

IRVINE

BUILDING A GREEN IRVINE



HOW TO BUILD A GREEN HOME

The Irvine Green Home Program has developed criteria for building or remodeling homes to become “Green Certified.” The following chart defines the items to consider when building a home. To qualify as a Green Home, the home must score at least 50 points and include the eight required items (see asterisked items in the scoring chart).



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
1.	SITE & LANDSCAPE	12	
* 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 Drought Tolerant Landscape - 1 pt for each 25% of plants that are drought-tolerant	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-Sensor	1	
1.i	Treat Stormwater Using Natural Treatment Systems	1	
2.	FOUNDATION, FRAME, AND ROOFING	8	
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 40 year Warranty, or greater	1	
2.g	Use Steel Studs or at least 25% of Wood Studs are FSC Certified Lumber	2	
3.	PLUMBING	9	
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	
4.	LIGHTING & APPLIANCES	6	
4.a	Install Pin Type Compact Fluorescent Lamps for all Hardwired Fixtures	1	
4.b	Install Timer or Photo-sensor Controls for all Exterior Lighting	1	
* 4.c	Install Energy Star Dishwashers	1	
4.d	Showcase in Model and Offer or Install Energy Star Clothes Washing Machines	1	
4.e	Showcase in Model and Offer or Install Energy Star Refrigerator	1	
4.f	Showcase in Model and Offer or Install Energy Star Air Conditioner	1	
5.	HVAC	8	
* 5.a	Test all Ductwork for Leakage	1	
5.b	Install at least Two EnergyStar Ceiling Fans in each Home	1	

		Available Points	Earned Points
5.c	Protect South Facing Windows with Trees, Awnings, Eaves, or Overhangs	1	
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 Home	1	
5.h	Install Energy Star Bathroom Fans with Humidity Sensor or Timer Control	1	
6.	ENERGY PERFORMANCE	28	
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	
7.	RENEWABLE ENERGY	10	
* 7.a	Provide Pre-Approved Photovoltaic System Attachment Detail	1	
* 7.b	Install Conduit to the Roof for Photovoltaic System in each Home	1	
7.c	Install Solar Water Heating Systems in each Home	2	
7.d	Install Photovoltaic (PV) Panels: 3 points for each 1 KW per Home	6	
8.	INDOOR AIR QUALITY	9	
* 8.a	Use Low VOC Interior Paints: (< =50 g/l flat; < = 150 g/l non-flat)	1	
8.b	Showcase in Model and Offer Zero VOC Interior Paints: (< =0.5 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 Urea Formaldehyde for Subflooring	1	
8.f	Seal All Exposed Edges of Particle Board	1	
8.g	Use Only Formaldehyde-Free Wood Products for Cabinets, Shelving and Interior Trim	1	
8.h	Showcase in Model and Offer or Install CRI Green Label Certified Carpet	1	
8.i	Use Only Formaldehyde Free Insulation	1	
9.	RESOURCE EFFICIENT MATERIALS	6	
9.a	Showcase in Model and Offer or Install Carpet with 25% or Greater Recycled-Content	1	
9.b	Showcase in Model and Offer or Install "Green" Flooring Options: FSC Certified Wood, Reclaimed Wood, Natural Linoleum, Bamboo, or Cork (1 pt/100 sf)	4	
9.c	Use Recycled Plastic Materials for Exterior Decking	1	
10.	EDUCATION AND AWARENESS	4	
10.a	Builder participation in marketing and educational campaign to include a homeowner's manual which describes the green building and energy efficiency measures incorporated into the home, and provides guidelines on how to maintain and optimize the green performance of the home.	4	
	GRAND TOTAL POINTS	100	

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