

A photograph of a two-story house with a light-colored exterior and dark trim. The house features a prominent front porch with a wooden pergola structure. The garden in front is lush with various plants, including a large red-leafed shrub on the left and a stone retaining wall. The sky is overcast.

Guide to Achieving a
GREENPOINT RATING

BUILDER HANDBOOK – VERSION 8.2



GreenPointRATED



GreenPointRATED

A BETTER ENVIRONMENT INSIDE AND OUT.

Welcome to GreenPoint Rated!

You build quality homes. Why not prove it with GreenPoint Rated, a simple, affordable, and accessible rating system that assures homebuyers that your homes are truly healthier and more efficient. Our independent, third-party verification system emphasizes quality construction, comfort, health and utility bill savings—all of which will help you stand out from the crowd and increase sales. This Builder Handbook takes you through the entire GreenPoint Rated certification process.

Build It Green, the nonprofit organization that administers GreenPoint Rated, commends you for your commitment to green building and for providing greater value to your customers. We are here to support you in your certification process and help your marketing efforts succeed.

Why GreenPoint Rated	4
GreenPoint Rated Certification Process	6
1. Hire a GreenPoint Rater.....	6
2. Identify Measures.....	6
3. Submit Initial Application.....	7
4. Verify Measures.....	7
5. Apply for Final Certification.....	8
6. Get Your Certificate!.....	8
Marketing Your GreenPoint Rated Homes	9
Educational Opportunities	10
GreenPoint Rated Projects Online Map	11
Appendices	12
• Appendix A: Example Checklist: New Home Single Family	12
• Appendix B: Summary Comparison of Residential Rating Systems	17
• Appendix C: Logo Use Guidelines	19
• Appendix D: Sampling Protocols – Single Family	20
• Appendix E: Sampling Protocols – Multifamily	21

GreenPoint Rated is a trusted certification for green homes developed in 2005 by a diverse set of residential building stakeholders and recognized by Fannie Mae's Green Certification program. The system continues to evolve with an inclusive, transparent, stakeholder driven process. Originally a California-only program, the system is now available nationally for multifamily projects. GreenPoint Rated provides third-party verification of green homes and is an independent seal of approval that reassures homeowners that a home is healthier, more comfortable, durable, and resource-efficient. GreenPoint Rated is administered by Build It Green, a nonprofit organization that promotes awareness and adoption of green building practices through outreach and education.

GreenPoint Rated Is Flexible

The GreenPoint Rated program uses a points-based system with few mandatory measures. This gives Builders the greatest flexibility to achieve certification while still rewarding those who enhance the performance and quality of their homes. For California projects, GreenPoint Rated aligns with with CALGreen, California's green building code, reducing paperwork and effort. GreenPoint Rated is also compatible with the LEED for Homes Rating System and ENERGY STAR for New Homes Program. For a summary comparison of GreenPoint Rated measures versus those of CALGreen and LEED, please see Appendix B.

GreenPoint Rated Is Affordable

GreenPoint Rated offers competitively priced fees with no lengthy applications. GreenPoint Rated provides the convenience of an online job tracking system and responsive customer service from the technical team at Build It Green. As the administrator of the GreenPoint Rated program, Build It Green provides program support, from materials for marketing your green building activities, to education for local governments, realtors, lenders and contractors.

GreenPoint Rated Is Valuable

[Studies](#) have shown that homes with a green label sell for between 2-9% more than comparable homes without a green label.

**GreenPoint Rated,
the leading green home
rating system in California,
is now available nationwide.**



GreenPoint Rated consists of four rating systems: New Home Single Family, New Home Multifamily, Existing Home Single Family and Existing Home Multifamily. Each system recognizes performance in five easy-to-understand categories that you can use to simplify the benefits of your green homes to your buyers.



Energy Efficiency

GreenPoint Rated homes use less energy and can save money on utility bills. Many homes include features that make them quieter and more comfortable.



Water Conservation

GreenPoint Rated homes are designed to use water more efficiently and effectively, both indoors and outdoors.



Indoor Air Quality

GreenPoint Rated homes use proven strategies to improve indoor air quality, such as less toxic finishes and better air ventilation systems.



Resource Conservation

GreenPoint Rated homes use fewer natural resources than conventional homes. They also use more durable materials, which lowers maintenance costs.



Livable Communities

GreenPoint Rated homes are often in communities with walkable neighborhoods that are close to shops and amenities. This improves quality of life and reduces reliance on cars, lowering carbon emissions.

Points are earned by complying with the specific standards for any of the given measures in the system. Projects can achieve certification under the New Home rating systems by earning a minimum of 50 points across all five categories. Points earned beyond the minimum translate to one of the certification levels below:

New Home Certification Levels



The Existing Home rating systems were developed to be more flexible and offer either an Elements or Whole House certification. For projects undergoing a limited or partial renovation, we offer the Elements certification for a combination of improvements to at least 10% of the building's units, common areas, central HVAC systems & hot water equipment, landscaping, and building envelope issues. This certification requires earning a minimum of 25 points. Whole House requires a minimum of 50 points.

