



LEED Rating System  
4<sup>th</sup> Public Comment Draft

# HOMES

*Includes*

*Homes (Single Family and Low-Rise Multifamily)  
Midrise (Multifamily)*

*Credits shown in gray do not have substantive changes and are not open for public comment.*

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## INTEGRATIVE PROCESS

### 3 points

This credit applies to

- Homes (1-2 points)
- Midrise (1-2 points)

### Intent

To maximize opportunities for cost-effective adoption of integrative green design and construction strategies.

### Requirements

#### HOMES, MIDRISE

Meet any of the following requirements for a maximum of 2 points.

#### **Option 1. Integrative Project Team (1 point)**

Assemble and involve a project team to meet the three criteria below:

a) Include team members, in addition to the builder and verification team, whose capabilities include at least three of the following skill sets:

- architecture or residential building design;
- mechanical or energy engineering;
- building science or performance testing;
- green building or sustainable design; and
- civil engineering, landscape architecture, habitat restoration, or land-use planning.

b) Involve all team members referenced above in at least three of the following phases of the home design and construction process:

- conceptual or schematic design;
- LEED planning;
- preliminary design;
- energy and envelope systems analysis or design;
- design development;
- final design, working drawings or specifications; and
- construction.

c) Conduct meetings with the project team at least monthly to review project status, introduce new team members to project goals, discuss problems, formulate solutions, review responsibilities, and identify next steps.

AND/OR

#### **Option 2. Design Charrette (1 point)**

No later than the design development phase and preferably during schematic design, conduct at least one full-day workshop (or two half-day workshops) with the project team, as defined in Option 1. Use the workshop to integrate green strategies across all aspects of the building design, drawing on the expertise of all participants.

AND/OR

**Option 3. Trades Training (1 point)**

Before construction but after trades have been hired for the project, conduct at least eight hours of training (extending a full day or over several days) on the green aspects of the project and how the trades can contribute to achieving each LEED for Homes prerequisite and attempted credit. Focus on areas where trades have traditionally struggled to meet green building standards. Include at least the following trades in the training:

- plumbing;
- mechanical systems;
- insulation;
- framing; and
- air sealing.

Each trade may be present only for the relevant segment, but the builder's site supervisor must be present throughout so that he or she understands the quality control duties on LEED and green building best practices.



# LOCATION AND TRANSPORTATION (LT)

Point floor: Earn at least 8 I points in the combined LT and EA sections.

## LT PREREQUISITE: FLOODPLAIN AVOIDANCE

This credit applies to

- Homes
- Midrise

### Intent

To reduce the environmental impact of the development footprint.

### Requirements

#### HOMES, MIDRISE

Do not develop buildings on land that lies within a flood hazard area shown on a legally adopted flood hazard map (such as the Federal Emergency Management Agency (FEMA) 100 year flood plain) or otherwise legally designated by the local jurisdiction or the state, unless the building is designed and built in accordance with the flood provisions of applicable building code, the local floodplain management regulations, or, at a minimum, the National Flood Insurance Program Requirements.

Previously developed buildings and *hardscapes* are exempt from the above requirements.

## **LT CREDIT: LEED FOR NEIGHBORHOOD DEVELOPMENT**

### **15 points**

This credit applies to

- Homes (15 points)
- Midrise (15 points)

### **Intent**

To minimize the environmental damage of land development practices by building homes in LEED for Neighborhood Development–certified communities.

### **Requirements** **HOMES, MIDRISE**

Locate the project within the boundary of a development certified under LEED for Neighborhood Development (Stage 2 or Stage 3 under the Pilot or 2009 rating systems, Certified Plan or Certified Project under the 2012 rating system).

## LT CREDIT: SITE SELECTION

### 8 points

This credit applies to

- Homes (1-8 points)
- Midrise (1-8 points)

### Intent

To encourage construction in environmentally preferable locations and avoid development of sensitive lands.

### Requirements

#### HOMES, MIDRISE

Meet any combination of the following five options for a maximum of eight points.

#### **Option 1. Sensitive Land Protection (3-4 points)**

##### **Path 1. Previously Developed (4 points)**

Select a lot such that at least 75% of the total *buildable land* is *previously developed*.

OR

##### **Path 2. Avoidance of Sensitive Land (3 points)**

Do not develop new buildings, *hardscapes*, roads or parking areas on portions of sites that meet any of the following criteria:

- *Prime farmland*. The development footprint does not consist of *prime farmland*, *unique farmland*, or farmland of statewide or local importance as defined by the U.S. Code of Federal Regulations, Title 7, Volume 6, Parts 400 to 699, Section 657.5
- *Parkland*. Land that prior to acquisition for the project was public parkland, unless land of equal or greater value as parkland is accepted in trade by the public landowner (park authority projects are exempt);
- Land whose elevation is at or below the elevation of the *100-year flood* as defined by the Federal Emergency Management Agency (FEMA);
- *Habitat*. Land specifically identified as habitat for the following:
  - species listed as threatened or endangered under the U.S. Endangered Species Act or the state's endangered species act, or
  - species or ecological communities classified by NatureServe as GH (possibly extinct), G1 (critically imperiled), or G2 (imperiled), or
  - species listed as threatened or endangered species under local equivalent standards (in areas outside of the United States) that are not covered by NatureServe data.
- *Wetlands*. Land that is either (1) within 50 feet of any wetlands as defined by the U.S. Code of Federal Regulations 40 CFR, Parts 230-233 and Part 22, and isolated wetlands or areas of special concern identified by state or local rule, or (2) within the setback distances from wetlands prescribed in state or local regulations, as defined by state or local rule, whichever is more stringent; or
- *Water bodies*. Land that is within 100 feet of a water body, defined as seas, lakes, rivers, streams, and tributaries that support or could support fish, recreation, or industrial use, consistent with the

terminology of the Clean Water Act 40 CFR 122.2.

AND/OR

**Option 2. Infill Development (2 points)**

Select a lot such that at least 75% of the land within  $\frac{1}{2}$  mile from the project boundary is *previously developed* land. Water bodies and publicly owned parks are excluded from the calculation.

For projects within city limits or towns with populations of less than 20,000, select a lot where at least 75% of the land immediately adjacent to the project boundary is *previously developed* land. A bordering street itself does not constitute previously developed land; instead, it is the status of the property on the other side of the segment of the street that matters. Any fraction of the boundary that borders a water body is excluded from the calculation.

AND/OR

**Option 3. Open Space (1 point)**

Select a location within  $\frac{1}{2}$  mile of a publicly accessible or community-based *open space* that is at least  $\frac{3}{4}$  acre, or create publicly available open space on the project site. The open space requirement can be met with either one large open space or two smaller spaces totaling  $\frac{3}{4}$  acre.

AND/OR

**Option 4. Street Network (1 point)**

Locate the project in an area of high intersection density, defined as an area whose existing streets and sidewalks create at least 90 intersections per square mile. When determining the number of intersections, include the following:

- intersections within a  $\frac{1}{4}$  mile radius of project boundary;
- streets and sidewalks that are available for general public use and not gated;
- sidewalk intersections provided they are a unique right of way (i.e., a sidewalk through a city park); and
- publicly accessible *alleys*.

Exclude the following:

- intersections in gated areas, which are not considered available for public use, with the exception of education and health care campuses and military bases where gates are used for security purposes;
- water bodies and public parks; and
- the closest intersection to a dead end or cul-de-sac.

AND/OR

**Option 5. Bicycle Network and Storage (1 point)**

Meet both of the following requirements:

**BICYCLE NETWORK**

Design or locate the *project* such that a *primary entry* and/or bicycle storage is within a 200-yard (180 meters) *walking distance* or *bicycling distance* from a *bicycle network* that connects to at least one of the following. All choices must be within 3 miles (4 800 meters) bicycling distance of the project boundary.

- a. At least 10 uses (see LT Community Resources)
- b. A school or *employment center*
- c. *Bus rapid transit* stops, light or heavy rail stations, commuter rail stations and/or ferry terminals

If the network borders the project boundary, a safe, *all-weather route* must exist between the bicycle network and the project's bicycle storage and/or main entrance.

Planned bicycle trails or lanes may be counted if they are fully funded at the certificate of occupancy date and are scheduled for completion within one year of that date.

AND

**BICYCLE STORAGE**

Provide *short-term bicycle storage* capacity equal to 2.5% or more of all building occupants but no fewer than four storage spaces per building. *Short-term bicycle storage* must be within 100 feet (30 meters) of a *primary entry*.

Provide *long-term bicycle storage* capacity equal to 30% of all building occupants, but no less than one storage space per residential unit. *Long-term bicycle storage* must be within 100 feet (30 meters) of a *primary entry*.

Bicycle storage capacity may not be double counted; storage that is fully allocated to the occupants of non-project facilities cannot also serve project occupants.

A single family dwelling unit with enclosed garage meets the bicycle storage requirement.

A single family dwelling unit with enclosed garage meets the bicycle storage requirement

## LT CREDIT: COMPACT DEVELOPMENT

### 3 points

This credit applies to

- Homes (1–3 points)
- Midrise (1–3 points)

### Intent

To conserve land and promote livability, transportation efficiency, and walkability by creating compact communities.

### Requirements

#### HOMES, MIDRISE

Construct or renovate a building that meets the dwelling unit per acre of *buildable land area density* defined in Table 1.

**Table 1. Points for housing density**

Single-family and low-rise multifamily projects	Midrise multifamily projects	Points
≥ 7 DU/acre of buildable land	≥ 30 DU/acre of buildable land	1
≥ 12 DU/acre of buildable land	≥ 55 DU/acre of buildable land	2
≥ 20 DU/acres of buildable land	≥ 80 DU/acre of buildable land	3

DU = dwelling units

## LT CREDIT: COMMUNITY RESOURCES

### 2 points

This credit applies to

- Homes (1–2 points)
- Midrise (1–2 points)

### Intent

To encourage daily walking and bicycling and to reduce *vehicle miles traveled* (VMT) and automobile dependence.

### Requirements

#### HOMES, MIDRISE

Construct or renovate a project such that the building's main entrance is within a 1/2-mile *walking distance* from the building entrance of the following number of uses, as listed below.

**Table 1. Points for proximity to uses**

Uses	Points
4–7	1
8–11	1.5
≥ 12	2

The following restrictions apply:

- A single establishment counts as only one type of use (e.g., a retail store may be counted only once even if it sells products in several categories).
- No more than half of the minimum number of uses can be in a single building (e.g., a shopping mall).
- No more than two establishments in each use type may be counted (e.g., if five restaurants are within the required distance, only two may be counted).
- The uses must represent at least two categories, exclusive of the building's primary use.
- Uses outside the project boundary must be in place upon occupation of the project.

#### Uses and Use Categories:

##### **Food Retail**

Supermarket  
Other food store with produce

##### **Community-Serving Retail**

Clothing store or department store selling clothes  
Convenience store  
Farmers market  
Hardware store  
Pharmacy  
Other retail

**Services**

Bank

Gym, health club, exercise studio

Hair care

Laundry, dry cleaner

Restaurant, café, diner (excluding establishments with only drive-throughs)

**Civic and Community Facilities**

Adult or senior care (licensed)

Child care (licensed)

Community or recreation center

Cultural arts facility (museum, performing arts)

Educational facility (including K–12 school, university, adult education center, vocational school, community college)

Family entertainment venue (theater, sports)

Government office that serves public on-site

Place of worship

Medical clinic or office that treats patients

Police or fire station

Post office

Public library

Public park

Social services center

Adapted from Criterion Planners, INDEX neighborhood completeness indicator, 2005.



## LT CREDIT: ACCESS TO TRANSIT

### 2 points

This credit applies to

- Homes (1–2 points)
- Midrise (1–2 points)

### Intent

To reduce pollution and land development effects from automobile use.

### Requirements

#### HOMES, MIDRISE

Locate the project within a ¼-mile *walking distance* of bus or streetcar stops, or within a ½-mile walking distance of *bus rapid transit* stops, light or heavy rail stations, or ferry terminals. The transit service at those stops in aggregate must meet the minimums listed in Table 1 or Table 2.

- A bus or streetcar stop must serve a route that extends in opposite directions; the walking distance can be the average distance to the two stops.
- A single stop that serves as the terminal for a transit route can be counted.
- Trips in opposite directions are counted separately.
- Only one stop per route in a given direction can be counted.

**Table 1. Minimum daily transit service for projects with multiple transit types (bus, streetcar, rail, or ferry)**

Weekday trips	Weekend trips	Points
72	40	1
144	108	1.5
360	216	2

**Table 2. Minimum daily transit service for projects with commuter rail or ferry service only**

Weekday trips	Points
24	1
40	1.5
60	2

# SUSTAINABLE SITES (SS)

## SS PREREQUISITE: CONSTRUCTION ACTIVITY POLLUTION PREVENTION

This prerequisite applies to

- Homes
- Midrise

### Intent

To reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust.

### Requirements

#### HOMES, MIDRISE

Stockpile and protect disturbed topsoil from erosion (for reuse).

Control the path and velocity of runoff with silt fencing or comparable measures.

Protect on-site storm sewer inlets, streams, and lakes with straw bales, silt fencing, silt sacks, rock filters, or comparable measures.

Provide swales to divert surface water from hillsides.

Use tiers, erosion blankets, compost blankets, filter socks, berms, or comparable measures to stabilize soils in any area with a slope of 15% (6.6:1) or more that is disturbed during construction.

Prevent air pollution from dust and particulate matter.

Construction sites larger than 1 acre must conform to the erosion and sedimentation requirements of the 2012 U.S. Environmental Protection Agency Construction General Permit or local equivalent, whichever are more stringent.

## **SS PREREQUISITE: NO INVASIVE PLANTS**

This prerequisite applies to

- Homes
- Midrise

### **Intent**

To prevent the introduction of invasive species through landscaping.

