy: 16		12.0							

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
J. BUILDING PERFORMANCE			Possible Points						
TBD	1. Complete Energy Survey (Elements)	N		R					
2. Energy Upgrades (Elements Only, Mutually Exclusive with J3)									
Tier 1 (Each Worth 1 Point)									
TBD	a. Attic Insulation Meets or Exceeds Code (5 Story Maximum)	0		1					
TBD	b. Cool Roof	0		1					
TBD	c. Crawl Space Insulation Meets or Exceeds Current Code	0		1					
TBD	d. 75% of Wall Insulation Meets or Exceeds Current Code	0		1					
TBD	e. 80% of Windows Meet Current Code	0		1					
TBD	f. High Efficiency Space Heating (Central Furnace ≥ 90% AFUE; Central Boiler is 85%, HPSF 8)	0		1					
TBD	g. 14 SEER, 11.5 EER Air Conditioning Unit in Each Unit (in climate zones 2,4, 8 - 15)	0		1					
TBD	h. Complete Comprehensive Air Sealing Measures or Blower Door Test is .5ACH50 for Low Rise	0		1					
TBD	i. High Efficiency Water Heater ≥ .62 EF or Central Boiler ≥ .85 AFUE	0		1					
TBD	j. Recirculation Controls on Timer or Demand Installed	0		1					
Tier 2 (Each Worth 0.5 Points)									
TBD	k. 50% of Wall Insulation Meets or Exceeds Current Code	0		0.5					
TBD	l. Radiant Barrier in Attic	0		0.5					
TBD	m. 14 SEER, 11.5 EER Air Conditioning Unit in Common Areas (All Climate Zones)	0		0.5					
TBD	n. 14 SEER, 11.5 EER Air Conditioning Unit in Each Unit (Climate Zones 1,3,5,6,7,16)	0		0.5					
TBD	o. Programmable Thermostat/Temperature Control in Common Areas and Each Unit	0		0.5					
TBD	p. Temperature Modulation Control on Boiler	0		0.5					
2023	3. Meet Energy Budget for Building Based on Year (Whole Building)	10.8		30					
Yes	4. Comprehensive Utility Bill Analysis	1		1					
Yes	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	1		1					
6. Participation in Utility Program with Third Party Plan Review									
TBD	a. Energy Efficiency Program (EPA IAP)	0		1					
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1					
Total Available Points in Building Performance: 17+		12.8							
K. FINISHES			Possible Points						
1. Entryways									
TBD	a. Design Entryways to Reduce Tracked-In Contaminants for All Home Entrances	0			1				
TBD	b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas	0			1				
TBD	2. Use Recycled Content Paint on All Exteriors	0				1			
3. Low/No-VOC Paints & Coatings (EPA IAP)									
TBD	a. Low-VOC Interior Wall/Ceiling Paints (<50 grams per liter (gpl))	0			1				
≥90%	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl)	1			1				
≥90%	c. Use Low-VOC Coatings That Meet SCAQMD Rule 1113	2			2				
TBD	4. Use Low VOC Caulks, Construction Adhesives & Sealants that Meet SCAQMD Rule 1168	0			1				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
5. Environmentally Preferable Materials for Interior Finishes (FSC-Certified Wood, Reclaimed Lumber, Rapidly Renewable, Recycled Content, Finger-Jointed, or Local)									
TBD	a. Cabinets	0				1			
TBD	b. Interior Trim	0				1			
TBD	c. Shelving	0				1			
TBD	d. Doors	0				1			
TBD	e. Countertops	0				1			
TBD	6. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Whole Building & Elements) (EPA IAP)	N			R				
7. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates									
TBD	a. Doors	0				1			
TBD	b. Cabinets and Countertops	0				2			
TBD	c. Interior Trim and Shelving	0				1			
TBD	8. Durable Cabinets	0				1			
TBD	9. At Least 25% of All Newly Supplied Interior Furniture has Environmentally Preferable Attributes	0				1			
Total Available Points in Finishes: 19		3.0							
L. FLOORING			Possible Points						
TBD	1. Use Environmentally Preferable Flooring (Minimum 15% of Floor Area) A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, or F) Local. <i>Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs</i>	0				4			
≥90%	2. Low-Emitting Flooring (EPA IAP) Section 01350, CRI Green Label, Floorscore, etc.	2			2				
Total Available Points in Flooring: 6		2.0							
M. APPLIANCES & LIGHTING			Possible Points						
TBD	1. Electrical Survey (Whole Building)	N			R				
TBD	2. Verification of Entire Electrical System	0				2			
3. ENERGY STAR Appliances									
≥90%	a. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	2		1			1		
	b. install ENERGY STAR Clothes Washer								
TBD	i. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor ≥2.0; Water Factor ≤6.0) (Total 3 Points)	0		1			2		
≥90%	ii Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor ≥2.2; Water Factor ≤4.5) (Total 5 Points)	2					2		
	c. Install ENERGY STAR Refrigerators in ALL Locations								
TBD	i. ENERGY STAR-Qualified & < 25 Cubic Feet Capacity	0		1					
TBD	ii. ENERGY STAR-Qualified & < 20 Cubic Feet Capacity	0		1					
TBD	4. Common Laundry Facilities Are Provided for All Occupants	0				1			
TBD	5. Provide Built-In Recycling Center In Each Residential Unit	0				1			
TBD	6. Low-Mercury Lamps (Linear and Compact Fluorescent)	0				1			