Low Carbon designation can be added to any GreenPoint Rated certification.

A certified, independent GreenPoint Rater will work with you in a collaborative fashion to guide you through the entire rating process, provide information on green building practices, and assist you with program compliance.

The Rater coordinates with you and your construction team to provide third-party verification of features and construction practices through reviews of project plans and specifications, field observations, performance testing, and paper documentation. The Rater will submit verification results on your behalf to Build It Green to support certification. Ratings are not intended to be technically exhaustive and should not be relied upon to identify potential construction defect issues.

You can obtain GreenPoint Rated checklists from the Build It Green website (<https://builditgreen.org/greenpoint-rated/documents-checklists>) or review the sample New Home Multifamily Checklist in Appendix A to familiarize yourself with the different measures that contribute to certification.

Steps in the Certification Process:

1 Hire a GreenPoint Rater

2 Identify Measures

3 Submit Initial Application

4 Verify Measures

4a Plan Review

4b Verification

4c Documentation

5 Apply for Final Certification

6 Get Your Certificate!

1 Hire a GreenPoint Rater

Find a certified GreenPoint Rater and bring them in early in your design process. You can find a list of Raters through the [Certified Green Professionals Directory](#) on the Build It Green website. Ask about a Rater's list of credentials as you may want to choose a Rater who is HERS or BPI certified so that they can perform some or all of the performance testing required for verification.

Contractual terms and fee structure are negotiated between you and the Rater. Please note that Build It Green charges an initial submittal and a certification fee for each project. The fees are due when submitting the initial application and the final submittal. Fees can be paid by the Rater or billed to the Builder.

2 Identify Measures

Work with the Rater to review and fully understand the GreenPoint Rated Checklist and create a customized list of design features, specifications and construction practices for your project. Ideally, you will want to have a preconstruction meeting with the Rater and your project team to review the Checklist and measures.

The details and references for measures can then be integrated in the construction plan in addition to including the project's GreenPoint Rated Checklist on the plans, which is a program requirement. This allows all project team members to be aware of the project's GreenPoint Rated status. It is advisable to include the specification and installation requirements to meet GreenPoint Rated measures in the sub-contractor's contract.

3 Submit Initial Application

The Rater submits four documents to Build It Green:

- The Data Collection Form, which includes the project planning scoresheet (Checklist) and Climate Calculator data
- The Energy Compliance Report (e.g. CF-1R, PERF-1, GPR-1R, etc.).
- Appraisal Institute Green Addendum, or similar
- The Debris Recovery Plan: Pre-Construction/Pre-Demolition, which is completed by you, the Builder.

The application fee must be paid at this time. The documents are then reviewed by Build It Green staff for completeness. After the initial application is complete, you, the Builder, will receive an electronic welcome letter providing information about the program, as well as marketing materials. Submitting a project early in the process allows Build It Green to help you market the benefits of the project throughout the construction process (see page 9 for more information).

4 Verify Measures

The Rater provides third-party verification of the GreenPoint Rated measures and prerequisites, including CalGreen if the project is based in California. To verify measures selected for certification, the Rater will use one or more of the following four methods: Plan Review, Rough Verification, Final Verification, and Documentation. We suggest that you ask the Rater to keep you informed of the verification status throughout the process, particularly if the Rater identifies a deficiency in a credit the project is expected to earn. Timely reporting will give you greater opportunity to remedy the deficiency before it becomes cost-prohibitive to fix. For volume Builders please see our sampling protocols in Appendices D and E.

4a Plan Review

Plan review is completed at the beginning of the project using 100% Construction Documents (CDs) to ensure the plans align with the GreenPoint Rated criteria. Plans can often be used in conjunction with field verification to confirm measure compliance.

4b Verification

At a minimum, the Rater will conduct two distinct site visits that take place during the verification process: Rough and Final. The site supervisor, or other appropriate party, should coordinate with the Rater prior to on-site walk-through and just after on-site walk-through. This is an opportunity to discuss with the Rater what is working and what needs attention on the project. The Rater is a good resource on additional techniques for greening your projects.

The first site visit is the Rough Verification. It typically occurs at the pre-drywall phase before the building walls have been closed with drywall or other wall coverings. At this stage, elements of community design, protection of soil and plants, foundation, framing, insulation, plumbing and HVAC are verified.

The second site visit is Final Verification. It is required to check those measures that were not visible from the first site visit, such as finishes, appliances, landscaping, and flooring.

The Rater will take numerous photographs of each element being verified so that there is documentation available should Build It Green request a Quality Assurance review. It is important to coordinate scheduling these site visits with the Rater to avoid project delays.

4c Documentation

Documentation can take numerous forms: cut-sheets, MSDSs, invoices, copies of owner's manuals, procedural plans, signed Accountability Forms, and performance testing reports. It is important to work with the Rater at the front end of the process to identify what documentation is needed for the measures selected for your project. Knowing this ahead of time and collecting the documentation along the way will result in greater efficiency at the completion of the project. The Rater should coordinate with the HERS rater and any other professional completing testing for the project.