### **Requirements**

#### **HOMES, MIDRISE**

Introduce no *invasive plant species* into the landscape.

*Invasive plant species* vary by region. Consult the U.S. Department of Agriculture's GRIN Taxonomy for Plants database, the National Association of Exotic Pest Plant Councils, or local cooperative extension service or state exotic pest lists for plants in natural areas and wildlands. Not all nonnative species are considered invasive.

## SS CREDIT: HEAT ISLAND REDUCTION

### 2 points

This credit applies to

- Homes (1–2 points)
- Midrise (1–2 points)

### Intent

To minimize effects on microclimates and human and wildlife habitats by reducing heat islands.

### Requirements

#### HOMES, MIDRISE

Ensure that at least 50% of *hardscapes* and roofs, but not including common roads that serve multiple buildings, on the project site meet one or more of the following requirements. Points are awarded according to Table 1.

**Table 1. Points for percentage area with shading or nonabsorptive material**

Percentage of hardscape area	Points
50–75%	1
≥ 75%	2

#### **Option 1. Shading (1–2 points)**

Locate trees or other plantings to provide shading of *hardscapes*. Shading should be calculated for noon on June 21, when the sun is directly overhead, based on five years' growth after installation.

AND/OR

#### **Option 2. Nonabsorptive Materials (1–2 points)**

Install light-colored, high-albedo materials or vegetation-covered *hardscapes*. Acceptable strategies include the following:

- using ENERGY STAR qualified roof products in appropriately sloped applications;
- installing vegetated roofing;
- using open pavers (counting only the vegetation, not the pavers) or engineered grass pavers; and
- Use paving materials with a *solar reflectance (SR)* of at least 0.33 at installation or a three-year aged SR of at least 0.28;

## SS CREDIT: RAINWATER MANAGEMENT

### 3 points

This credit applies to

- Homes (1–3 points)
- Midrise (1–3 points)

### Intent

To reduce rainwater runoff volume from the site.

### Requirements

#### HOMES, MIDRISE

Projects that must comply with local requirements of the National Pollutant Discharge Elimination System (NPDES) must follow Case 2.

### Case 1. Low Impact Development

Use low-impact development (LID) techniques to minimize the amount of stormwater that leaves the site. Examples of acceptable techniques include the following:

- planting areas with *native* or *adapted* plant material (e.g. trees shrubs);
- installing a vegetated roof;
- using permeable paving, consisting of porous above-ground materials (e.g., open pavers, engineered products), a base layer designed to drain water away from the home, and (often) a 6-inch-deep subbase; and
- installing permanent infiltration or collection features (e.g., vegetated swale, rain garden, rainwater cistern) that can handle 100% of the runoff from a two-year, 24-hour storm.

*Single-family* home projects may use Table 1 or Table 2 to determine points; *multifamily* projects must use Table 1.

To determine compliance for single-family and multifamily homes, calculate the percentage of the lot area, including the area under roof, that is permeable or can direct water to an on-site catchment or infiltration feature.

**Table 1. Points for permeable area, as percentage of total lot area**

Percentage	Points
50–64%	1
65–79%	2
≥ 80%	3

As an alternative approach to determining compliance for single-family homes only, credit is given for reducing the total impermeable area compared to the ENERGY STAR reference home, as listed in Table 2.

**Table 2. Conditioned floor area of reference home, by number of bedrooms**

	1	2	3	4	5	6	7	8 or more
Floor area (square feet)	1,000	1,600	2,200	2,800	3,400	4,000	4,600	+ 600 ft <sup>2</sup> per additional bedroom

Thresholds for total impermeable area are then calculated according to the values in Table 3, column 1.

**Table 3. Points for reducing total impermeable area**

Impermeable area (square feet)	Points
Reference home size * 1	1
Reference home size * 0.66	2
Reference home size * 0.33	3

**Case 2. NPDES Projects**

Using low-impact development and green infrastructure to replicate *natural site hydrology*, *manage on-site* the runoff from the developed site for the percentile regional or local rainfall events listed in Table 4.

Use daily rainfall data and the methodology in the U.S. Environmental Protection Agency's Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects, under Section 438 of the Energy Independence and Security Act, to determine the percentile amount.

**Table 4. Points for on-site management of water from rainfall events**

Percentile rainfall event	Points
95th	2
98th	3

## SS CREDIT: NONTOXIC PEST CONTROL

### 2 points

This credit applies to

- Homes (0.5–2 points)
- Midrise (0.5–2 points)

### Intent

To minimize pest problems and risk of exposure to pesticides.

### Requirements

#### HOMES, MIDRISE

Implement one or more of the measures below for a maximum of 2 points. Each measure is worth ½ point, except as noted.

- Install a steel mesh barrier termite control system (1 point).
- Install a physical termite barrier system (e.g., basaltic rock) approved by code (1 point).
- For below-grade walls, use solid concrete foundation walls, masonry walls with a course of solid block bond beam, or concrete-filled block.
- Install post-tension slabs.
- Treat all cellulosic structural material (e.g., wood framing) with a registered pesticide containing borates, following the manufacturer's directions for preconstruction treatment.
- Use noncellulosic material for all structural elements.
- Install ports or openings for all plumbing elements that penetrate the slab, to allow access for inspection and treatment of pest infestations.
- Install a registered termite bait system and provide for ongoing maintenance as required by the manufacturer.
- Design a minimum 6-inch inspection space between the surface of the planned landscape grade and nonmasonry siding.
- Seal all external cracks, joints, penetrations, edges, and entry points with appropriate caulking. Install rodent- and corrosion-proof screens (e.g., copper or stainless steel mesh) on all openings greater than ¼ inch, except where code prohibits their installation (e.g., dryer vents).
- Design discharge points for rain gutters, air-conditioning condensation lines, steam vent lines, or any other moisture source such that discharge is at least 24 inches from the foundation.
- Leave a minimum 18-inch space between the exterior wall and any landscape plantings.

In addition, multifamily building projects must develop an integrated pest management policy that includes guidance for residents on pesticide use, housekeeping, and prompt reporting of pest problems; incorporate the policy in the Homeowner Education Manual.

# WATER EFFICIENCY (WE)

Point floor: Earn at least 3 points in the WE section.

## WE PREREQUISITE: WATER METERING

This prerequisite applies to

- Homes
- Midrise

### Intent

To support water efficiency efforts by monitoring and benchmarking water use over time.

### Requirements

#### HOMES, MIDRISE

##### Case 1. Single Family

Install a whole-house water meter. Single-family attached homes may share a whole-building water meter if landscaping is commonly managed and any units that will not achieve LEED certification are separately metered.

Commit to encouraging homeowners or tenants to participate in the USGBC Building Performance Partnership.

Homes that use only well water and are not connected to a municipal water system are exempt from this prerequisite.

##### Case 2. Multifamily

Install a water meter or submeter for each unit or the entire building

Commit to encouraging homeowners or tenants to participate in the USGBC Building Performance Partnership by describing the benefits of participation in the Homeowner Education Manual.



## PERFORMANCE PATH

### WE CREDIT: TOTAL WATER USE

#### 12 points

This credit applies to

- Homes (1–12 points)
- Midrise (1–12 points)

#### Intent

To reduce demand for water through high-efficiency fixtures and efficient landscaping practices.

#### Requirements

Reduce total indoor and outdoor water consumption by at least 10% over standard practices.

For indoor water savings, use the Water Reduction Calculator to determine the average flush or flow rate for each fixture type and the estimated daily usage. The baselines for indoor water consumption are shown in Table 1.

**Table 1. Indoor water baseline consumption (per person per day)**

Fixture	Baseline flush or flow rate <sup>1</sup>	Estimated fixture usage	Estimated water usage
Shower (per compartment)	2.5 gpm	6.15 minutes	15.4 gallons
Lavatory, kitchen faucet	2.2 gpm	5.0 minutes	11 gallons
Toilet	1.6 gpf	5.05 flushes	8 gallons
Clothes washer	9.5 WF	0.37 cycles @ 3.5 ft <sup>3</sup>	15.1 gallons
Dishwasher	6.5 gpc	0.1 cycles	0.7 gallons

gpm = gallons per minute

gpf = gallons per flush

WF = water factor

gpc = gallons per cycle

Each toilet, showerhead, and faucet or faucet aerator must be WaterSense labeled. The water pressure in single-family buildings must not exceed 60 psi, with no detectable water leaks. Any installed water softeners must be demand initiated.

For outdoor water savings, use the EPA WaterSense Water Budget Tool to calculate the baseline landscape water consumption and the design landscape water consumption.

Implement the following measures to further reduce landscape water consumption. Add the savings associated with each of the following strategies to the reduction from the landscape water requirement, as calculated in the Water Budget Tool:

- Install smart scheduling technology. This strategy counts for a maximum reduction of 30% provided all landscape water use is controlled by a soil moisture sensor control system or a weather-based irrigation control system.
- Use captured rainwater.

- Use reclaimed water.
- Use water treated on site or conveyed by a public agency specifically for nonpotable uses (water from naturally occurring surface water bodies, such as streams and rivers, and groundwater, such as well water, does not count).

Points are awarded according to Table 2.

**Table 2. Points for reducing indoor and outdoor water use**

<b>Percentage reduction</b>	<b>Points</b>
10%	1
15%	2
20%	3
25%	4
30%	5
35%	6
40%	7
45%	8
50%	9
55%	10
60%	11
65%	12

## PRESCRIPTIVE PATH

### **WE CREDIT: INDOOR WATER USE**

#### **6 points**

This credit applies to

- Homes (1-6 points)
- Midrise (1-6 points)

#### **Intent**

To minimize indoor demand for water through high-efficiency fixtures and fittings.

#### **Requirements**

##### **HOMES**

#### **Case 1. Single Family**

Projects that install fixtures consuming more than 2.5 gallons per minute per *shower compartment* must use WE Credit Total Water Reduction.

Each lavatory faucet or faucet aerator must be WaterSense labeled. The average rated flow volume across all lavatory faucets must not exceed 1.5 (1 point) or 1.0 (2 points) gallons per minute.

Each showerhead fixture and fitting must be WaterSense labeled. The average rated flow volume per shower compartment must not exceed 1.75 (1 point) or 1.5 (2 points) gallons per minute.

Each toilet fixture and fitting must be WaterSense labeled. The average rated flush volume across all toilets must not exceed 1.1 gallons per flush (1 point).

Each clothes washer must be ENERGY STAR qualified. (1 point)

The water pressure in the house must not exceed 60 pounds per square inch, with no detectable water leaks.

#### **Case 2. Multifamily and Midrise**

Meet the above requirements for all *in-unit spaces* and *non-unit (residential-associated and nonresidential)* spaces. *Multifamily* and *midrise* projects are exempt from the water pressure testing criterion. No additional credit is awarded if the fixtures and fittings in nonunit spaces are more efficient than those of in-unit spaces.

## WE CREDIT: OUTDOOR WATER USE

### 4 points

This credit applies to

- Homes (1-4 points)
- Midrise (1-4 points)

### Intent

To reduce outdoor water consumption through efficient landscaping practices.

### Requirements

#### HOMES, MIDRISE

Reduce the landscape area planted to *turf grass* by landscaping with plants that are *native* or *adapted* to the region. Points are awarded according to Table 1.

**Table 1. Points for reducing turf grass and increasing native plantings, as percentage of total landscape area**

Turf grass area	Native or adapted plant area	Points
< 60%	> 25%	1
< 40%	> 50%	2
< 20%	> 75%	3
< 5%	> 75%	4

Lists of native plants are maintained by the Lady Bird Johnson Wildflower Center, the North American Native Plant Society, state agencies, and local cooperative extension service offices.

Project with pools and other *outdoor water features* must use WE Credit Total Water Reduction.

# ENERGY AND ATMOSPHERE (EA)

Point floor: Earn at least 8 points in the combined LT and EA sections.

## EA PREREQUISITE: PERFORMANCE OF ENERGY STAR FOR HOMES

This prerequisite applies to

- Homes
- Midrise

### Intent

To improve the building's overall energy performance and reduce its greenhouse gas emissions.

### Requirements

#### HOMES

Meet all of the following requirements:

1. Meet the requirements of ENERGY STAR for Homes, version 3

Complete the thermal enclosure system rater checklist, the HVAC system quality installation rater and contractor checklists, and the water management system builder checklist. Certified passive house projects automatically meet the thermal enclosure system rater checklist requirement.

Achieve a HERS index rating at or below the HERS index target or meet the requirements of the ENERGY STAR for Homes version 3 Prescriptive Pathway, which includes meeting or exceeding all components of the ENERGY STAR Reference Design.

2. At least one of the following appliances must be ENERGY STAR qualified and installed in each dwelling unit:
  - refrigerator;
  - dishwasher; or
  - clothes washer.
3. All duct runs must be fully ducted (i.e., building cavities may not be used as ducts).

Existing portions of an existing building are given the following allowances:

#### Thermal Enclosure System Rater Checklist

- 2.1. Slab insulation is strongly encouraged but not required to meet or exceed 2009 IECC levels.
- 4.1. Attic insulation at the intersection of existing roof and existing exterior walls does not have to meet R-value requirements.
- 4.4.5e. Advanced framing is not required on existing framed walls,

5.2.1. Existing sill plates on top of concrete are not required to be placed on a foam gasket.

#### Water-Managed Site and Foundation

1.3. A capillary break under an existing slab is not required unless there are visible signs of moisture damage on the slab floor.

1.5. Exterior below-grade walls are not required to be damp-proofed on the exterior surface unless there are visible signs of moisture damage on the interior of the wall.

