*November 2008*
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# GREEN BUILDING REQUIREMENTS

Tiburon Municipal Code Title IV, Chapter 16, Article VIII

## Introduction

The Town of Tiburon has adopted Green Building standards in order to reduce energy consumption, conserve resources, reduce site impacts, conserve water, and improve indoor and outdoor air quality.

## What is required of new residential construction?

New dwellings and additions to existing dwellings that constitute at least five hundred (500) square feet of conditioned floor area are required to select from a wide range of "green" building techniques and material choices, in order to achieve minimum green point totals using the New Home Construction Green Building Guidelines and associated GreenPoint Checklist published by Build It Green. Green point totals required by project type are as follows:

- New single-family, two-family and multi-family dwellings, and additions to existing single-family, two-family and multi-family dwellings, that constitute at least a fifty percent (50%) increase in conditioned space, shall achieve at least sixty (60) green points.
- Single-family dwelling additions, two-family dwelling additions, and multi-family dwelling additions greater than five hundred (500) square feet, but that constitute less than a fifty percent (50%) increase in conditioned space of an existing dwelling, shall achieve at least six (6) green points, with a minimum of two (2) points from at least three (3) categories.
- Secondary dwelling units are exempt.

Applicants will be required to have a Certified Green Points Rater review the proposed construction plans to tally the proposed green building features, and either complete the Green Points form or verify its accuracy. The Green Points form must be submitted as part of the building permit application, and construction plans must call out the proposed green building features. ***It is highly recommended that the Certified Green Points Rater be involved early in the project design*** when it is much easier to plan for green building techniques and material choices. A list of local Certified Green Points Raters is available at the Community Development Department or on-line at www.builditgreen.org.

Following submittal and approval of your building permit, the Certified Green Points Rater must verify during construction that the proposed green building features are incorporated into the new project. Prior to requesting your final inspection, the Certified Green Points Rater will also need to complete a Town form verifying that the Green Points have been achieved.

In addition, the Town of Tiburon requires that homes exceeding 3,500 square feet must meet the Title 24 requirements equal to a home of 3,500 square feet. The larger the home size over 3,500 square feet, the greater the energy efficiency requirements. Your contractor, architect or consultant who is familiar with

Title 24 calculations required for building permits will complete a modified Title 24 form indicating compliance with the Town's ordinance requirements.

## What is required of new non-residential construction?

New non-residential construction that is 3,000 square feet of conditioned space or greater must include green building techniques and materials as defined by LEED® (Leadership in Energy and Environmental Design), a nationally recognized rating system developed by the U.S. Green Building Council. All projects must use the most recently published version of the *LEED® for New Construction* or other more appropriate *LEED®* rating system, as determined by the Building Official based on the proposed construction type.

Applicants will be required to submit a *LEED®* Checklist completed by a *LEED®* Accredited Professional as part of their building permit submittal. A listing of *LEED®* Accredited Professionals can be found at www.usgbc.org. ***It is highly recommended that the project design team utilize the services of a LEED® Accredited Professional from the outset to help evaluate green building options***. All building documents shall indicate in the general notes and/or individual detail drawings, where feasible, the green building measures employed to attain the applicable *LEED®* rating. For projects exceeding 19,999 square feet of conditioned space, the project shall be registered with the U.S. Green Building Council and the applicant shall provide online access to the U.S. Green Building Council website in order for the Building Official to monitor submission of documents by the applicant.

The following LEED® ratings for non-residential construction are required:

- New construction which is 3,000 to 19,999 square feet of conditioned space shall achieve at least a LEED® "Silver" rating (33-38 points).
- New construction exceeding 19,999 square feet of conditioned space shall achieve at least a LEED® "Gold" rating (39-51 points).
- Town-sponsored projects shall achieve at least a LEED® "Gold" rating (39-51 points), unless another standard is established by Resolution of the Town Council.

## Are there any incentives available?

New residential projects and major additions that achieve at least one hundred (100) green points and new non-residential construction that achieves at least a LEED® "Platinum" rating are eligible fro the following incentives:

- Expedited processing of building permit plan checks.
- Reimbursement for costs of a Certified Green Building Rater up to a maximum of $1,000 per project (applies to residential projects only).
- Provision of a plaque certifying the project as a Tiburon "Emerald Green Building".
- Provision of a Town Green Building logo for placement on construction and/or sales signage.
- Listing on the Town's website as an "Emerald Green Building" for a period of time.