Bookmark www.BuildItGreen.org/greenpoint-rated to find GreenPoint Rated documents and checklists.

5 Apply for Final Certification

The Rater compiles the completed documentation and uses the Data Collection Form to calculate the final score once the project or phase (for multiple home projects) is built. The Rater then submits the Final Application to Build It Green for certification review processing and approval. This application packet includes:

- The final Data Collection Form
- The Energy Compliance Report (CF-1R, PERF-1 or GPR-1R)
- The final Appraisal Institute Green Addendum, or similar
- The Debris Recovery Plan: Post-Construction, completed by you, the Builder
- Any additional documentation

The certification fee must be paid at this time. Build It Green will complete a quality assurance review of the project with the Rater.

6 Get Your Certificate!

After a successful review, Build It Green will issue, via email, a Certificate of Evaluation, cover letter for the homeowner along with a letter of achievement for you, the Builder, and links to marketing collateral. After the certificate has been received, the project can be advertised as a GreenPoint Rated Project, and the project will be included on the GreenPoint Rated Online Map.



Build It Green's extensive collection of accessible marketing materials is designed to help you showcase your GreenPoint Rated features and offer proof of your quality workmanship.

Signs, Flyers & Brochures

Build It Green offers print-ready marketing materials for new and existing homes that can help you explain the benefits of the GreenPoint Rated certification and help sell your homes at a higher premium and in less time.

You can download files to reproduce as you need them at www.BuildItGreen.org/greenpoint-rated.

- Builder & Homebuyer Brochures
- Builder & Homebuyer Fact Sheets
- Sales Office Poster
- Open House Green Feature Signs & Flyers
- Case Studies
- Green Remodeling Tips for Homeowners



Pre-Certification Logo Use

Using the GreenPoint Rated pre-certification logo provides an additional marketing opportunity to let homebuyers know that this home is being built to GreenPoint Rated standards. Builders may obtain approval to use the "Designed To Be" GreenPoint Rated logo while construction is still in progress. Please see Appendix C for pre-certification logo use guidelines.



Onsite Training

Build It Green can come to your office or home site and train your team how to sell the green features of your GreenPoint Rated homes. We'll help your team understand your most common measures of the GreenPoint Rated system and help them build a 30-second pitch to appeal to your different client bases using specific benefits of a green home: savings, comfort, health, environmental impact, access to community services, and ability to age in place. Email greenpointrated@builditgreen.org to discuss availability.

Plaques

Homeowners and building owners are encouraged to share their story about their GreenPoint Rated property with a choice of interior and exterior building plaques.

GreenPoint Rated Logo

Build It Green offers a GreenPoint Rated program logo to help market your homes. Upon satisfactory completion of the rating process, your project will be eligible to feature the program logo in plaques, signs and marketing materials, subject to the Logo Use Style Guide available from Build It Green. Advertisements where the program logo is associated with successfully rated GreenPoint Rated homes do not need to be approved. Please see Appendix C for logo use guidelines and violations.



Wall-mounted home or building plaque



Bookmark www.BuildItGreen.org/greenpoint-rated to download marketing materials.

Build It Green, which administers GreenPoint Rated, offers a variety of educational opportunities for you or your company to expand your knowledge of green building practices and the GreenPoint Rated certification system. A complete list of free webinars, paid trainings, and networking events can be found on the Build It Green website [“Training and Events”](#) page. To schedule a private training or learn more about group discounts, email greenpointrated@builditgreen.org.

Certified Green Building Professional

This course introduces the main principles of green building and the systems approach to the design, construction and operation of buildings. It provides an understanding of energy efficiency, resource conservation, water conservation, and indoor air quality, and how to effectively convey the importance of these principles and market a green certified home to homeowners.

GreenPoint Rated Core

This course introduces participants to all GreenPoint Rated systems and includes basic policies and procedures, program requirements, and verifications of select measures, and the role of the rater. GreenPoint Rated Core is a prerequisite to become a GreenPoint Rater.

GreenPoint Rated New Home

This course covers the policies, processes and program requirements unique to the GreenPoint Rated New Home rating system and current trends in new construction green building. Topics include verification protocols for New Home measures, design considerations and commissioning for multifamily projects, how to calculate climate change benefits, and more.

GreenPoint Rated Existing Home Single Family

The GreenPoint Rated Existing Home Single Family course covers policies, program requirements, verifications, energy evaluation and audit, role of the rater, and submittal processes unique to a single family existing home.

GreenPoint Rated California Multifamily Existing Building

This course covers multifamily building systems, Home Energy Rating System Program Phase II content specific to Multifamily (MF HERS II), and other green measures and energy audits.