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes	
TBD	7. Install High-Efficacy Interior Lighting	0		1						
≥90%	8. Install Lighting Controls (Timers, Dimmers, Occupancy Sensors)	1		1						
Total Available Points in Appliances & Lighting: 16		5.0								
N. OTHER			Possible Points							
TBD	1. Incorporate GreenPoint Rated Checklist in Blueprints (Whole Building & Elements) (EPA IAP)	N	R							
2. Operations & Maintenance Manuals and Training (EPA IAP)										
TBD	a. Provide O&M Manual and Orientation to Building Maintenance Staff (Whole Building)	N		R						
TBD	b. Train and Certify Upper Management & Maintenance Staff	0			1		1			
TBD	c. Provide Maintenance Manual and Orientation to Occupants	0		1			1			
TBD	3. Residents Are Offered Free or Discounted Transit Passes	0	2							
Yes	4. Educational Signage of Project's Green Features	1	1							
Yes	5. Pre-Construction Kick-Off Meeting with Rater, Contractor and Subs	1	1							
TBD	6. Incorporate Unit "Green-Up" Policy	0			1					
7. Hazardous Materials Testing										
Yes	a. Lead Testing and Remediation	1			1					
Yes	b. Asbestos Testing and Remediation	1			1					
Total Available Points in Other: 11		4.0								
O. (Not Used)										
P. INNOVATIONS			Possible Points							
A. Site										
1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive With PA2)										
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1							
TBD	b. Install Bio-Retention and Filtration Features	0	2							
TBD	c. Route Downspout Through Permeable Landscape	0	1							
TBD	d. Use Non-Leaching Roofing Materials	0	1							
2. Stormwater Control: Performance Path (Mutually Exclusive With PA1):										
TBD	Perform a Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3							
D. Foundation, Structural Frame and Building Envelope										
TBD	1. Use Radon Resistant Construction (EPA IAP)	0			2					
TBD	2. Install a Foundation Drainage System (EPA IAP)	0				2				
TBD	3. Moisture Controlled Crawlspace (EPA IAP)	0			2					
E. Exterior										
TBD	1. Flashing Installation Techniques Specified and Third-Party Verified (EPA IAP)	0				1				
H. Heating Ventilation and Air Conditioning										
TBD	1. Pressure Relieve the Ductwork System (Mutually exclusive with H3) (EPA IAP)	0		1					Mutually exclusive with H4	
TBD	2. Install High Efficiency HVAC Filter (MERV 6+, Mutually exclusive with H3) (EPA IAP)	0		1					Mutually exclusive with H4	
TBD	3. Design & Install HVAC System to ACCA Manual J, D, and S (EPA IAP)	0		4						
J. Building Performance										
TBD	1. Obtain EPA Indoor airPlus Certification (Total 39 possible points, not including Title 24 performance; read comment)	0		2						
TBD	2. Third-Party Testing of Mechanical Ventilation Rates for IAQ Meets ASHRAE 62.2 (EPA IAP)	0			2					
TBD	3. ENERGY STAR® New Homes: Multifamily High-Rise Pilot Program	0		1						

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Notes
K. Finishes									
TBD	1. Use Moisture Resistant Material in Wet Areas (EPA IAP) (Kitchens, Bathrooms, Utility Rooms & Basements)	0			1	1			
N. Other									
1. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category in the blue cells for a maximum of 4 points for the measure. The "points achieved" column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.									
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0							
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0							
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0							
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0							
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0							
Total Available Points in Innovation: 19+		0.0							
Summary									
Total Available Points		287	56	84	37	59	52		
Minimum Points Required (Whole Building)		50	3	20	5	6	3		
Minimum Points Required (Elements)		25	2	8	2	2	2		
Total Points Achieved		100	20	21.8	17	11	30		

Project has not yet met the recommended minimum requirements for Whole Building

- Total Project Score of At Least 50 Points

- Required measures:

- A2a: Divert All Cardboard, Concrete, Asphalt, & Metals
- D1: Building Envelope Survey and Correction
- D2: Foundation Survey and Correction
- G1: Plumbing Survey and Correction
- G2a: All Fixtures Meet Federal Energy Policy Act
- H1: HVAC System Survey
- H2: Combustion Safety Backdraft Test
- H3: Carbon Monoxide Testing and Correction
- J3: Meet Energy Budget for Building Based on Year
- K6: Meet CARB ATCM for Composite Wood Formaldehyde Limits
- M1: Electrical Survey
- N1: Incorporate GreenPoint Rated Checklist in Blueprints
- N2a: Provide O&M Manual to Building Maintenance Staff

- Minimum points in specific categories:

- Community (3 points)
- Energy (20 points)
- IAQ/Health (5 points)
- Resources (6 points)
- Water (3 points)