1.8 - Drain tiles surrounded with clean gravel and fabric filter are not required for existing slabs, unless there are visible signs of moisture damage on the slab floor

2, 3. Water-managed wall and roof assembly requirements are not required for existing walls or roofing unless there are signs of moisture damage related to vulnerabilities in the walls or roof.

#### **MIDRISE**

Meet both the whole-building energy simulation and commissioning requirements:

##### **Whole-Building Energy Simulation**

Demonstrate a 5% improvement over the baseline building performance rating. Calculate the baseline according to the building performance rating method of USGBC's residential midrise simulation guidelines, which is based on ANSI/ASHRAE/IESNA Standard 90.1–2010, Appendix G (with errata but without addenda), using a computer simulation model for the whole-building project.

Comply with the mandatory provisions of ANSI/ASHRAE/IESNA Standard 90.1–2010 (with errata but without addenda).

Comply with USGBC's residential midrise simulation guidelines.

Include all energy consumption and energy costs associated with the building project.

Compare the design case with a baseline building that complies with Standard 90.1–2010, Appendix G (with errata but without addenda).

AND

##### **Commissioning**

**Option 1. Commissioning using ENERGY STAR Protocols.** Meet the ENERGY STAR Qualified Multifamily High Rise Buildings Testing and Verification (T&V) Protocols.

OR

**Option 2. Commissioning using Prescriptive Path.**

Meet all of the following:

1. ***Reduced Heating and Cooling Distribution System Losses for In-unit HVAC***

Limit the duct air leakage rate, testing for leakage to outside the unit or conducting a total duct leakage test. The tested leakage-to-outside rate must be less than 4.0 cfm25 per 100 square feet of conditioned floor area (for each installed system) (or 6.0 cfm25 for units smaller than 1,200 square feet), verified by a qualified energy rater. Total duct leakage for in-unit systems must not exceed 8 cfm25 per 100 square feet of conditioned floor area. Testing is waived if the air-handler unit and all ductwork are visibly within the unit's envelope (i.e., no ducts are hidden in walls, chases, floors, or ceilings).

## **2. Fundamental Commissioning of Central HVAC Systems**

Meet the performance testing and ongoing maintenance requirements of EA Prerequisite Fundamental Commissioning and Verification of 2012 LEED for New Construction for central commercial heating, cooling, water heating and ventilation systems. The requirements include the following:

- Develop a system test procedure.
- Verify system test execution.
- Maintain an issues and benefits log throughout the commissioning process.
- Document all findings and recommendations and report directly to the owner throughout the process.
- Prepare and maintain a current facilities requirements and operations and maintenance plan documenting information necessary for efficient building operations.

## **3. Construction Document Specifications**

Include the following details in construction and bid documents:

- Elements to be sealed (construction and bid documents). List all elements identified in ASHRAE 90.1–2007, Section 5.4.3.1, or applicable state codes, in addition to any site-specific elements identified during plan review, and include the items in the LEED for Homes multifamily midrise thermal enclosure inspection checklist (see below). Show locations to be sealed as well as acceptable methods and materials.
- Air barrier sheet (bid documents). Show the air barrier continuity through the various conditions of the exterior enclosure; this information can serve as an index to details.
- Compartmentalization sheet (bid documents). Show the continuity of fire and smoke barriers around each apartment and between corridors, stairs, and common areas; this information can serve as an index to details.

## **4. LEED for Homes Multifamily Midrise Thermal Enclosure Inspection Checklist**

Have a third party–qualified energy rater verify each item on the checklist. The LEED checklist is based on the ENERGY STAR for Homes, version 3 (Rev. 02) thermal enclosure rater checklist, Sections 2, 3, and 5.

Certified Passive House projects automatically meet the thermal enclosure inspection checklist requirement.

## **EA PREREQUISITE: ENERGY METERING**

This prerequisite applies to

- Homes
- Midrise

### **Intent**

To support energy efficiency efforts by monitoring and benchmarking energy use over time.

### **Requirements**

#### **HOMES, MIDRISE**

##### **Case 1. Single Family**

Install whole-house electric and gas meters, as applicable.

Commit to encouraging homeowners or tenants to participate in the USGBC Building Performance Partnership.

##### **Case 2. Multifamily**

Install an electricity meter or submeter for each residential unit and a gas meter for the entire building, or a gas meter or sub-meter for each unit. Single room–occupancy units, transitional and temporary housing, and designated supportive housing buildings do not need an energy meter in each unit but must have a whole-building energy meter.

Commit to encouraging homeowners or tenants to participate in the USGBC Building Performance Partnership by describing the benefits of participation in the Homeowner Education Manual.



## **EA PREREQUISITE: EDUCATION OF HOMEOWNER, TENANT, OR BUILDING MANAGER**

This prerequisite applies to

- Homes
- Midrise

### **Intent**

To sustain the performance of the home by training its occupants in the operation and maintenance of LEED features and equipment.

### **Requirements**

#### **HOMES, MIDRISE**

Provide to all individuals or organizations responsible for ongoing maintenance of the home (e.g., occupants, building managers, maintenance contractors) an operations and maintenance manual, binder, or CD that includes all the following items:

- the completed checklist of LEED for Homes features;
- a copy of each signed accountability form;
- copies of all ENERGY STAR for Home, version 3, checklists;
- product manufacturers' manuals for all installed equipment, fixtures, and appliances;
- general information on efficient use of energy, water, and natural resources;
- operations and maintenance guidance for any installed equipment, including space heating and cooling, mechanical ventilation, humidity control, radon protection, renewable energy, and irrigation, rainwater harvesting, or graywater systems (following 2009 EPA WaterSense Single-Family New Home Specifications, item 5.0, Homeowner Education);
- guidance on occupants' activities and choices, including cleaning materials and methods, water-efficient landscaping, integrated pest management, effects of chemical fertilizers and pesticides, irrigation, lighting selection, and appliance selection;
- information on local green power options; and
- information on enrolling in USGBC's Building Performance Partnership.

In addition, conduct a minimum one-hour walkthrough of the home with the occupants. For buildings with building managers, include the building manager. The walkthrough must feature the following:

- identification of all installed equipment;
- instruction in how to use and operate the equipment; and
- information on its maintenance.

## EA PREREQUISITE: HOME SIZE

### Required - Bonus points

This prerequisite applies to:

- Homes – Prescriptive Path Only
- Mid-Rise

### Intent

Reduce energy consumption and greenhouse gas emissions by designing more compact living spaces.

### Requirements

#### HOMES, MID-RISE

Earn 1 point for every 4% decrease in *conditioned floor area* compared with the ENERGY STAR for Homes, version 3, reference home (Table 1). Buildings that are larger than the reference home lose 1 point for every 4% increase in *conditioned floor area*.

Projects cannot exceed the maximum number of points in the EA section.

**Table 1. Conditioned floor area of reference home, by number of bedrooms**

Bedrooms	1	2	3	4	5	6	7	8 or more
Floor area (square feet)	1,000	1,600	2,200	2,800	3,400	4,000	4,600	+ 600 ft <sup>2</sup> per additional bedroom

For multifamily buildings, home size includes only *in-unit space*.

## EA CREDIT: ANNUAL ENERGY USE

### 1-30 points

This credit applies to

- Homes (1–29 points)
- Midrise (1–30 points)

### Intent

To improve the home's overall energy performance and reduce its greenhouse gas emissions.

### Requirement

#### HOMES

Projects with *major energy users not included in the HERS Index*, including pools, spas, heated driveways, and heated garages, or other major energy users not included in the HERS index must use Option 1.

#### Option 1. LEED Energy Budget

Design and construct a building whose modeled annual energy usage is lower than the LEED energy budget. The LEED Energy Budget is based on the ENERGY STAR for Homes, HERS Index Target Procedure for National Program Requirements, version 3, with the following modifications:

- The size adjustment factor is always 1.
  - The building is a slab-on-grade ranch whose floor area is equal to the ENERGY STAR reference home's conditioned floor area.
  - There are no floors over unconditioned spaces.
  - The gross exterior wall area is as shown in Table 1.
  - There are two exterior half-lite doors, unshaded, one on the south wall, one on the west wall.
  - Glazing is 15% of the floor area.
  - The ceiling is insulated, and its gross area equals the conditioned floor area.
  - The storage water heater has an energy factor of 0.59 for gas, 0.92 for electric.
  - The thermal distribution system is 100% in the attic, above insulation.
- 
- The LEED Energy Budget shall be displayed in MBtu/year, and is based on source energy.
  - Any major energy users not covered by the energy model, including heated driveways, pools, spas, and heated garages, must be added to the annual energy consumption of the Rated Home.

**Table 1. Exterior wall area of LEED reference home, by number of bedrooms**

	1	2	3	4	5	6	7	8 or more
Area (square feet)	1,300	1,667	1,957	2,200	2,411	2,600	2,773	+ 150 ft <sup>2</sup> per additional bedroom

Individual units in multifamily buildings are compared to the LEED Reference Homes.

Points are awarded according to Table 2.

**Table 2. Points for reducing energy usage below LEED energy budget**

Percentage reduction	Points
1%	1
2%	2
3%	3
4%	4
5%	5
6%	6
7%	7
8%	8
9%	9
10%	10
12%	11
14%	12
16%	13
18%	14
20%	15
22%	16
24%	17
26%	18
28%	19
30%	20
32%	21
34%	22
37%	23
40%	24
50%	25
60%	26
70%	27
80%	28
90%	29

**Option 2. HERS Index with Home Size Adjuster**

Design and construct a home whose modeled annual energy usage achieves a HERS index rating of 74 or better. Points are awarded according to Table 3.

**Table 3. Points for achieving HERS index ratings**

HERS index	Points
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74	1
73	2
72	3
71	4
70	5
69	6
68	7
67	8
66	9
65	10
64	11
63	12
62	13
60	14
58	15
56	16
54	17
52	18
50	19
45	20
40	21
35	22
30	23
25	24
20	25
15	26
10	27
5	28
0	29

AND

Earn 1 point for every 4% decrease in *conditioned floor area* compared with the ENERGY STAR for Homes, version 3, reference home (Table 1). Buildings that are larger than the reference home lose 1 point for every 4% increase in *conditioned floor area*.

Projects cannot exceed the maximum number of points in the EA section.

**Table 1. Conditioned floor area of reference home, by number of bedrooms**

	1	2	3	4	5	6	7	8 or more
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Floor area (square feet)	1,000	1,600	2,200	2,800	3,400	4,000	4,600	+ 600 ft <sup>2</sup> per additional bedroom
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For multifamily buildings, home size includes only *in-unit space*.

### **MIDRISE**

Follow the criteria in EA Prerequisite Performance for Energy Star Homes to demonstrate a percentage improvement in the proposed building's performance compared with the baseline building performance of ASHRAE 90.1–2010. Points are awarded according to Table 4.

**Table 4. Points for reducing energy usage below ASHRAE baseline**

Percentage reduction	Points
6%	1
7%	2
8%	3
9%	4
10%	5
11%	6
12%	7
13%	8
14%	9
15%	10
16%	11
17%	12
18%	13
19%	14
20%	15
22%	16
24%	17
26%	18
28%	19
30%	20
33%	21
36%	22
39%	23
42%	24
45%	25
48%	26
51%	27

54%	28
57%	29
60%	30

AND

Earn 1 point for every 4% decrease in conditioned floor area compared with the ENERGY STAR for Homes, version 3, reference home (Table 1). Buildings that are larger than the reference home lose 1 point for every 4% increase in conditioned floor area.

Projects cannot exceed the maximum number of points in the EA section.

**Table 1. Conditioned floor area of reference home, by number of bedrooms**

	1	2	3	4	5	6	7	8 or more
Floor area (square feet)	1,000	1,600	2,200	2,800	3,400	4,000	4,600	+ 600 ft <sup>2</sup> per additional bedroom

For multifamily buildings, home size includes only *in-unit space*.

## EA CREDIT: EFFICIENT HOT WATER DISTRIBUTION SYSTEM

### 5 points

This credit applies to

- Homes (2-5 points)
- Midrise (2-5 points)

### Intent

To reduce energy consumption and the burden on water supply and wastewater systems by increasing the efficiency of hot water distribution.

### Requirements

#### HOMES, MIDRISE

#### **Option 1. Efficient Hot Water Distribution (2 points)**

Design and install an energy-efficient hot water distribution system, based on either maximum pipe length requirements (Path 1) or maximum pipe volume limits (Path 2). The source of hot water is assumed to be a water heater, boiler, circulation loop piping, or electric heat-traced piping. Multiple water heaters and multiple distribution systems may be used to comply with this credit. Heat traces are only allowed in situations to prevent freezing.

#### ***Path 1. Maximum Allowable Pipe Length***

Do not exceed the maximum allowable pipe length from the source of hot water to the termination of the fixture supply pipe, as listed in Table 1. If a branch consists of more than one size of pipe, use the largest size when determining the maximum allowable length.

Branch length requirements do not apply to cold water demand loads (e.g., toilets), tubs without showerheads, or stovetop pot-fillers.

**Table 1. Maximum length of pipe**

Nominal pipe size (inch)	Liquid ounces per foot of length	Maximum pipe or tube length	
		System without circulation loop or heat traced line (feet)	System with circulation loop or heat traced line (feet)
1/4	0.33	50	16
5/16	0.5	50	16
3/8	0.75	50	16
1/2	1.5	43	16
5/8	2	32	12
3/4	3	21	8



7/8	4	16	6
1	5	13	5
1 ¼	8	8	3
1 ½	11	6	2
2 or larger	18	4	1

OR

### **Path 2. Maximum Allowable Pipe Volume**

Do not exceed a maximum volume of hot or tempered water of 64 ounces (1.89 L) for hot water from a water heater or boiler to the fixture, and 24 ounces (0.71 L) for hot water from a circulation loop pipe or an electric heat-traced pipe to the fixture.