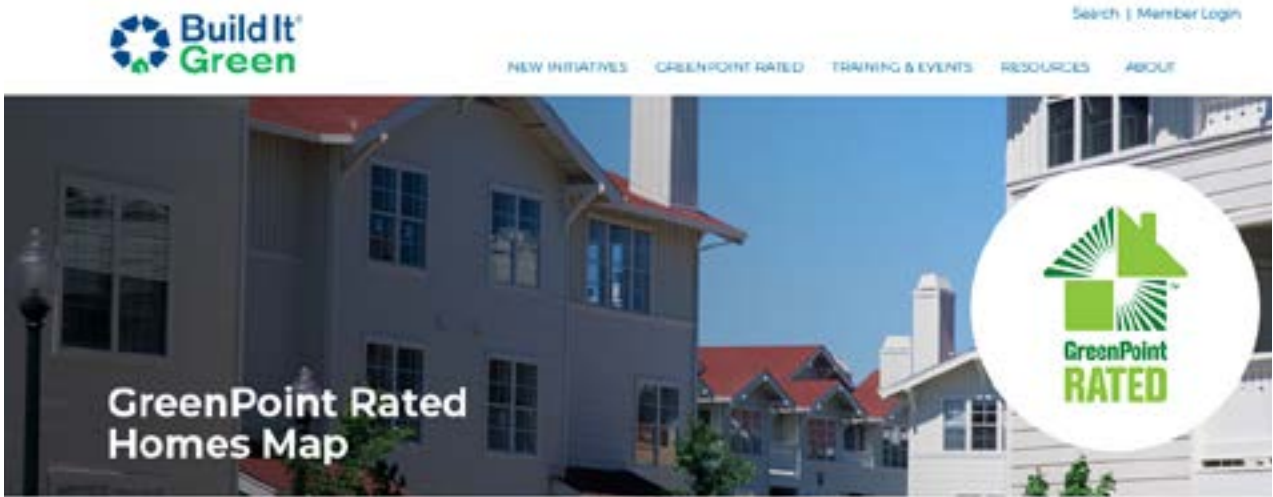


As a matter of participation in GreenPoint Rated, Build It Green reserves the right to make publicly available the results of building certifications, including:

- Rating System and Version
- Certification Tier and Score
- GreenPoint Rater Name and Company
- Developer/Builder Company
- Certification Date

This information may be shared with local jurisdictions upon request and uploaded to a map on the Build It Green website for informational purposes.

The online map will not display project addresses; however, a project will be identifiable by the map marker placed at its location. Please ensure that your client is aware of this potential disclosure of their project information, and of their option to opt out if they so desire. The Build It Green website's GreenPoint Rated Homes Map webpage has a link to the opt-out request form.



GreenPoint Rated Homes Map

All of the projects shown on the map below have completed the GreenPoint Rated process. Similar to Google maps, you can zoom in or out to view GreenPoint Rated Homes in your neighborhood, city, region, or state-wide. Click on one of the icons to see additional information about a particular project. See the Map Key below for further details.

Map Key
Detailed Project Information / Photos
Green Drop = Single Family Homes
Blue Drop = Multifamily Homes

Basic Project Information
Green Circles = Single Family Homes
Blue Circles = Multi-Family Homes



NEW HOME RATING SYSTEM, VERSION 8.2

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites depending on State. For California: CALGreen Mandatory, E5.2, H6.1, J5.1, J6, O1, O7. Outside California: ICC 700 Mandatory Measures, E5.2, H6.1, J5.1, O1, O7.

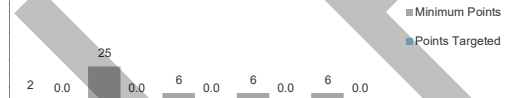
The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v8.2. For more information please visit www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 8.2

Planning Scoresheet

Points Targeted: **0.0**
 Certification Level Targeted: **None - Minimum Not Reached**
 Compliance Pathway Targeted: **TBD**
 Compliance Targeted: **0.0**



PROJECT NAME		Points Targeted	Possible Points					Notes
Measures			Community	Energy	IAQ/Health	Resources	Water	
CALGreen								
TBD	CALGreen (REQUIRED)	0		1	1	1	1	
A. SITE								
TBD	A1. Construction Footprint					1		
A2. Job Site Construction Waste Diversion								
TBD	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)				2			
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility				1			
TBD	A3. Recycled Content Base Material				1			
TBD	A4. Heat Island Effect Reduction (Non-Roof)		1					
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out			1				
A6. Stormwater Control: Prescriptive Path								
TBD	A6.1 Permeable Paving Material					1		
TBD	A6.2 Filtration and/or Bio-Retention Features					1		
TBD	A6.3 Non-Leaching Roofing Materials					1		
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	A7. Stormwater Control: Performance Path						3	
B. FOUNDATION								
TBD	B1. Fly Ash and/or Slag in Concrete				1			
TBD	B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)			2				
TBD	B3. Foundation Drainage System				2			
TBD	B4. Moisture Controlled Crawlspace			1				
B5. Structural Pest Controls								
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections				1			
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation				1			
C. LANDSCAPE								
0	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
TBD	C1. Plants Grouped by Water Needs (Hydrozoning)					1		
TBD	C2. Three Inches of Mulch in Planting Beds					1		
C3. Resource Efficient Landscapes								
TBD	C3.1 No Invasive Species According to Cal-IPC				1			
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size				1			
TBD	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species					3		
C4. Minimal Turf in Landscape								
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide					2		
TBD	C4.2 Turf on a Small Percentage of Landscaped Area					2		
TBD	C5. Trees to Moderate Building Temperature		1	1		1		
TBD	C6. High-Efficiency Irrigation System							

