



2013 City of Oakland CALGreen Checklist for NEW DETACHED SECONDARY UNITS (IN-LAWS)

Scope: The provisions of this checklist apply only to newly constructed, detached secondary units. However, CALGreen also applies to all newly constructed residential buildings.

PLEASE NOTE: The City of Oakland has adopted local mandatory green building requirements (O.M.C. Chapter 18) in addition to the state CALGreen requirements which must be implemented for all newly constructed residential buildings.

If your project is a newly constructed (ground-up), residential building and is not a secondary unit (in-law), you may not use this checklist. You must comply with the requirements below.

- a) Retain a GreenPoint Rater for New Homes,
- b) Complete either the GreenPoint Rated Single Family Checklist or the GreenPoint Rated Multi-Family Checklist,
- c) Implement all CALGreen Residential Mandatory Measures,
- d) Attain 50 points on the GreenPoint Rated Checklist and the minimum number of points in each category (30 points in Energy, 5 points in Indoor Air Quality, 6 points in Material Conservation, 3 points in Water Conservation, and 6 points in Community),
- e) Submit to Build It Green upon completion of the project for a GreenPoint Rated certification.

Project Address: _____

Project Name: _____

Project Description: _____

Column 1 Feature or Measure	Column 2 Project Requirements <i>When checked, these items become a part of the approved plans and must be installed or incorporated into the project.</i>	Column 3 Verification <i>Complete after installation & prior to final inspection approval</i>
MANDATORY MEASURES NEW RESIDENTIAL BUILDINGS <i>See Chapter 4 and Appendix A4 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.</i>		
PLANNING AND DESIGN (4.1)		
4.106.2 Meet the requirements of the City of Oakland's Municipal Code Chapter 13.16.100C Stormwater Management Ordinance. <i>Certain projects must also comply with NPDES C.3 Requirements. Please refer to the City of Oakland's Overview of Provision C.3 and the website of the Alameda Countywide Clean Water Program: http://www.cleanwaterprogram.org/¹</i>	☒	☐

¹ Modified to conform with Chapter 13.16.100C of Oakland's Municipal Code.

<p align="center">Column 1 Feature or Measure</p> <p align="center">MANDATORY MEASURES NEW RESIDENTIAL BUILDINGS <i>See Chapter 4 and Appendix A4 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.</i></p>	<p align="center">Column 2 Project Requirements</p> <p align="center"><i>When checked, these items become a part of the approved plans and must be installed or incorporated into the project.</i></p>	<p align="center">Column 3 Verification</p> <p align="center"><i>Complete after installation & prior to final inspection approval</i></p>
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (4.4)		
<p>4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.</p>	☒	☐
<p>4.408.1 Construction Waste Reduction, Disposal and Recycling. Meet the requirements of Oakland's Municipal Code Chapter 15.34 Construction and Demolition Debris Waste Reduction and Recycling Requirements for residential construction.²</p>	☒	☐
<p>4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.</p>	☒	☐
ENVIRONMENTAL QUALITY (4.5)		
<p>4.503.1 General (Fireplaces).³ Meet the requirements of Oakland's Municipal Code Chapter 8.19 Wood-Burning Appliances.</p>	☒	☐
<p>4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.</p>	☒	☐
<p>4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.</p>	☒	☐
<p>4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.</p>	☒	☐
<p>4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.</p>	☒	☐
<p>4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.</p>	☒	☐
<p>4.504.3 Carpet and carpet systems shall be compliant with VOC limits.</p>	☒	☐
<p>4.504.4 80% of the floor area receiving resilient flooring shall comply with VOC-emission limits defined in the CHPS High Performance Products Database or be certified under the Resilient Floor Covering Institute.</p>	☒	☐
<p>4.504.5 Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.</p>	☒	☐
<p>4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.</p>	☒	☐
<p>4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.</p>	☒	☐

² Modified to conform with Chapter 15.34 of Oakland's Municipal Code.

³ Modified to conform with Chapter 8.19 of the Oakland Municipal Code.

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<p>4.507.2. Duct systems are sized and designed and equipment is selected using the following methods:</p> <p>1. Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>QUALIFICATIONS</p>		
<p>702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>VERIFICATIONS</p>		
<p>703.1 Verification of compliance with CALGreen may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Design Verification

Complete the “Design Verification” and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the Oakland Planning and Zoning Department or the Building Services Division as applicable.

The owner and design professional have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code.

Owner’s Signature

Date

Owner Name (Please Print)

Design Professional’s Signature

Date

Design Professional’s Name (Please Print)