Pipe volume is the sum of the internal volumes of pipe, fittings, valves, meters, and manifolds between the source of hot water and the termination of the fixture supply pipe. To determine the volume, refer to the liquid ounces per foot column in Table 1, or use Table 2, which lists the volumes for specific types of tubing.

Branch volume requirements do not apply to cold water demand loads (e.g., toilets), tubs without showerheads, or stovetop pot-fillers.

**Table 2. Volume of water distribution pipes, by tubing type**

**Internal Volume of Various Water Distribution Tubing**

Nominal Size (Inches)	Ounces of Water Per Foot Length of Hot Water Tubing							
	Copper M	Copper L	Copper K	CPVC CTS SDR 11	CPVC SCH 40	PEX-Al-PEX ASTM F 1281	PE-AL-PE	PEX CTS SDR 9
3/8	1.06	0.97	0.84	N/A	1.17	0.63	0.63	0.64
1/2	1.69	1.55	1.45	1.25	1.89	1.31	1.31	1.18
3/4	3.43	3.22	2.90	2.67	3.38	3.39	3.39	2.35
1	5.81	5.49	5.17	4.43	5.53	5.56	5.56	3.91
1 ¼	8.70	8.36	8.09	6.61	9.66	8.49	8.49	5.81
1 ½	12.18	11.83	11.45	9.22	13.20	13.88	13.88	8.09
2	21.08	20.58	20.04	15.79	21.88	21.48	21.48	13.86

Source: Modified from 2009 International Plumbing Code Table E202.1. International Code Council. January

Conversions: 1 gallon (3.8 liters) = 128 ounces  
 1 ounce = 0.00781 gallons (0.0296 liters)  
 0.5 gallons (1.9 liters) = 64 ounces  
 0.6 gallons (2.3 liters) = 76.8 ounces

### **Paths 1 and 2, Pumps and Controls for Hot Water Circulation Loops**

Circulating systems must meet the following requirements.

1. Circulating pump may not operate continuously, on a timer control, or on a water temperature (aquastat) sensors. Gravity and thermo-syphon circulation systems are prohibited.

2. Circulating pump must be demand activated by a momentary contact switch, motion sensor, flow switch, door switch or voice command.

3. After the pump starts, the controls shall allow the pump to operate until the water temperature in the return pipe rises not more than 10°F (5.6 °C) above the initial temperature of the water in the pipe. Controls shall further limit the water temperature to a maximum of 105°F (40 °C). Controls shall limit pump operation to not more than 5 minutes per activation in the event that both means of shutting off the pump have failed.

5. Circulating hot water systems must be provided with an *automatic* or readily accessible *manual* switch to turn off the hot water circulating pump when not in use.

AND/OR

### **Option 2. Performance Test (3 points)**

**Case 1. Hot water source is a water heater or boiler with no circulation loop or heat traced pipe; or in multifamily buildings a central circulation loop or heat traced pipe.**

To minimize wasted water before hot water is delivered, using EPA WaterSense testing procedures, verify that no more than 0.5 gallon of water is stored in any piping between the hot water source and any fixture, and that no more than 0.6 gallons of water is collected from the hot water fixture before hot water is delivered. Heat traces are only allowed in situations to prevent freezing.

Projects that meet WaterSense Labeled New Homes requirements automatically achieve this credit.

**Case 2. Hot water source is a circulation loop or heat traced pipe serving a single unit or house**

To minimize wasted water before hot water is delivered, using EPA WaterSense testing procedures, verify that no more than 0.25 gallons of water can be collected from the hot water fixture furthest from the recirculation loop,

AND/OR

### **Option 3. Pipe Insulation (2 points)**

Install at least R-4 insulation on all domestic hot water piping, including subslab pipes. Insulation on all piping elbows and tees must adequately insulate changes in direction.

Run buried piping in a slab or below grade through a protective, waterproof raceway, channel, sleeve, or path whose internal dimensions and changes of direction are large enough that the piping and insulation can be removed and replaced without damaging the piping's dimensional integrity.

The waterproof sleeve is not required for below-grade piping if the insulation manufacturer stipulates that the pipe insulation will maintain its insulating value in underground applications in damp soil when installed according to the manufacturer's instructions. This exception does not apply to piping that runs through or under building slabs.

## **EA CREDIT: ACTIVE SOLAR-READY DESIGN**

### **1 point**

This credit applies to

- Homes (1 point)

### **Intent**

To reduce energy consumption and greenhouse gas emissions by designing to maximize opportunities for solar design.

### **Requirements**

#### **HOMES**

#### **Option 1. Photovoltaic-Ready Design (1 point)**

A project team that installs a photovoltaic (PV) system that meets the requirements of EA Credit Renewable Energy is not eligible for this credit.

Meet EPA's solar photovoltaic specifications for a renewable energy-ready home. Provide detailed information about such systems in the homeowner education manual so that future occupants can install an active PV system.

AND/OR

#### **Option 2. Solar Direct Hot Water-Ready Design (1 point)**

A project team that installs a solar direct hot water (DHW) system that meets the requirements of EA Credit Efficient Domestic Hot Water Equipment is not eligible for this credit.

Meet EPA's solar water heating specifications for a renewable energy-ready home. Provide detailed information about such systems in the homeowner education manual so that future occupants can install an active solar DHW system.

## **EA CREDIT: HVAC START-UP CREDENTIALING**

### **1 point**

This credit applies to

- Homes (1 point)

### **Intent**

To reduce energy consumption by ensuring that heating and cooling systems operate at peak efficiency.

### **Requirements**

#### **HOMES**

Have all heating, cooling, and ventilation systems commissioned by a technician with North American Technician Excellence certification, HVAC contractor credentialed by an EPA-recognized HVAC Quality Installation Training and Oversight Organization (H-QUITO) (or equivalent as defined by USGBC). The technician must complete the ENERGY STAR for Homes, version 3, HVAC system quality installation contractor checklist, or the ACCA Standard 9 HVAC quality installation verification protocols, or equivalent as defined by USGBC.

## EA CREDIT: ADVANCED UTILITY TRACKING

### 2 points

This credit applies to

- Homes (1–2 points)
- Midrise (1–2 points)

### Intent

To support energy efficiency efforts through real-time monitoring of energy and water use.

### Requirements

#### HOMES, MIDRISE

#### Case 1. Single Family

##### Option 1. Electric and Water (1 point)

Meet one of the following:

Install a permanent energy-monitoring system that records at intervals of one hour or less and is equipped with the ability to transmits data to the homeowner or occupant at a remote location (e.g., computer, in-house display).

OR

If the project has an automatic in-ground irrigation system and the landscape irrigated area is larger than 1,000 square feet, install a submeter to monitor all irrigation system components.

AND/OR

##### Option 2. Building Performance Partnership (1 point)

The homeowner must enroll in the USGBC Building Performance Partnership for all applicable utility accounts before the project team submits its application for certification.

#### Case 2. Multifamily

##### Option 1. Energy and Water (1 point)

In each unit, install a permanent energy-monitoring system that records at intervals of one hour or less and is equipped with the ability to transmit data to the homeowner or occupant at a remote location (e.g., computer, in-house display).

OR

If the project has an automatic in-ground irrigation system and the landscape irrigated area is larger than 1,000 square feet, install a submeter to monitor all irrigation system components.

AND/OR

##### Option 2. Building Performance Partnership (1 point)

**Path 1. Whole-Building Master Meter**

The building owner must enroll in the USGBC Building Performance Partnership for all applicable utility accounts before the project team submits its application for certification.

OR

**Path 2. Individual Unit Meters**

At least 50% of unit owners or occupants must enroll in the USGBC Building Performance Partnership for all applicable utility accounts before the project team submits its application for certification.

**PRESCRIPTIVE PATH****EA CREDIT: EFFICIENT HOT WATER DISTRIBUTION SYSTEM****HOMES**

See performance path.

**EA CREDIT: SOLAR-READY DESIGN****HOMES**

See performance path.

**EA CREDIT: HVAC START-UP CREDENTIALING****HOMES**

See performance path.

**EA CREDIT: ADVANCED UTILITY TRACKING****HOMES**

See performance path.

## **EA CREDIT: BUILDING ORIENTATION FOR PASSIVE SOLAR**

### **3 points**

This credit applies to

- Homes (3 points)

### **Intent**

To reduce energy consumption and greenhouse gas emissions by designing to maximize opportunities for solar design.

### **Requirements**

#### **HOMES**

Meet all of the following requirements:

- The south-facing glazing area is at least 50% greater than the sum of the glazing area on the east- and west-facing walls.
- The east-west axis of the building is within 15 degrees of due east-west.
- At least 90% of the south-facing glazing is completely shaded (by awnings, overhangs, plantings) at solar noon on June 21 and unshaded at noon on December 21.

In areas south of 25 degrees of latitude or where topography significantly impacts insolation, orientation may be adjusted to meet local conditions provided the team provides documentation to demonstrate that its building orientation decision is based on solar and meteorological data for the site.



## EA CREDIT: AIR INFILTRATION

### 2 points

This credit applies to

- Homes (1–2 points)

### Intent

To minimize waste of energy caused by uncontrolled air leakage into and from conditioned spaces.

### Requirements

#### HOMES

#### Case 1. Single Family

Meet the air leakage requirements shown in Table 1 or Table 2. The rate of air leakage to outside must be tested and verified by a qualified energy rater.

#### Case 2. Multifamily

Meet the air leakage requirements shown in Table 1 or Table 2. The rate of air leakage to outside must be tested and verified by a qualified energy rater.

Meet the requirements for leakage to outside the conditioned envelope for each dwelling unit, unless the whole building can be entirely and sufficiently depressurized by a blower door(s).

**Table 1. Points for reducing air leakage, in ACH50**

<i>IECC climate zone</i>				<i>Points</i>
<i>1–2</i>	<i>3–4</i>	<i>5–7</i>	<i>8</i>	
4.25	3.5	2.75	2.0	1
3.0	2.5	2.0	1.5	2

**Table 2. Points for reducing air leakage, in cfm50 per sf envelope area**

<i>Performance requirements IECC climate zone</i>				<i>Points</i>
<i>1–2</i>	<i>3–4</i>	<i>5–7</i>	<i>8</i>	
.195	.16	.125	.925	1
.1375	.115	.925	.675	2

ACH = Air changes per hour

cfm = cubic feet per minute

ELR = envelope leakage ratio

IECC = International Energy Conservation Code

sf = square feet

## EA CREDIT: ENVELOPE INSULATION

### 2 points

This credit applies to

- Homes (1–2 points)

### Intent

To conserve energy by selecting and installing insulation to minimize heat transfer and thermal bridging.

### Requirements

#### HOMES

Select insulation whose R-value exceeds the requirements listed in the 2012 International Energy Conservation Code (IECC), Chapter 4, or local code, whichever is more stringent. Do not include thermal mass or infiltration effects in the R-value calculation. Points are awarded according to Table 1.

**Table 1. Points for exceeding code requirements for R-value**

Percentage improvement	Points
10%	1
20%	2

Install the insulation to meet the Grade I specifications set by the RESNET Home Energy Rating Standard. Installation must be verified by a qualified energy rater conducting a pre-drywall thermal enclosure inspection.

## EA CREDIT: WINDOWS

### 3 points

This credit applies to

- Homes (1.5–3 points)

### Intent

To maximize the energy performance of windows.

### Requirements

#### HOMES

Design and install windows, skylights, and glass doors whose ratings from the National Fenestration Rating Council exceed the requirements in the ENERGY STAR for Homes, version 3, prescriptive pathway, as shown in Tables 1–3. Use the average window ratings, average skylight ratings, and average exterior door ratings.

Determine the window-to-floor-area (WFA) ratio by calculating the total window area in the above-grade conditioned floor area. All skylight window areas count toward the WFA ratio. For decorative glass, the project team may exclude up to 0.75% of the WFA ratio from the calculations. If the WFA ratio is 15% or more, the following additional requirements apply:

- In climate zones 4–8, homes with a WFA ratio of 15% or more must meet a more stringent U-factor requirement:

$$\text{U-factor} = (0.15 / \text{WFA}) * (\text{U-factor from Table 1})$$

- In climate zones 1–3, homes with a WFA ratio of 15% or more must meet a more stringent solar heat gain coefficient (SHGC) requirement:

$$\text{SHGC} = (0.15 / \text{WFA}) * (\text{SHGC from Table 1})$$

Project teams that achieve EA Credit Building Orientation for Solar Design are exempt from the requirements for window SHGC.

**Table 1. Points for exceeding baseline window ratings**

	Climate zone					Points
	1, 2	3	4	5–8		
U-factor	≤ 0.45	≤ 0.30	≤ 0.26	≤ 0.26		1.5
SHGC	≤ 0.25	≤ 0.25	≤ 0.40	Any		
U-factor	≤ 0.30	≤ 0.26	≤ 0.22	≤ 0.22		3
SHGC	≤ 0.25	≤ 0.25	≤ 0.40	Any		

SHGC = solar heat gain coefficient

**Table 2. Points for exceeding baseline skylight ratings**

	<i>Climate zone</i>					<i>Points</i>
	<i>1, 2</i>	<i>3</i>	<i>4</i>	<i>5-8</i>		
U-factor	≤ 0.70	≤ 0.57	≤ 0.47	≤ 0.47		1.5
SHGC	≤ 0.25	≤ 0.25	≤ 0.40	Any		
U-factor	≤ 0.47	≤ 0.47	≤ 0.40	≤ 0.40		3
SHGC	≤ 0.25	≤ 0.25	≤ 0.40	Any		

SHGC = solar heat gain coefficient

**Table 3. Points for exceeding baseline door ratings**

	<i>Opaque</i>	<i>≤ 1/2 lite</i>	<i>&gt; 1/2 lite</i>
U-factor	0.21	0.27	0.32
SHGC	N/A	0.30	0.30

SHGC = solar heat gain coefficient

## EA CREDIT: SPACE HEATING AND COOLING EQUIPMENT

### 4 points

This credit applies to

- Homes (1–4 points)

### Intent

To reduce energy consumption associated with the heating and cooling system.