PROJECT NAME		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
TBD	C14. Large Stature Tree(s)		1				
TBD	C15. Third Party Landscape Program Certification						1
TBD	C16. Maintenance Contract with Certified Professional						1
TBD	C17. Community Garden		2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2	
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1	
TBD	D1.3 Advanced Framing Measures					2	
TBD	D2. Construction Material Efficiencies					1	
D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1	
TBD	D3.2 OSB for Subfloor					0.5	
TBD	D3.3 OSB for Wall and Roof Sheathing					0.5	
TBD	D4. Insulated Headers			1			
D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6	
TBD	D5.2 Panel Products					3	
D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
TBD	D7. Energy Heels on Roof Trusses			1			
TBD	D8. Overhangs and Gutters			1		1	
D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2		
TBD	D9.2 Mitigation Strategies for Attached Garage				1		
D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
TBD	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)				1	1	
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					1	
TBD	E2. Flashing Installation Third-Party Verified					2	
TBD	E3. Rain Screen Wall System					2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
E5. Durable Roofing Materials							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
TBD	E5.2 Roofing Warranty for Shingle Roofing	N	R	R	R	R	R
TBD	E6. Vegetated Roof		2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					0.5	
TBD	F1.2 Ceilings					0.5	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				0.5		
TBD	F2.2 Ceilings				0.5		
F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior Insulation				1		

PROJECT NAME		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
TBD	G3. Pre-Plumbing for Graywater System						1	
TBD	G4. Operational Graywater System						3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout						1	
TBD	G6. Submeter Water for Tenants						2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
H1. Sealed Combustion Units								
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1			
H3. Effective Ductwork								
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
H4. ENERGY STAR® Bathroom Fans								
TBD	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards				1			
H5. Advanced Practices for Cooling								
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms			1				
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1				
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
TBD	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	N	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
H7. Effective Range Design and Installation								
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	H8. High Efficiency HVAC Filter (MERV 16+)				1			
TBD	H9. Advanced Refrigerants				1			
I. RENEWABLE ENERGY								
0.0%	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25				
I2. Net Zero Energy Home								
TBD	I2.1 Near Zero Energy Home			2				
TBD	I2.2 Low Carbon Home			4				
TBD	I3. Energy Storage			1				
TBD	I4. Solar Hot Water Systems to Preheat Domestic Hot Water			4				
TBD	I5. Photovoltaic System for Multifamily Projects			8				
J. BUILDING PERFORMANCE AND TESTING								
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1			
TBD	J2. Supply and Return Air Flow Testing			1	1			
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1			
TBD	J4. All Electric or Combustion Appliance Safety Testing				1			
J5. Building Energy Performance								
TBD	J5.1 Home Outperforms Title 24							Option 1: Mixed Fuel - High-Rise: Compliance margin is 10% over T24 or higher w/o PV credit OR 4% over T24 and 40% including PV and Process Credit. Low Rise: Minimum Total (EDR) margin ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp. Range - conductor rated for 50 amp. PV and storage credit allowed.
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				Option 2: All Electric Compliance - High-Rise: meet T24. Low Rise: Meet Efficiency (EDR) margin based on climate zone (0-5). PV and Storage credit allowed. Option 3: Annual Energy Use - Minimum 20% compliance based on annual energy
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0		1				One Energy Point for Every 1%
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1				

PROJECT NAME		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
TBD	K3. Low-VOC Caulks and Adhesives				1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1		
TBD	K9. Durable Cabinets					2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1	
L. FLOORING							
TBD	L1. Environmentally Preferable Flooring					3	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3		
TBD	L3. Durable Flooring					1	
TBD	L4. Thermal Mass Flooring			1			
M. APPLIANCES AND LIGHTING							
TBD	M1. ENERGY STAR® Dishwasher						1
	M2. Efficient Clothes Washing and Drying						
TBD	M2.1. CEE-Rated Clothes Washer			1			2
TBD	M2.2 ENERGY STAR® Dryer			1			
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5			
TBD	M3. Size-Efficient ENERGY STAR® Refrigerator			2			
	M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1 Built-In Recycling Center					1	
TBD	M4.2 Built-In Composting Center					1	
	M5. Lighting Efficiency						
TBD	M5.1 High-Efficacy Lighting			2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
TBD	M6. Electric Vehicle Charging Stations and Infrastructure			2			
TBD	M7. Central Laundry						1
TBD	M8. Gearless Elevator			1			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1			1	
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					10	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Transit						
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1				
TBD	N2.2. Within 1/2 mile of a Major Transit Stop		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						



