

# IRVINE

## BUILDING A GREEN IRVINE



### HOW TO BUILD A GREEN APARTMENT HOME

The Irvine Green Apartments Program has developed criteria for building or remodeling apartment homes to become “Green Certified.” To qualify as a Green Apartment Home, the project must score at least 50 points and include the six required items (see asterisked items in the scoring chart).

**50 POINTS =  
IRVINE GREEN  
APARTMENT HOME**

**60 POINTS =  
IRVINE GREEN APARTMENT  
HOME PLUS**

**75 POINTS =  
IRVINE GREEN APARTMENT  
HOME PREMIUM**

Applicant: \_\_\_\_\_ Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Phone No.: \_\_\_\_\_

E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Plan Check #: \_\_\_\_\_ Date: \_\_\_\_\_

Project Address (es): \_\_\_\_\_

Tract No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_

		Available Points	Earned Points
<b>1.</b>	<b>SITE &amp; LANDSCAPE</b>	<b>12</b>	
* 1.a	Recycle Construction & Demolition Waste - 50% waste diversion	1	
1.b	Recycle Construction & Demolition Waste - 51% - 75% waste diversion	1	
1.c	Recycle Construction & Demolition Waste - > 76% waste diversion	1	
1.d	Install California Friendly Landscape - 1 pt for each 25% of total plants	4	
1.e	Minimize Turf Areas to Less than 25% of Landscaped Area	1	
* 1.f	Install Low-Flow drip Irrigation Systems and/or Low-flow Irrigation Sprinklers	1	
* 1.g	Use Reclaimed Water for Public and Common Area Landscape	1	
1.h	Install Irrigation Controllers that are Based on Weather Signal or Moisture	1	
1.i	Treat Stormwater Using Natural or Mechanical Treatment Systems	1	
<b>2.</b>	<b>FOUNDATION, FRAME, AND ROOFING</b>	<b>8</b>	
2.a	Incorporate a Minimum of 20% Fly Ash or Slag Cement in Concrete	1	
2.b	Use Engineered Lumber for Beams and Headers Larger than 4x6	1	
2.c	Use Engineered Lumber for I-Joists and Web Trusses	1	
2.d	Use Engineered Lumber-Sheathing (Oriented Strand Board)	1	
2.e	Use Roof Products Certified by Energy Star or the Cool Roof Rating Council	1	
2.f	Use Roofing Materials with Minimum 20-Year Warranty	1	
2.g	Use Steel Studs or at Least 25% of Wood Studs are FSC Certified Lumber	2	
<b>3.</b>	<b>PLUMBING</b>	<b>10</b>	
3.a	Insulate All Domestic Hot Water Pipes	2	
3.b	Install On-Demand (Tankless) Hot Water Heaters	3	
3.c	Install Low-Flow Showerheads (< 2.5 gpm)	1	
3.d	Install Water-Efficient Kitchen & Bath Faucets (< 2.5 gpm)	1	
3.e	Install Water-Efficient Toilets (Dual-flush or < 1.3 gpf)	2	
3.f	Provide Individual Water Meters or Bill Tenants Individually for their Water Use	1	
<b>4.</b>	<b>LIGHTING &amp; APPLIANCES</b>	<b>6</b>	
4.a	Install Pin Type Compact Fluorescent Lamps in 80% of Hardwired Fixtures – Install CFLs in any Screw-Type Fixtures	1	
4.b	Install Timer or Photo-Sensor Controls for all Exterior Lighting	1	
4.c	Install Energy Star Dishwashers	1	
4.d	Install Energy Star or Front-Loading Clothes Washers	2	
4.e	Install Energy Star Refrigerator	1	
<b>5.</b>	<b>HVAC</b>	<b>8</b>	
* 5.a	Test all Ductwork for Leakage	1	
5.b	Protect South Facing Windows with Trees, Awnings, Eaves, or Overhangs	1	
5.c	Install at Least One Energy Star Ceiling Fan in Each Apartment Home	1	

		Available Points	Earned Points
5.d	Install HVAC Systems with Non-HCFC Refrigerants	1	
5.e	Install High Efficiency HVAC Filters (MERV 6 or higher)	1	
5.f	Vent Range Hoods to the Outside	1	
5.g	Install Carbon Monoxide Alarms in Each Apartment Home	1	
5.h	Install Energy Star Bathroom Fans with Humidity Sensor or Timer Control	1	
<b>6.</b>	<b>ENERGY PERFORMANCE</b>	<b>29</b>	
6.a	Exceed Title 24 by at least 5% - 10 pts total	10	
6.b	Exceed Title 24 by more than 5% - 1 point for each additional % beyond T-24 up to 20%	15	
6.c	Achieve Energy Star Home Certification	3	
6.d	Provide Individual Gas Meters for Each Unit	1	
<b>7.</b>	<b>RENEWABLE ENERGY</b>	<b>9</b>	
* 7.a	Install Conduit to the Roof and Proposed Layout for Photovoltaic System in Each Building	1	
7.b	Install Solar Water Heating Systems for Domestic Hot Water	2	
7.c	Install Photovoltaic (PV) Panels: 2 points for each 1 KW per Apartment or for Common Area	4	
7.d	Install Solar Water Heating Assist for Swimming Pool Heating (1 pt for 15% - 49% 2 pts for 50% or greater)	2	
<b>8.</b>	<b>INDOOR AIR QUALITY</b>	<b>9</b>	
* 8.a	Use Low-VOC Interior Paints: (<=50 g/l flat; <=150 g/l non-flat)	1	
8.b	Use Zero-VOC Interior Paints: (<=5 g/l)	1	
8.c	Use Low-VOC Water-Based Wood Finishes (<=50 gpl)	1	
8.d	Use Low-VOC Construction Adhesives (<=50 gpl)	1	
8.e	Use Composite Wood Products With No Added Urea Formaldehyde for Subflooring	1	
8.f	Seal All Exposed Edges of Particle Board	1	
8.g	Use Composite Wood Products Free of Added Urea Formaldehyde for Cabinets, Shelving and Interior Trim	1	
8.h	Install CRI Green Label Certified Carpet and Pad	1	
8.i	Use Only Formaldehyde-Free Insulation	1	
<b>9.</b>	<b>RESOURCE EFFICIENT MATERIALS</b>	<b>5</b>	
9.a	For Common Areas Install "Green" Flooring Options: Carpet with 25% or Greater Recycled-Content, FSC Certified Wood, Reclaimed Wood, Natural Linoleum, Bamboo, or Cork (1 pt per 50 sf)	2	
9.b	Use Materials with Minimum 25% Recycled Content for Decking and Playground Surfaces	1	
9.c	For Apartment Homes Install: Carpet with 25% or Greater Recycled-Content, FSC Certified Wood, Reclaimed Wood, Natural Linoleum, Bamboo, or Cork (1 pt per 50 sf)	2	
<b>10.</b>	<b>EDUCATION AND AWARENESS</b>	<b>4</b>	
10.a	Builder participation in marketing and educational campaign to include a resident's manual which describes the green building and energy efficiency measures incorporated into the apartment homes and provides guidelines on how to maintain and optimize the green performance of the apartment home.	4	
	<b>GRAND TOTAL POINTS</b>	<b>100</b>	

\* These items are minimum qualifying measures required to participate in the Irvine Green Apartment Homes Program