### Requirements

#### HOMES

Design and install HVAC equipment that is more efficient than the equipment required by the ENERGY STAR for Homes, version 3, prescriptive pathway. Points are awarded according to Table 1.

Any piping designed as part of a heat pump system to carry water that is well above (or below) the thermostatic temperature settings in the home must have R-4 or better insulation. Refrigerant piping must be insulated to R-6 or better on the air-conditioning mode suction line or the heat-pump mode discharge line.

**Table 1. Points for HVAC equipment that exceeds Energy Star requirements**

#### Climate zones 4–8

	Central AC, air source heat pump	Gas furnace	Boiler, oil furnace (gas, oil, diesel, propane)	Ground-source heat pump			Points
				Open loop	Closed loop	Direct expansion	
Cooling	≥ 14 SEER			≥ 17.8 EER	≥ 15.5 EER	≥ 16.5 EER	1
Heating	≥ 10 HSPF	≥ 92 AFUE	≥ 87 AFUE	≥ 4.0 COP	≥ 3.6 COP	≥ 3.9 COP	1
Cooling	≥ 15 SEER			≥ 19.4 EER	≥ 17 EER	≥ 18 EER	2
Heating	≥ 10.5 HSPF	≥ 94 AFUE	≥ 90 AFUE	≥ 4.3 COP	≥ 4.0 COP	≥ 4.2 COP	2

#### Climate zones 1–3

	Central AC, air source heat pump	Gas furnace	Boiler, oil furnace (gas, oil, diesel, propane)	Ground-source heat pump			Points
				Open loop	Closed loop	Direct expansion	
Cooling	≥ 15.5 SEER			≥ 17.8 EER	≥ 15.5 EER	≥ 16.5 EER	1
Heating	≥ 8.6 HSPF	≥ 90 AFUE	≥ 85 AFUE	≥ 4.0 COP	≥ 3.6 COP	≥ 3.9 COP	1
Cooling	≥ 16.5 SEER			≥ 19.4 EER	≥ 17 EER	≥ 18 EER	2
Heating	≥ 9.0 HSPF	≥ 92 AFUE	≥ 87 AFUE	≥ 4.3 COP	≥ 4.0 COP	≥ 4.2 COP	2

AC = air-conditioning

AFUE = annual fuel utilization efficiency

COP = coefficient of performance

EER = energy efficiency ratio

HSPF = heating seasonal performance factor

SEER = seasonal energy efficiency ratio

## EA CREDIT: HEATING AND COOLING DISTRIBUTION SYSTEMS

### 3 points

This credit applies to

- Homes (2–3 points)

### Intent

To minimize energy loss to thermal bridges and leaks in the heating and cooling distribution system.

### Requirements

#### HOMES

#### Single Family, Multifamily?

#### Option 1. Forced-Air System

##### Case 1. Large Homes (2 points)

For homes of 1,200 square feet or more, limit the rate of duct air leakage to outside the conditioned envelope. For each installed system, the tested duct leakage rate must not exceed 3.0 cfm at 25 Pascals per 100 square feet of conditioned floor area (for each installed system), verified by the qualified energy rater.

##### Case 2. Small Homes (2 points)

For homes smaller than 1,200 square feet, limit the rate of duct air leakage to outside the conditioned envelope. For each installed system, the tested duct leakage rate must not exceed 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area (for each installed system), verified by the qualified energy rater.

##### Case 3. Ductwork in Conditioned Space (3 points)

Duct leakage testing is waived if the following conditions are met:

- The air-handler unit and all ductwork are located entirely within conditioned spaces (i.e., no ductwork hidden in walls, chases, floors, or ceilings).
- The envelope is airtight; 2 points are earned in EA Credit: Air Infiltration.

Ductless systems with air circulation blowers qualify. This case is not available for multifamily projects whose ductwork runs through spaces between units: interstitial space is considered outside the thermal envelope of the unit.

OR

#### Option 2. Hydronic System (2–3 points)

Keep the system (including boiler and distribution pipes) entirely within the conditioned envelope (2 points).

For an additional point, install an outdoor reset control that modulates distribution water temperature based on the outdoor air temperature (1 point).

## EA CREDIT: EFFICIENT DOMESTIC HOT WATER EQUIPMENT

### 3 points

This credit applies to

- Homes (1–3 points)

### Intent

To reduce the energy consumption associated with domestic hot water by improving the efficiency of the water heater.

### Requirements

#### HOMES

Install an ENERGY STAR–qualified water heater (1 point), or install a solar water heater that, in combination with an ENERGY STAR water heater, meets at least 40% (2 points) or 60% (3 points) of the annual domestic hot water (DHW) load (Table 1).

**Table 1. Points for high-efficiency water heater**

	<i>Points</i>
ENERGY STAR water heater	1
	1.5
<i>EF or thermal efficiency greater than 0.90</i>	2
<i>EF or thermal efficiency greater than 1.8</i>	
Solar water heaters	
Solar water heater: $\geq 40\%$ of annual DHW load	2
Solar water heater: $\geq 60\%$ of annual DHW load	3

## EA CREDIT: LIGHTING

### 2 points

This credit applies to

- Homes (0.5–2 points)

### Intent

To reduce the energy consumption associated with interior and exterior lighting.

### Requirements

#### HOMES

#### Option 1. Indoor Lighting (1.5 points)

##### Single family

Install high-efficacy lighting. Meet or exceed the requirements for lighting power density, measured in watts per square foot, for hard-wired fixtures, as listed in Table 1.

**Table 1. Points for reducing lighting power density**

<i>Maximum lighting power density (W/sf)</i>	<i>Points</i>
0.72	0.5
0.60	1
0.48	1.5

The proposed fixtures used to calculate energy savings must be capable of meeting the recommended light levels (weighted average footcandles) in the Illuminating Engineering Society Lighting Handbook, 9th edition, for the given space type. Either calculate the needs for each space type, or use 16 as the weighted average footcandles for the home.

In calculating lighting power density, follow these guidelines:

- Use a lighting power density of 1.1 W per square foot for rooms or portions of any rooms with less than the required hardwired lighting.
- Account for all hard-wired fixtures in the home, including the garage and exterior lights (whether affixed to the home or freestanding).
- Do not include portable table and floor lamps, appliance lights, or landscape lights.
- Include step lights and undercabinet and cabinet lights.
- For standard incandescent (a-line medium screw base) bulbs, assume 64 watts per socket.
- For LED and Xenon lights, use actual wattages.
- For fluorescent lighting, calculate wattage based on the assumptions in Table 2 or use the actual wattages installed.

**Table 2. Assumptions for fluorescent bulb wattage**

	<i>Watts</i>
CFL twist	14
Covered	14
Candelabra	9



Incandescent	64
Candelabra	40
MR16	40

AND/OR

**Option 2. Exterior Lighting (0.5 point)**

All exterior lighting must be Dark Sky qualified and have motion sensor controls, integrative photovoltaic cells, photosensors, or astronomic time-clock operation.

The following lighting is exempt: emergency lighting, lighting required by code for health and safety purposes, and lighting used for eye adaptation near covered vehicle entrances or exits.

**Multifamily**

**Option 1. Indoor Lighting (1.5 points)**

Install high-efficacy lighting and/or lighting controls that achieve a reduction from the ENERGY STAR baseline. Complete the ENERGY STAR multifamily midrise worksheet for interior lighting.

**Table 1. Points for reducing interior lighting from baseline**

<i>Percentage reduction</i>	<i>Points</i>
35%	0.5
45%	1
55%	1.5

**Option 2. Exterior Lighting (0.5 point)**

Complete the ENERGY STAR multifamily midrise worksheet for exterior lighting. Reduce exterior lighting wattage by at least 50%.

All exterior lighting must be Dark Sky qualified.

## **EA CREDIT: HIGH-EFFICIENCY APPLIANCES**

### **2 points**

This credit applies to

- Homes (0.5–2 points)

### **Intent**

To reduce energy consumption through installation of efficient appliances.

### **Requirements**

#### **HOMES**

Install appliances from the list below. To receive credit for one type (e.g., refrigerator), every appliance of that type must meet the requirement.

- ENERGY STAR–labeled refrigerator(s) (1 point);
- ENERGY STAR–labeled ceiling fans (at least one in the living or family room and one per bedroom) (0.5 point);
- ENERGY STAR–labeled dishwasher(s) (0.5 point).

## EA CREDIT: RENEWABLE ENERGY

### 4 points

This credit applies to

- Homes (1–4 points)

### Intent

To encourage the installation and operation of renewable electricity generation systems.

### Requirements

#### HOMES

Design and install a renewable electricity generation system. Receive 1 point for every 500 kWh produced per year by the system. For every point earned in the rest of the EA category, 1 point is available in this credit. Renewable energy credits (RECs) must be retained by the building owner.

**Table 1. Points for electricity generation from renewable sources**

Annual kWh	Required points in rest of EA	Points
500	1	1
1,000	2	2
1,500	3	3
2,000	4	4

# MATERIALS AND RESOURCES (MR)

## MR PREREQUISITE: CERTIFIED TROPICAL WOOD

This prerequisite applies to

- Homes
- Midrise

### Intent

To encourage environmentally responsible forest management.

### Requirements

#### HOMES, MIDRISE

All wood in the building must be nontropical, reused or reclaimed, or certified by the Forest Sustainability Council, or equivalent as defined by USGBC.

For the purposes of this prerequisite, a tree species is considered *tropical* if it is grown in a location that lies between the Tropic of Cancer and the Tropic of Capricorn.

## MR PREREQUISITE: DURABILITY MANAGEMENT

This prerequisite applies to

- Homes
- Midrise

### Intent

To promote durability and performance of the building enclosure and its components and systems through appropriate design, materials selection, and construction practices.

### Requirements

#### HOMES

Meet the requirements of the ENERGY STAR for Homes, version 3, water management system builder checklist (with the exceptions for existing homes listed in EA Prerequisite ENERGY STAR for Homes Performance).

Midrise projects are exempt from this requirement.

Install all the applicable indoor moisture control measures listed in Table 1.

**Table 1. Required interior moisture control measures for homes**

<i>Location or equipment</i>	<i>Required measure</i>
Area directly above bathtub, spa, or shower (extending to ceiling), exposed wall or area behind fiberglass enclosure if wallboard is installed	Use nonpaper-faced backer board or paper-faced product or coating over wallboard that meets standard ASTM D 3273 standard
Kitchen, bathroom, laundry room, spa area	Use water-resistant flooring; do not install carpet
Entryway within 3 feet of exterior door accessible from ground	Use water-resistant flooring; do not install carpet (carpet tiles are permitted)
Tank water heater in or over living space	Install drain and drain pan, drain pan and automatic water shut-off or flow restrictor, or floor drain with floor sloped to drain
Clothes washer in or over living space	Install drain and drain pan, drain pan and automatic water shut-off or flow restrictor, or floor drain with floor sloped to drain
Conventional clothes dryer	Exhaust directly to outdoors

## MR CREDIT: DURABILITY MANAGEMENT VERIFICATION

### 1 point

This credit applies to

- Homes (1 point)
- Midrise (1 point)

### Intent

To promote enhanced durability and high performance of the building enclosure and its components and systems through appropriate design, materials selection, and construction practices.

### **Requirements**

#### **HOMES**

Have the verification team inspect and verify each measure listed in the ENERGY STAR for Homes, version 3, water management system builder checklist.

## MR CREDIT: MATERIAL-EFFICIENT FRAMING

### 1-2 points

This credit applies to

- Homes (0.5–2 points)
- Midrise (0.5–1 point)

### Intent

To conserve resources by reducing the use of unnecessary framing materials.

### Requirements

#### HOMES, MIDRISE

Implement any of the following advanced framing techniques for at least 90% of each component.

- Implement one of the following optimum value engineering measures in exterior walls and common walls (1 point):
  - Install no more than one horizontal 2x top plate on walls by aligning studs with joists and roof rafters.
  - Place window and door headers in the rim joist.
  - Install raised (directly beneath the top plate), single-ply headers not more than 2 inches nominal thickness in a 2x4 wall or 4 inches nominal thickness in a 2x6 wall, in accordance with International Residential Code 2012.
  - Install structural insulated panels (SIPs) for walls.
- Implement any two of the following for all interior and exterior walls (0.5 point):
  - Size headers for actual loads.
  - Use ladder blocking or drywall clips.
  - Use two-stud corners or California corners.
- Space interior wall studs greater than 16 inches o.c. (0.5 point).
- Space floor joists greater than 16 inches o.c. or SIPs (0.5 point).
- Space roof rafters greater than 16 inches o.c. or SIPs (0.5 point).

For renovation projects, existing components may be excluded from the calculation.

Modular, panelized, or other prefabricated wall or structural systems must comply with the requirements.



## MR CREDIT: ENVIRONMENTALLY PREFERABLE PRODUCTS

### 4–points

This credit applies to

- Homes (0.5–4 points)
- Midrise (0.5–4 points)

### Intent

To increase demand for products or building components that minimize material consumption through recycled and recyclable content, reclamation, or overall reduced life-cycle impacts.

### Requirements

#### HOMES, MIDRISE

Use building component materials that meet one or more of the criteria below. A material must make up 90% of the component by weight or volume, except as noted. A single component that meets Option 1 and Option 2 can earn points for each (0.5 point per item).