PROJECT NAME		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
N6. Passive Solar Design							
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
N8. Resiliency							
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
N9. Social Equity							
TBD	N9.1 Diverse Workforce		1			1	
TBD	N9.2 Community Location		1		1		
N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2				
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
N11. Mixed-Use Developments							
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance		1				
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1				
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
O. OTHER							
TBD	O1. GreenPoint Rated Checklist in Blueprints	N	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1. Home Energy Monitoring Systems			1			
TBD	O5.2. Home Water System Monitors						1
O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum	N	R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2				
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan		1				
TBD	O11. Smokefree Housing				2		
TBD	O12. Integrated Pest Management Plan				1		
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices		1		1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1

The New Home Multifamily Checklist is included in this Appendix as an example. You'll find additional checklists for New Home Single Family, Existing Home Single Family, and Existing Home Multifamily in the Documents & Checklists section at www.BuildItGreen.org/greenpoint-rated.

This is a high-level comparison of CALGreen, California's green building code, and GreenPoint Rated New Home and LEED for Homes, voluntary above code frameworks.

This document is based on a comparison prepared by StopWaste, San Francisco Department of the Environment, Build It Green, the US Green Building Council, and USGBC California. Although every effort has been made to ensure accuracy, be advised that information may change, and that some comparisons are based on professional judgment by the reviewers.



	MEETS CODE	EXCEEDS CODE Voluntary unless adopted by local jurisdictions.	
	CALGreen 2019	GreenPoint Rated v8.2	LEED for Homes v4.1
Project Type	New Construction & Additions	New Construction & Gut Rehabs*	New Construction & Gut Rehabs
Verification Designee	Building Department	Third Party Green Rater	Third Party Provider + Third Party Green Rater
Process	1. Plan Check 2. Inspection Reports or Other Methods Acceptable by Enforcing Authority	1. Plan Check 2. Construction Verification 3. Performance Testing	1. Preliminary Rating during Conceptual Design 2. Construction Verification 3. Performance Testing
Points Possible	None	Up to 300	Up to 110
Levels	CALGreen Mandatory	Platinum (140+ points) Gold (110 - 139 points) Silver (80-109 points) Certified (50 - 79 points)	Platinum (80+ points) Gold (60 - 79 points) Silver (50-59 points) Certified (40 - 49 points)
Certification	None	GreenPoint Rated 	LEED Certified 
Special Designation	None	GreenPoint Rated Low Carbon Home	LEED Zero
Program Minimums & Prerequisites (see reverse for details)	Code required.	<ul style="list-style-type: none"> Point minimums in each of 5 categories & minimum total points. 5 prerequisites for Single Family 6 prerequisites for Multifamily 	<ul style="list-style-type: none"> Point minimums in each of 7 categories & minimum total points. 16 prerequisites for Single Family 16 prerequisites for Multifamily

		MEETS CODE	EXCEEDS CODE Voluntary unless adopted by local jurisdictions.	
		CALGreen 2019	GreenPoint Rated v8.2	LEED for Homes v4.1
PREREQUISITES	Site	<ul style="list-style-type: none"> Storm water drainage and retention during construction Management of surface water flow through planned grading and paving 	CALGreen Mandatory (CA)	<ul style="list-style-type: none"> Floodplain avoidance Construction activity pollution prevention No invasive plants
	Water	Develop water budget conforming to local or California Landscape Ordinance.	CALGreen Mandatory (CA)	Water metering
	Energy	Meet Title 24 Part 6 Requirements	<ul style="list-style-type: none"> Mixed fuel - Min. total EDR based on climate zone (6-10). high-rise: compliance margin 10%+ over T24. All electric - meet efficiency EDR based on climate zone (0-5). high-rise: meet T24 Annual energy use - min. 20% compliance based on annual energy use. 	<ul style="list-style-type: none"> Minimum energy performance: Energy Star for Homes + Energy Star appliances + fully ducted Energy metering Home size adjuster
	Material	Waste diversion – 65%	<ul style="list-style-type: none"> CALGreen Mandatory (CA) Durable roofing {multifamily} 	<ul style="list-style-type: none"> Certified tropical wood Durability management (water management & moisture control)
	Health	VOC limits on finishes and materials.	<ul style="list-style-type: none"> CALGreen Mandatory (CA) Meet ASHRAE 62.2-2016 ventilation standards Radon Resistant Construction in EPA Radon Zone 1 	<ul style="list-style-type: none"> Meet ASHRAE 62.2-2016 ventilation standards Combustion venting (including CO sensors, enclosed fireplaces) Garage pollution prevention Radon resistant construction Air filtering (MERV 8 or 6) Environmental tobacco Smoke control Compartmentalization between units
	Other	CALGreen Mandatory (CA)	<ul style="list-style-type: none"> Green appraisal addendum GreenPoint Rated checklist in blueprints CALGreen Mandatory (CA) 	<ul style="list-style-type: none"> Preliminary rating Education of homeowner, tenant or building owner

* GreenPoint Rated New Home projects located outside of California are subject to different prerequisites.

This document is based on a comparison originally prepared by StopWaste. Although every effort has been made to ensure accuracy, be advised that information may change, and that some comparisons are based on professional judgment by Build It Green.

References:

GreenPoint Rated, Version 8.2, www.builditgreen.org/greenpoint-rated
 CALGreen 2019: California Green Building Standards Code California Code of Regulations, Title 24, Part 11 (California Department of Housing and Community Development), www.hcd.ca.gov
 LEED for Homes v4: www.usgbc.org/credits/homes/v4; LEED Zero: usgbc.org/programs/leed-zero

Using the GreenPoint Rated Logo

The Build It Green Marketing Committee is responsible for developing, maintaining, and enforcing guidelines for the use of the GreenPoint Rated logo. Builders using the program logos must abide by the following general guidelines:

- The GreenPoint Rated program name and logo may never be used in any manner that would imply program endorsement of a company, its products, or its services. Neither the logo nor the program name may be used in any other company name, product name, service name, domain name or website title.
- The logo may not be altered, cut apart, separated, or otherwise distorted in perspective or appearance.
- The logo may never be used in a manner that would disparage the program, Build It Green, its councils, or its members.
- The logo may never be associated with homes or buildings that do not meet GreenPoint Rated standards.
- Partners and other authorized organizations are responsible for their own use of the program logo, as well as use by their representatives, such as ad agencies and implementation contractors.
- Design of artwork incorporating the program logo(s) must be consistent with the GreenPoint Rated style guide, which will be provided with the logos.



Logo Use Violations

Build It Green actively monitors proper use of the program name and logo. The following explains the general course of action for addressing logo violations:

1. Anyone who misuses the logo will be contacted in writing or by telephone.
2. A reasonable amount of time will be given to correct the error(s) per Build It Green's discretion. The time frame will be dependent upon the medium in which the violation appeared and the severity of the violation.
3. Follow-up will be conducted to ensure that the error(s) has been corrected. Failure to make the required changes may result in termination of a stakeholder's participation in Build It Green and/or legal action.



Pre-Certification Logo Use

Once your project has been approved through the Initial Application step, you have the option of using the "Designed To Be" GreenPoint Rated logo in your marketing materials for the project. The information and process for using this logo is included in the Welcome Letter sent to you after the Initial Application is completed.

Messages should limit the GreenPoint Rated endorsement to the project under construction, should avoid inclusion of any quantitative score, and should clearly indicate that the GreenPoint Rated designation is expected, not actually awarded. For example, suitable messaging might include such language as "A future GreenPoint Rated Project" or "Designed to be GreenPoint Rated."

Regardless of any logo use approval, Build It Green reserves the right to subsequently withhold issuance of GreenPoint Rated certificates if the final rating results are unsatisfactory.

Improper Use of the GreenPoint Rated Logo



GreenPoint Rated sampling protocols for volume Builders conform to those in effect for the ENERGY STAR® program and align with the HERS sampling process. The sampling protocol is designed to be applied to batches of homes in the same subdivision, with the same green building features (generally the same model, product type, or floor plan), constructed with the same sub-contractors. The intent of sampling is to expedite the verification process by avoiding needlessly repetitive review of the same features in homes that are designed and constructed in an essentially identical manner. At the end of the sampling process, the Rater should feel confident that the documented results for the sampled home(s) are representative of the green building features of all the homes in the batch.

Select Green Measures

The Rater reviews individual plans for each model of homes and helps identify green measures needed to meet the targeted GreenPoint Rated threshold. If the Title 24* performance method is used to select energy measures, plan reviews must be based on the entire development's worst-case configuration (e.g., worst orientation, all options that increase window area, and consider options like extended family rooms, sunrooms, etc.) The Builder finalizes the target list of green and energy-efficient measures for each model, based on the Rater's recommendations.

Initial Verification

The GreenPoint Rater performs full verification until it is determined that the Builder and subcontractors are ready to use sampling verification with minimum risk of failures. This Initial Verification must include at least three consecutive homes successfully meeting GreenPoint Rated criteria, or until the GreenPoint Rater is satisfied the Builder can consistently meet all GreenPoint Rated requirements. The GreenPoint Rater will repeat Initial Verification for each new subdivision or where there is a change in subcontractors.

Sample Verification

The Rater selects a batch of homes with the same green building features and at about the same phase of construction. The list of targeted green features should be identical for all homes in the batch, except for any buyer-selected upgrades (e.g., photovoltaic systems). Some homes in the batch may include features that would be eligible for GreenPoint credits if evaluated separately but, except for buyer upgrades, those features will not be considered in calculating the final rating score, which will apply to all homes in the batch. For example, the batch might include homes with overhangs and homes without, in which case, none of the homes in the batch would earn a credit for overhangs.