#### Option 1. Local Production

Use products that were extracted, processed, and manufactured either locally or regionally for the following components. Meet the thresholds in Table 1:

- framing (0.5 point);
- aggregate for concrete and foundation (0.5 point);
- drywall or interior sheathing (0.5 point).

**Table 1: Percentage of component to meet Local or Regional credit**

Maximum distance from extraction, processing and manufacturing to project site:	% of building component required to meet criteria (0.5 points per component)
Regionally: 500 miles or within the state, province or territory	90%
Locally: 100 miles	50%

For renovation projects, existing components meet the requirement for local production.

AND/OR

#### Option 2. Environmentally Preferable Products

Use products that meet one or more of the following criteria (0.5 points each). At least 90% of each component, by weight or volume, must meet one of the requirements below. A single component that meets more than one criterion does not earn additional credit.

- The product contains at least 25% reclaimed material, including salvaged, refurbished, or reused materials. For renovation projects, existing components are considered reclaimed. Wood by-products can be counted as reclaimed material. These include items from secondary manufacturers; felled, diseased, or dead trees from urban or suburban areas; orchard trees that are unproductive and cut for replacement; and wood recovered from landfills or water bodies.
- The product contains at least 25% *postconsumer* or 50% *preconsumer* content.
- New wood products must be Forest Stewardship Council (FSC) Certified, or equivalent as defined by USGBC.

- Other bio-based products meet ASTM Test Method D6866 and the Sustainable Agriculture Network's Sustainable Agriculture Standard.
- Concrete that consists of at least 30% fly ash or slag used as a cement substitute and 50% recycled content or reclaimed aggregate OR 90% recycled content or reclaimed aggregate. Products purchased from a manufacturer (producer) that has a *closed-loop product-recycling program* for that product. A closed-loop program (aka Product Take Back) is run by a producer that accepts its own and sometimes other manufacturers' products at the end of their useful life and recover and recycle the materials. To count toward credit compliance, a program must be widely available.

**Table 1. Maximum points for compliant building components**

Component	Maximum points
Flooring - Base floor only (i.e., sealed concrete, no floor covering)	1
Floor covering	0.5
Insulation*	0.5
Sheathing	0.5
Framing	0.5
Drywall, interior finish	0.5
Concrete: cement and / or aggregate	0.5
Roofing	0.5
Siding	0.5
Additional components (install at least 3 of the following): <ul style="list-style-type: none"> <li>• Doors (not including insulated doors or garage door)</li> <li>• Cabinets</li> <li>• Counters (kitchens and bathrooms)</li> <li>• Interior trim</li> <li>• Decking or patio material</li> </ul>	0.5

\* Excluding HVAC and pipe insulation.

## MR CREDIT: CONSTRUCTION WASTE MANAGEMENT

### 3 points

This credit applies to

- Homes (0.5–3 points)
- Midrise (0.5–3 points)

### Intent

To reduce construction waste generation and to reuse and recycle debris.

### Requirements

#### HOMES, MID-RISE

Reduce total construction waste or divert from landfills and incinerators a large proportion of the waste generated from new construction. Use the tables below to calculate the percentage of waste avoided or *recycled*. Excavated soil, land-clearing debris, and alternative daily cover (ADC) do not qualify for this credit. Any waste-to-energy is not considered recycling for this credit. An ID point is available for projects that divert at least 50% of their demolition waste.

**Table 1. Baseline waste for LEED reference home**

<i>Bedrooms</i>	<i>Conditioned floor area (sf)</i>	<i>Waste (lbs)</i>
1	1,000	4,200
2	1,600	6,720
3	2,200	9,240
4	2,800	11,760
5	3,400	14,280
6	4,000	16,800
7	4,600	19,320
8 or more	—	Area (sf) * 4.2

For multifamily buildings, use the project's floor area for any *non-unit spaces*, and add it to the floor area of the LEED reference home calculated for each unit.

Calculate the waste (in pounds) generated by the project according to the following equation:

$$\text{Project construction waste} = \text{Total waste} - (\text{Recycled waste} * 0.25)$$

To convert volume to weight, assume 500 pounds per cubic yard of mixed construction waste, or use Table 2 to calculate the weights of specific waste products.

**Table 2. Volume-to-weight conversion for construction and demolition debris**

<b>Construction &amp; Demolition Debris Weight Conversion Table</b>			
<b>MATERIAL</b>	<b>LBS/CY</b>	<b>TONS/CY</b>	<b>CY/TON</b>
Aluminum (scrap, whole)	175 lbs/cy	0.09 tons/cy	11.1 cy/ton
Asphalt	1,380 lbs/cy	0.69 tons/cy	1.4 cy/ton
Brass (scrap)	906 lbs/cy	0.45 tons/cy	2.2 cy/ton
Brick (common hard)	3,024 lbs/cy	1.50 tons/cy	0.67 cy/ton
Cardboard (uncompacted)	100 lbs/cy	0.05 tons/cy	20 cy/ton
Carpet & Padding (loose)	84.4 lbs/cy	0.04 tons/cy	25 cy/ton
Concrete	1,855 lbs/cy	0.92 tons/cy	1.4 cy/ton
Copper (scrap)	1,094 lbs/cy	0.56 tons/cy	1.8 cy/ton
Dirt (loose, dry)	1,890 lbs/cy	0.94 tons/cy	1.1 cy/ton
Drywall	500 lbs/cy	0.25 tons/cy	4 cy/ton
Glass (broken)	2,160 lbs/cy	1.10 tons/cy	0.91 cy/ton
Metal (scrap)	906 lbs/cy	0.45 tons/cy	2.2 cy/ton
Mixed C&D Debris	900 lbs/cy	0.45 tons/cy	2.2 cy/ton
Mixed Waste/Trash	350 lbs/cy	0.17 tons/cy	5.9 cy/ton
Rock (loose)	2,570 lbs/cy	1.28 tons/cy	0.78 cy/ton
Roofing (wood shake, shingle)	435 lbs/cy	0.22 tons/cy	4.5 cy/ton
Tree Limbs & Stumps	1,080 lbs/cy	0.54 tons/cy	1.9 cy/ton
Wood (scrap, loose)	330 lbs/cy	0.17 tons/cy	5.9 cy/ton
Yard Trimmings (mixed)	108 lbs/cy	0.05 tons/cy	20 cy/ton

Source: Contra Costa Waste Authority

**Table 3. Points for reducing construction waste below baseline**

<i>Percentage reduction</i>	<i>Points</i>
10%	0.5
20%	1.0
30%	1.5
40%	2.0
50%	2.5
60%	3.0

# INDOOR ENVIRONMENTAL QUALITY (EQ)

Point floor: Earn at least 3 points in the EQ section.

## EQ PREREQUISITE: VENTILATION

This prerequisite applies to

- Homes
- Midrise

### Intent

To reduce moisture problems and occupants' exposure to indoor pollutants from kitchens, bathrooms and other sources by exhausting pollutants to outside and ventilating with outdoor air.

### Requirements

#### HOMES, MIDRISE

#### Case 1. Single Family

Meet all of the following requirements for local exhaust and outdoor air ventilation including the requirements of ASHRAE 62.2 – 2010, sections 4, 5 and 7 and Section 1504.4 of the 2009 International Residential Code (IRC), including:

1. **Local Exhaust.** Meet all the following requirements:

Design and install local exhaust systems in all bathrooms (including half-baths) and the kitchen to meet the requirements of ASHRAE Standard 62.2–2010, Sections 5 and 7. Sample requirements that relate to minimum intermittent local exhaust flow rates are shown in Table 1.

Exhaust air to the outdoors. Do not route exhaust ducts to terminate in attics or interstitial spaces. Recirculating range hoods or recirculating over-the-range microwaves do not satisfy the kitchen exhaust requirements.

Use ENERGY STAR–labeled bathroom exhaust fans in all bathrooms (including half-baths). A HRV or ERV can be used to exhaust single or multiple bathrooms if it has an efficacy level of greater than or equal to 2.8 cfm/watt as certified by HVI.

For exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m<sup>3</sup>/s), provide makeup air at a rate approximately equal to the exhaust air rate. Makeup air systems must have a means of closure and be automatically controlled to start and operate simultaneously with the exhaust system.

**Table 1. Minimum air-flow requirements for intermittent local exhaust**

	<i>Minimum air flow</i>
Kitchen	100 cfm; vented range hood required if continuous exhaust fan flow rate is less than 5 kitchen air changes per hour
Bathroom, half-bath	50 cfm

AND

2. **Whole House Mechanical Ventilation.** Design and install a whole-house mechanical ventilation system that complies with ASHRAE Standard 62.2–2010, Sections 4 and 7. Whole house ventilation fans must be rated for sound at a maximum of 1.0 sone per ASHRAE 62.2–2010, Section 7.2.1. Remote mounted fans need not meet these sound requirements.

The ASHRAE options can be summarized as follows:

- Continuous ventilation. Meet the ventilation requirements. Simplified minimum air-flow requirements are shown in Table 2.
- Intermittent ventilation. Use ASHRAE Standard 62.2–2010, Equation 4.2, to demonstrate adequate ventilation air flow.
- Any passive ventilation system must be approved and verified by a licensed HVAC engineer as providing ventilation equivalent to that achieved by continuous ventilation systems.

**Table 2. Simplified minimum air-flow requirements (cfm) for continuous ventilation systems**

Conditioned floor area (ft <sup>2</sup> )	Bedrooms				
	0, 1	2, 3	4, 5	6, 7	> 7
≤ 1,500	30	45	60	75	90
1,501–3,000	45	60	75	90	105
3,001–4,500	60	75	90	105	120
4,501–6,000	75	90	105	120	135
6,001–7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of this prerequisite.

## Case 2. Multifamily

Design and install a whole-unit ventilation system for each individual dwelling unit that complies with the requirements of ASHRAE Standard 62.2–2010 (with errata but without addenda), and all local exhaust requirements for Single Family section, above. Major components of the standard are summarized below.

- Provide outdoor air to each unit directly from the outdoors. Project teams using exhaust ventilation systems must specify how outside air is delivered at the flow rate required by ASHRAE 62.2–2010. Do not use systems that rely on transfer air from pressurized hallways or corridors, adjacent dwelling units, attics, etc.
- For continuous ventilation systems, meet the requirements of ASHRAE 62.2–2010 shown in Table 2. Continuous in-unit ventilation fans must be rated for sound at a maximum of 1.0 sone, per ASHRAE 62.2–2010, Section 7.2.1. Remote mounted fans need not meet these sound requirements.
- For intermittent ventilation systems, install fans to meet ASHRAE Standard 62.2–2010. The fan flow rate must be equal to the outdoor air flow requirements multiplied by the fan flow rate multiplier. The system must be designed such that it can operate automatically based on a timer. Fans must be rated for sound at a maximum of 1.0 sone. Remote mounted fans need not meet these sound requirements.

- As applicable, follow the restrictions on system types for hot, humid climates and very cold climates. In hot, humid climates, whole-house mechanical net exhaust flow must not exceed 7.5 cfm per 100 square feet of conditioned floor area. In very cold climates, mechanical supply-only systems must not exceed 7.5 cfm per 100 square feet. See ASHRAE 62.2–2010, Sections 4.5 and 8, for more details and climate categories.
- Locate air inlets that are part of the ventilation design at least 10 feet from known sources of contamination, such as a stack, vent, exhaust hood, or vehicle exhaust. Place the intake such that entering air is not obstructed by snow, plantings, or other material. Forced air inlets must be covered by screens to exclude rodents and insects (mesh not larger than ½ inch). See ASHRAE 62.2–2010, Section 6.8, for more details and a list of exceptions.

For all non-unit spaces, meet the minimum requirements of ASHRAE Standard 62.1–2010, Sections 4–7, Ventilation for Acceptable Indoor Air Quality (with errata but without addenda).

Mechanically ventilated spaces must be designed using the ventilation rate procedure or the applicable local code, whichever is more stringent. Ventilation fans that penetrate rated assemblies may require radiation and fire dampers to meet local building and fire codes.

Naturally ventilated spaces must comply with ASHRAE Standard 62.1–2010, Paragraph 5.1 (with errata but without addenda).

## **EQ PREREQUISITE: COMBUSTION VENTING**

This prerequisite applies to

- Homes
- Midrise

### **Intent**

To limit the leakage of combustion gases into the occupied space of the home.

### **Requirements**

#### **HOMES, MIDRISE**

Do not install any unvented combustion appliances (ovens and ranges excluded).

Install a carbon monoxide (CO) monitor on each floor, hard-wired with a battery backup. In multifamily buildings, install a CO monitor on each floor of each unit.

For all fireplaces and woodstoves inside the building, provide doors that close or a solid glass enclosure. Interior fireplaces and woodstoves that are not closed-combustion or power-vented must pass BPI or RESNET combustion safety testing protocols to ensure that depressurization of the combustion appliance zone is less than 5 Pa.

Space- and water-heating equipment that involves combustion must meet one of the following:

- it must be designed and installed with closed combustion (i.e., sealed supply air and exhaust ducting);
- it must be designed and installed with power-vented exhaust; or
- it must be located in a detached utility building or open-air facility.

Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of this prerequisite.



## **EQ PREREQUISITE: GARAGE POLLUTANT PROTECTION**

This prerequisite applies to

- Homes
- Midrise

### **Intent**

To reduce occupants' exposure to indoor pollutants originating from an adjacent garage.

### **Requirements**

#### **HOMES, MIDRISE**

Place all air-handling equipment and ductwork outside the fire-rated envelope of the garage.

Tightly seal shared surfaces between the garage and conditioned spaces, including all of the following:

- In conditioned spaces above the garage, seal all penetrations and all connecting floor and ceiling joist bays.
- In conditioned spaces next to the garage, weather-strip all doors, install carbon monoxide detectors in rooms that share a door with the garage, seal all penetrations, and seal all cracks at the base of the walls.

Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of this prerequisite.

## EQ PREREQUISITE: RADON-RESISTANT CONSTRUCTION

This prerequisite applies to

- Homes
- Midrise

### Intent

To reduce occupants' exposure to radon gas and other soil gas contaminants.

### Requirements

#### HOMES, MIDRISE

#### Case 1. New Construction

If the building is in EPA radon zone 1 (high risk), design and build with radon-resistant construction techniques, as prescribed by American Association of Radon Scientist and Technologists (AARST), Reducing Radon in New Construction of 1 & 2 Family (RRNC 2.0); EPA Building Radon Out; NFPA 5000, Chapter 49; International Residential Code, Appendix F; CABO, Appendix F; ASTM E1465; or an equivalent code or standard as defined by USGBC. Follow all the requirements listed in Indoor airPLUS, 2.1:

- Provide a capillary break per the Indoor airPLUS specifications.
- Provide an electrical outlet near vent piping in the attic to facilitate future fan installation.
- Install a 3- or 4-inch-diameter gas-tight vertical vent pipe with no bends greater than 45 degrees, connected to an open T-fitting in the aggregate layer, extending up through the conditioned spaces and terminating at least 12 inches above the roof opening.

The requirements for radon protection are automatically satisfied if the building is elevated by at least 2 feet, with open air space between the building and ground. An enclosed vented crawlspace does not qualify. A garage under a building is an acceptable alternative.

For mixed-use buildings, nonresidential space is exempted.

#### Case 2. Renovation of Existing Building

If the building is in EPA radon zone 1 (high risk), and if no slab work is being performed (i.e., an existing slab is not being demolished, and no new slab floor is being built), test the building for radon. If the results are greater than 4 pCi/L, install an active ventilation system. If the results are less than 4 pCi/L, no radon-resistant construction techniques are required.

Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of this prerequisite.

## **EQ PREREQUISITE: AIR FILTERING**

This prerequisite applies to

- Homes
- Midrise

### **Intent**

To protect occupants' health by reducing particulate matter from the air supply system.

### **Requirements**

#### **HOMES, MIDRISE**

Install air filters with a minimum efficiency reporting value (MERV) of 8 or higher on all recirculating space conditioning systems, per ASHRAE 62.2–2010. Design ductwork and specify the central blower to account for the pressure drop across the filter. Air filter housings must be airtight to prevent bypass or leakage.

Nonducted systems are exempt from the minimum MERV 8 requirements but must have an internal air filter in the air-handling unit.

Install air filters rated MERV 6 or higher for mechanically supplied outdoor air for systems with 10 feet of ductwork or more, per ASHRAE 62.2–2010, Section 6.7.

Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of this prerequisite.

## **EQ PREREQUISITE: ENVIRONMENTAL TOBACCO SMOKE**

This prerequisite applies to

- Homes
- Midrise

### **Intent**

To limit exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke.

### **Requirements**

#### **HOMES, MIDRISE**

##### **Multifamily projects only**

Prohibit smoking in all common areas of the building. The prohibition must be communicated in building rental or lease agreements or in condo or co-op association covenants and restrictions, and provisions for enforcement must be included.

Locate any exterior designated smoking areas, including balconies where smoking is permitted, at least 25 feet from entries, outdoor air intakes, and operable windows opening to common areas.

Prohibit on-property smoking within 25 feet of entries, outdoor air intakes, and operable windows. Provide signage to allow smoking in designated areas, prohibit smoking in designated areas, or prohibit smoking on the entire property.

## **EQ PREREQUISITE: COMPARTMENTALIZATION**

This prerequisite applies to

- Homes
- Midrise

### **Intent**

To limit occupants' exposure to indoor air pollutants by minimizing the transfer of air between units.

### **Requirements**

#### **HOMES, MIDRISE**

#### **Multifamily and Attached Single-Family Projects Only**

Compartmentalize each residential unit to minimize leakage between units. Minimize uncontrolled pathways for environmental tobacco smoke and other indoor air pollutants between units by sealing penetrations in walls, ceilings, and floors and by sealing vertical chases (including utility chases, garbage chutes, mail drops, and elevator shafts) adjacent to the units.

Weather-strip all doors in the residential units leading to common hallways to minimize air leakage into the hallway. Weather-strip all exterior doors and operable windows to minimize leakage from outdoors.

Demonstrate acceptable sealing of residential units by a blower door test. Follow the procedure described by RESNET or the ENERGY STAR Multifamily High Rise Program Testing and Verification Protocols, Version 1.0, with an allowable maximum leakage of 0.23 cfm<sub>50</sub> per square foot of enclosure (i.e., all surfaces enclosing the apartment, including exterior and party walls, floors, and ceiling).

## EQ CREDIT: ENHANCED VENTILATION

### 3 points

This credit applies to

- Homes (1–3 points)
- Midrise (1–3 points)

### Intent

To minimize moisture problems and occupants' exposure to indoor pollutants through enhanced exhaust and ventilation systems.

### Requirements

#### HOMES, MIDRISE

#### Case 1. Single Family

##### Option 1. Enhanced Local Exhaust (1 point)

Use one of the following strategies in every bathroom with a shower, bathtub, or spa (i.e., half-baths are exempt) to control the use of the local exhaust fan:

- an occupancy sensor;
- an automatic humidistat controller;
- a continuously operating exhaust fan; or
- a delay timer that operates the fan for at least 20 minutes.

AND/OR

##### Option 2. Enhanced Whole-House Ventilation (2 points)

Install a balanced whole-house ventilation system (not just exhaust only or supply only) that meets the minimum ventilation requirements of ASHRAE Standard 62.2–2010, Sections 4 and 7. Program the system such that it does not exceed the standard's requirements by more than 10%.

#### Case 2. Multifamily

Meet the above requirements for all in-unit residential spaces.

## EQ CREDIT: CONTAMINANT CONTROL

### 2 points

This credit applies to

- Homes (0.5–2 points)
- Midrise (0.5–2 points)

### Intent

To reduce occupants' exposure to indoor airborne contaminants through source control and removal.

### Requirements

#### HOMES

#### **Option 1. Walk-off Mats (0.5 point)**

At each *primary entryway* from the outdoors, design and install a permanent walk-off mat that is at least 4 feet long and allows access for cleaning (e.g., grating with catch basin). Permanent walk-off mats are required only for primary exterior entryways, but nonpermanent walk-off mats are strongly recommended for other entryways.

For regularly used common exterior entryways in multifamily buildings, install permanent systems that are at least 10 feet long in the primary direction of travel to capture dirt and particulates.

Acceptable entryway systems include permanently installed grates, grilles, and slotted surfaces that allow for cleaning underneath. Roll-out mats are acceptable only if maintained on a weekly basis by a contracted service organization.

AND/OR

#### **Option 2. Shoe Removal and Storage (0.5 point)**

Design a shoe removal and storage space near the primary entryway, separated from living areas. This space must be a permanent architectural feature, it may not have wall-to-wall carpeting, and it must be large enough to accommodate a bench and at least two pairs of shoes per bedroom.

For multifamily buildings, design a shoe removal and storage space at each residential unit's primary entrance.

AND/OR

#### **Option 3. Preoccupancy Flush (0.5 points)**

At installation, seal all permanent ducts and vents to minimize contamination from construction. Remove seals after all phases of construction are completed.

After construction ends and before occupancy, flush the home with fresh air, according to the following guidelines:

- Remove any dust and debris from ducts.

- Flush the entire home for 48 hours, keeping all windows and interior doors open; the 48 hours may be nonconsecutive if necessary.
- Keep all windows open and run a fan (e.g., HVAC system fan) continuously, or flush the home with all HVAC fans and exhaust fans operating continuously at the highest flow rate.

For multifamily buildings, the requirements apply only to all in-unit spaces.

Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of Option 3.

AND/OR

#### Option 4. Air Testing (1 point)

After construction ends and before occupancy, but under ventilation conditions typical for occupancy, conduct baseline indoor air quality testing using protocols consistent with the methods listed in Table 1. Project teams must follow either the Use current versions of ASTM standard methods, EPA compendium methods, or ISO methods, as indicated. Laboratories that conduct the tests for chemical analysis of formaldehyde and volatile organic compounds must be accredited under ISO/IEC 17025 for the test methods they use.

Demonstrate that contaminants do not exceed concentration levels listed in Table 1.

Table 1. Maximum concentration levels, by contaminant and testing method

<b>Contaminant</b>	<b>Maximum concentration</b>	<b>Maximum concentration (Healthcare only)</b>	<b>ASTM and U.S. EPA methods</b>	<b>ISO method</b>
Formaldehyde	27 ppb	16.3 ppb	ASTM D5197; EPA TO-11 or EPA Compendium Method IP-6	ISO 16000-3
Particulates (PM10 for all buildings; PM2.5 for buildings in EPA nonattainment areas)	PM10: 50 micrograms per cubic meter PM2.5: 15 micrograms per cubic meter	20 micrograms per cubic meter	EPA Compendium Method IP-10	ISO 7708
Ozone (for buildings in EPA nonattainment areas)	0.075 ppm	0.075 ppm	ASTM D5149 - 02	ISO 13964
Total volatile organic compounds (TVOCs)	500 micrograms per cubic meter	200 micrograms per cubic meter	EPA TO-1, TO-15, TO-17, or EPA Compendium Method IP-1	ISO 16000-6



Target chemicals listed in CDPH Standard Method v1.1, Table 4-1, except formaldehyde	CDPH Standard Method v1.1–2010, Allowable Concentrations, Table 4-1	CDPH Standard Method v1.1–2010, Allowable Concentrations, Table 4-1	ASTM D5197; EPA TO-1, TO-15, TO-17, or EPA Compendium Method	ISO 16000-3, 16000-6
Carbon monoxide (CO)	9 ppm; no more than 2 ppm above outdoor levels	9 ppm; no more than 2 ppm above outdoor levels	EPA Compendium Method IP-3	ISO 4224

ppb = parts per billion; ppm = parts per million; µg/cm<sup>3</sup> = micrograms per cubic meter

Conduct all measurements before occupancy but during normal occupied hours, with the building ventilation system started at the normal daily start time and operated at the minimum outside air flow rate for the occupied mode throughout the test.

The number of sampling locations depends on the size of the building and number of ventilation systems but must include the entire building and all representative situations. Include areas with the least ventilation and greatest presumed source strength.

Collect air samples between 3 and 6 feet (90 and 180 centimeters) from the floor to represent the breathing zone of occupants over a minimum four-hour period.

Measure particulate concentrations by a gravimetric method. Hand-held or real-time instruments are not acceptable unless they are calibrated on site against the standard gravimetric method.

For each sampling point where the concentration exceeds the limit, take corrective action and retest for the noncompliant contaminants at the same sampling points. Repeat until all requirements are met.

Refer to CA Section 01350, Appendix B, New Single-Family Residence Scenario, for air-testing guidance.

## **MIDRISE**

### **Option 1. Walk-off Mats (0.5 point)**

At each unit's primary entryway from the outdoors, design and install a permanent walk-off mat that is at least 4 feet long and allows access for cleaning (e.g., grating with catch basin).

For regularly used common exterior entryways in multifamily buildings, install permanent systems that are at least 10 feet long in the primary direction of travel to capture dirt and particulates. Acceptable entryway systems include permanently installed grates, grilles, and slotted surfaces that allow for cleaning underneath. Roll-out mats are acceptable only if maintained on a weekly basis by a contracted service organization.

AND/OR

### **Option 2. Shoe Removal and Storage (0.5 point)**

In each unit, design a shoe removal and storage space near the entryway, separated from living areas. This space must be a permanent architectural feature, it may not have wall-to-wall carpeting, and it must be large enough to accommodate a bench and at least two pairs of shoes per bedroom.

AND/OR

### Option 3. Preoccupancy flush (0.5 point)

The Preoccupancy Flush can be awarded if the requirements are only met for all in-unit spaces.

At installation, seal all permanent ducts and vents to minimize contamination from construction. Remove seals after all phases of construction are completed.

After construction ends and before occupancy, flush the home with fresh air, according to the following guidelines:

- Remove any dust and debris from ducts.
- Flush the entire home, keeping all interior doors open for 48 hours; the hours may be nonconsecutive if necessary.
- Keep all windows open and run a fan (e.g., HVAC system fan) continuously, or flush the home with all HVAC fans and exhaust fans operating continuously at the highest flow rate.

For multifamily buildings, the requirements apply only to all in-unit spaces.

AND/OR

### Option 4. Air Testing (1 point)

After construction ends and before occupancy, but under ventilation conditions typical for occupancy, conduct baseline indoor air quality testing using protocols consistent with the methods listed in Table 1. Project teams must follow either the Use current versions of ASTM standard methods, EPA compendium methods, or ISO methods, as indicated. Laboratories that conduct the tests for chemical analysis of formaldehyde and volatile organic compounds must be accredited under ISO/IEC 17025 for the test methods they use.

Demonstrate that contaminants do not exceed concentration levels listed in Table 1.