The GreenPoint Rater randomly selects at least 15 percent of homes (i.e., one in seven) from the batch for verification. The batch must be from the same subdivision and reference the same list of targeted green features and be installed by the same subcontractors. Typically, two homes will reference the same list if they are the same model, product type, or floor

plan. Raters are encouraged to keep the batch size small (e.g., 7 homes is the maximum number of homes in a sample group) and time frames short (e.g., construction schedules within 30 days of each other) to avoid any failures that may occur from being widespread, and to enable the Builder to quickly correct any systemic problems that may be found.

Scenario A: All Sampled Homes PASS

If each sampled and verified home within the batch PASSES (i.e., home earns enough credits from the targeted list to meet ALL criteria for GreenPoint Rated designation), then all homes in the batch PASS.

Scenario B: Any Sampled Home FAILS

If any rated home within the identified batch FAILS (home fails to meet one or more GreenPoint Rated criteria), the Builder will be directed to fix the cause(s) of failure, and another home in the batch will be randomly selected for verification regarding the specific cause(s) of failure. If any failures occur in the additional verified homes, the Builder will be directed to fix all homes in the batch; to undertake a root cause analysis to find the source of problem causing the failure; and to fix the construction processes and/or building components causing the problem. All homes in the batch must be individually verified for the failed measure. The Builder also has the option to drop the failed measure.

A Builder with three failures within one project in a six-month period is no longer eligible to use the sampling protocol in that community until successfully repeating Initial Verification. Sampling can be reinstated after at least three consecutive homes are individually verified to meet GreenPoint Rated standards and the GreenPoint Rater is satisfied the Builder is ready to consistently apply program guidelines.

GreenPoint Rater Reporting

No home in a batch may be labeled GreenPoint Rated until the sampling protocol is successfully completed for that batch. The GreenPoint Rater will keep a record of every home in the batch, both verified and not, and of any failures and their resolution. The Rater will submit to Build It Green a single completed data reporting form that summarizes final results for the entire batch. Build It Green will issue certificates with identical rating results for all homes in the batch.

In the event the homebuyer selects upgrades that qualify for additional green points, the Builder may elect to receive certificates with rating results that reflect the additional points. In that case, the Rater should submit a separate data reporting form for that home, along with an explanation that the home is part of a batch that is represented by a separate submittal.

*Title 24 is California's energy code. This performance pathway is just available to projects based in California

GreenPoint Rated sampling protocols for Multifamily projects establish verification quotas for verifying green features in multiple individual units within a single project. The protocols are intended to limit the effort required to conduct site visits. Sampling protocols do not apply to plan review or documentation review steps.

Sampling protocols also do not apply to measures that are best verified at the project level. This includes virtually all planning and design, site, landscape, community, renewable energy, commissioning and structural measures such as building envelope. Mechanical systems may be eligible for verification on a sampling basis if the project includes individual space heating, cooling, or hot water systems. Sampling would not apply to central mechanical systems that serve multiple units.

Appropriate items for sampling are those which are replicated in each unit such as insulation, appliances, lighting, windows, in-unit fixtures, flooring, finishes and building performance testing.

The general process for applying sampling protocols to a Multifamily project is analogous to the Single Family protocols listed in Appendix E. The Rater works with the developer's design team to identify green measures needed to meet the targeted GreenPoint Rated threshold.

The Rater conducts project-level verification activities for all measures deemed best verified at the project level and measures associated with common areas and non-residential spaces.

Sample Verification

The Rater randomly selects 15 percent of units for site verification of those measures from the targeted list that are suitable for sampled verification. If each sampled and verified unit within the batch passes all targeted credits, then those credits are awarded to the entire batch.

If any sampled unit FAILS a credit, the Builder will be directed to fix the cause(s) of failure, and another unit will be randomly selected for verification regarding the specific cause(s) of failure. If any failures occur in the additional verified units, the Builder will be directed to fix all units in the batch; to undertake a root cause analysis to find the source of problem causing the failure; and to fix the construction processes and/or building components causing the problem. All units in the batch must be individually verified for the failed measure. Alternatively, the Builder has the option of dropping the failed measure.

GreenPoint Rater Reporting

No unit in the batch may be labeled GreenPoint Rated until the sampling protocol is successfully completed for the entire building. The GreenPoint Rater will keep a record of every sampled unit, and of any failures and their resolution. The Rater will submit to Build It Green a single completed Data Collection Form that summarizes final results for the entire project. Build It Green will issue certificates with identical rating results for all units in the project.






Build It Green

Attn: GreenPoint Rated
300 Frank H. Ogawa Plaza, Suite 620
Oakland, CA 94612

Phone: (510) 590-3360 ext. 604
E-Mail: greenpointrated@builditgreen.org
www.BuildItGreen.org

 WeAreBuildItGreen

 WeRBuildItGreen