Table 1. Maximum concentration levels, by contaminant and testing method

<i>Contaminant</i>	<i>Maximum concentration</i>	<i>Maximum concentration (Healthcare only)</i>	<i>ASTM and U.S. EPA methods</i>	<i>ISO method</i>
Formaldehyde	27 ppb	16.3 ppb	ASTM D5197; EPA TO-11 or EPA Compendium	ISO 16000-3

			Method IP-6	
Particulates (PM10 for all buildings; PM2.5 for buildings in EPA nonattainment areas)	PM10: 50 micrograms per cubic meter PM2.5: 15 micrograms per cubic meter	20 micrograms per cubic meter	EPA Compendium Method IP-10	ISO 7708
Ozone (for buildings in EPA nonattainment areas)	0.075 ppm	0.075 ppm	ASTM D5149 - 02	ISO 13964
Total volatile organic compounds (TVOCs)	500 micrograms per cubic meter	200 micrograms per cubic meter	EPA TO-1, TO-15, TO-17, or EPA Compendium Method IP-1	ISO 16000-6
Target chemicals listed in CDPH Standard Method v1.1, Table 4-1, except formaldehyde	CDPH Standard Method v1.1–2010, Allowable Concentrations, Table 4-1	CDPH Standard Method v1.1–2010, Allowable Concentrations, Table 4-1	ASTM D5197; EPA TO-1, TO-15, TO-17, or EPA Compendium Method	ISO 16000-3, 16000-6
Carbon monoxide (CO)	9 ppm; no more than 2 ppm above outdoor levels	9 ppm; no more than 2 ppm above outdoor levels	EPA Compendium Method IP-3	ISO 4224

ppb = parts per billion; ppm = parts per million; µg/cm = micrograms per cubic meter

Conduct all measurements before occupancy but during normal occupied hours, with the building ventilation system started at the normal daily start time and operated at the minimum outside air flow rate for the occupied mode throughout the test.

The number of sampling locations depends on the size of the building and number of ventilation systems but must include the entire building and all representative situations. Include areas with the least ventilation and greatest presumed source strength.

Collect air samples between 3 and 6 feet (90 and 180 centimeters) from the floor to represent the breathing zone of occupants over a minimum four-hour period.

Measure particulate concentrations by a gravimetric method. Hand-held or real-time instruments are not acceptable unless they are calibrated on site against the standard gravimetric method.

For each sampling point where the concentration exceeds the limit, take corrective action and retest for the noncompliant contaminants at the same sampling points. Repeat until all requirements are met.

Refer to CA Section 01350, Appendix B, New Single-Family Residence Scenario, for air-testing guidance.

## **EQ CREDIT: BALANCING OF HEATING AND COOLING DISTRIBUTION SYSTEMS**

### **3 points**

This credit applies to

- Homes (1–3 points)
- Midrise (1–3 points)

### **Intent**

To improve thermal comfort and energy performance by ensuring appropriate distribution of space heating and cooling in the home.

### **Requirements**

#### **HOMES, MIDRISE**

#### **Case 1. Forced-Air Systems**

##### **Option 1. Multiple Zones (1 point)**

Install a system with at least two space-conditioning zones with independent thermostatic controls. In houses with both a heating system and a cooling system, each must have at least two zones.

Single-family houses with less than 800 square feet of conditioned floor area and multifamily buildings whose average unit size is less than 1,200 square feet automatically meet the requirements of this credit.

AND/OR

##### **Option 2. Supply Air-Flow Testing (1 point)**

Have the total supply air-flow rates in each room tested by a qualified energy rater using a flow hood with doors closed, or another acceptable method, per RESNET or ACCA Quality Installation Specifications.

Supply air-flow rates must be within +/- 20% (or +/- 25 cfm) of calculated values from ACCA Manual J.

Test multirate or multispeed HVAC systems at the rate for which they were designed. Supply air-flow requirements must meet the higher of the cooling or heating designed air flow for each room.

Ductless systems qualify for this credit.

AND/OR

##### **Option 3. Pressure Balancing (1 point)**

For each bedroom, demonstrate a pressure difference of more than 3 Pa (0.012 inch w.c.) with respect to the main body of the house when doors are closed and the air handler is operating on highest speed. The testing must be verified by a qualified energy rater.

#### **Case 2. Radiative Systems**

Radiative systems include radiators, hot water baseboard systems, and other non-forced air heating and cooling systems.

##### **Option 1. Multiple Zones (1 point)**

Install an HVAC system with at least two zones with independent thermostat controls. Each zone must have a separate loop and separate pump controlled automatically by a thermostat control. For HVAC systems with radiators, see Option 2.

Houses with less than 800 square feet of conditioned floor area and multifamily buildings whose average unit size is less than 1,200 square feet automatically meet the requirements of this credit.

AND/OR

**Option 2. Room-by-Room Controls (2 points)**

Design the HVAC system with room-by-room thermostatic controls, such as flow-control valves on every radiator.

## **EQ CREDIT: NO ENVIRONMENTAL TOBACCO SMOKE**

### **1 point**

This credit applies to

- Midrise (1 point)

### **Intent**

To minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke.

### **Requirements**

#### **MIDRISE**

Prohibit smoking throughout the building, including within living units. The prohibition must be communicated in building rental or lease agreements or in condo or co-op association covenants and restrictions, and provisions for enforcement must be included.

## **EQ CREDIT: ENHANCED COMPARTMENTALIZATION**

### **1–3 points**

This credit applies to

- Homes (1 point)
- Midrise (3 points)

### **Intent**

To minimize the exposure of building occupants to indoor air pollutants by preventing the transfer of air between units.

### **Requirements**

#### **HOMES, MIDRISE**

Perform a compartmentalization blower door test according to RESNET or the ENERGY STAR testing and verification protocols for multifamily midrise buildings, with an allowable maximum leakage of 0.15 cfm<sub>50</sub> per square foot of enclosure (i.e., all surfaces enclosing the apartment, including exterior and party walls, floors, and ceiling).

## EQ CREDIT: COMBUSTION VENTING

### 2 points

This credit applies to

- Homes (1–2 points)
- Midrise (1–2 points)

### Intent

To minimize the leakage of combustion gases into the occupied space of the home.

### Requirements

#### HOMES, MIDRISE

#### **Option 1. (2 points)**

Do not install any fireplaces or woodstoves.

OR

#### **Option 2. (1 point)**

For any wood- or pellet-burning fireplaces and stoves, install equipment that is EPA qualified. Provide power or direct venting.

For any natural gas, propane, or alcohol stoves, install equipment listed by an approved safety testing facility. The stove must have a permanently fixed glass front or gasketed door and an electronic pilot. Provide power or direct venting.

Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of Option 2.



## EQ CREDIT: ENHANCED GARAGE POLLUTANT PROTECTION

### 1-2 points

This credit applies to

- Homes (1–2 points)
- Midrise (1 point)

### Intent

To minimize occupants' exposure to indoor pollutants originating from an adjacent garage.

### Requirements

#### HOMES

#### Case 1. Single Family

##### Option 1. Exhaust Fan in Garage (1 point)

Install in the garage an exhaust fan that is rated at least 75 cfm and meets ENERGY STAR cfm/w performance requirements.

The fan must vent directly to the outdoors and have an automatic timer control linked to an occupant sensor, a light switch, a garage door opening-closing mechanism, a carbon monoxide sensor that turns on the fan when ambient CO levels reach 35 ppm, or equivalent. The timer must be set to provide at least three air changes each time the fan is turned on.

Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of Option 1.

OR

##### Option 2. No Garage, or Detached Garage, or Carport (2 points)

Select one of the following strategies:

- Do not construct a garage.
- Install a detached garage, defined as a structure that does not share a wall with the home.
- Install a carport, defined as an open-air space with one complete wall, which may be shared with the home.

#### Case 2. Multifamily

##### Option 1. Exhaust Fan in Multicar Garage (1 point)

For a garage that accommodates more than three cars, follow the requirements in ASHRAE 62.1–2010. Exhaust the garage sufficiently to create negative pressure with respect to adjacent spaces with the doors to the garage closed. Provide self-closing doors and deck-to-deck partitions or a hard lid ceiling. The pressure differential with the surrounding spaces must be at least 5 Pascals (Pa) (0.02 inches of water gauge) when all doors are closed. The exhaust fan may either run continuously, or on a carbon monoxide sensor that turns on the fan when ambient CO levels reach 35 ppm.

OR

##### Option 2. Exhaust Fan in Small Garage (1 point)

For a garage that accommodates one, two, or three cars, install an ENERGY STAR exhaust fan, rated for continuous use. Vent the fan directly to the outdoors; direct-exhaust fans must be 100 cfm or greater, and ducted exhaust fans must be 130 cfm or greater.

The fan must either run continuously or have an automatic timer control linked to an occupant sensor, a light switch, a garage door opening-closing mechanism, a carbon monoxide sensor that turns on the fan when ambient CO levels reach 35 ppm, or equivalent. Any timer must be set to provide at least three air changes each time the fan is turned on.

OR

**Option 3. No Garage, or Detached Garage (2 points)**

Select one of the following strategies:

- Do not construct a garage.
- Install a detached garage, defined as a structure that does not share a wall with the building.

**MIDRISE**

**Option 1. Exhaust Fan on Controls in Garage (1 point)**

For a garage that accommodates more than three cars, follow the requirements in ASHRAE 62.1–2010. Exhaust the garage sufficiently to create negative pressure with respect to adjacent spaces with the doors to the garage closed. Provide self-closing doors and deck-to-deck partitions or a hard lid ceiling. The pressure differential with the surrounding spaces must be at least 5 Pascals (Pa) (0.02 inches of water gauge) when all doors are closed. The exhaust fan may either run continuously, or on a carbon monoxide sensor that turns on the fan when ambient CO levels reach 35 ppm.

OR

**Option 2. Detached Garage or No Garage or Carport (1 point)**

If a garage is constructed, it may not share a wall with the building.

## EQ CREDIT: LOW-EMITTING PRODUCTS

### 3 points

This credit applies to

- Homes (0.5-3 points)
- Midrise (0.5-3 points)

### Intent

To reduce occupants' exposure to airborne chemical contaminants through product selection.

### Requirements

#### HOMES, MIDRISE

In the interior of the home, use products that have been tested and found compliant with the California Department of Public Health Standard Method V1.1–2010, using CA Section 01350, Appendix B, New Single-Family Residence Scenario, for emissions testing guidance. At least 90% of a component must meet the requirements to earn credit.

For site-applied interior paints and coatings, meet the requirements of CA Section 01350 (0.5 point).

For flooring, meet the requirements of CA Section 01350 (0.5 point).

For insulation, meet the requirements of CA Section 01350 (0.5 point).

For site-applied adhesives and sealants, meet the requirements of CA Section 01350 (0.5 point).

For composite wood products be constructed from materials documented to have low formaldehyde emissions that meet the California Air Resources Board requirements for ultra-low-emitting formaldehyde (ULEF) resins or no-added formaldehyde based resins. Salvaged and reused architectural millwork more than one year old at the time of occupancy is considered compliant provided any site-applied paints, coatings, adhesives, and sealants meet the requirements. Wood structural panels conforming to DOC PS-1 or PS-2 and manufactured with moisture-resistant adhesive for "Exposure 1" or "Exterior" application as indicated on the panel by the trademark of an approved testing and grading agency are exempt. (1 point) .

# INNOVATION (IN)

## IN PREREQUISITE: PRELIMINARY RATING

This prerequisite applies to

- Homes
- Midrise

### Intent

To maximize opportunities for integrative, cost-effective adoption of green design and construction strategies.

### Requirements

#### HOMES, MIDRISE

As early as practicable, conduct a preliminary LEED for Homes meeting, with the participation of the principal members of the verification and project teams. As part of the meeting, create an action plan that identifies the following:

- the targeted LEED award level (Certified, Silver, Gold, or Platinum);
- the credits that have been selected to meet the targeted award level; and
- the party accountable for meeting the requirements for each selected credit.

## IN CREDIT: INNOVATION

### 5 points

This credit applies to

- Homes (1–5 points)
- Midrise (1–5 points)

### Intent

To encourage exceptional performance for current credits and promote innovative performance in pioneering areas.

### Requirements

#### HOMES, MIDRISE

Credit can be achieved through a combination of Innovation, Pilot, and Exemplary Performance strategies, as described below.

#### **Option 1. Innovation (1 point)**

Achieve significant, measurable environmental performance using a strategy not addressed in the LEED Green Building Rating System.

Identify the following in writing:

- the intent of the proposed innovation credit;
- the proposed requirement for compliance;
- the proposed submittals to demonstrate compliance; and
- the design approach (strategies) used to meet the requirements.

AND/OR

#### **Option 2. Pilot (1 point)**

Attempt and achieve one pilot credit from the USGBC's LEED Pilot Credit Library.

AND/OR

#### **Option 3. Additional Strategies (1–4 points)**

- Innovation (1–4 points)  
Defined in Option 1 above.
- Pilot (1–4 points)  
Defined in Option 2 above.
- Exemplary Performance (1–2 points)  
Achieve exemplary performance in an existing LEED 2012 prerequisite or credit that allows exemplary performance, as specified in the LEED Reference Guide, 2012 edition. An exemplary performance point is typically earned for achieving double the credit requirements and/or achieving the next incremental percentage threshold of an existing credit.

## **IN CREDIT: LEED AP FOR HOMES**

### **1 point**

This credit applies to

- Homes (1 point)
- Midrise (1 point)

### **Intent**

To support and encourage the project team integration required by a LEED project and to streamline the application and certification process.

### **Requirements**

#### **HOMES, MIDRISE**

#### **LEED AP Homes**

Include in the project team at least one principal participant who is a LEED Homes Accredited Professional (AP). This team member must have earned the credential before the preliminary rating meeting. A principal participant is defined as the builder, architect, or green building consultant who has design and/or product specifying responsibilities. The Green Rater is not considered a principal participant.

# REGIONAL PRIORITY (RP)

## RP CREDIT: REGIONAL PRIORITY

### 4 points

This credit applies to

- Homes (1–4 points)
- Midrise (1–4 points)

### Intent

To address geographically specific environmental, social equity, and public health priorities.

### Requirements

#### HOMES, MIDRISE

Six Regional Priority credits have been identified by the USGBC regional councils and chapters as having special importance for the project's region. A database of these credits and their geographic applicability is available on the USGBC website, at <http://www.usgbc.org>.

One point is awarded for each Regional Priority credit achieved, up to a maximum of four.