



# 2013 City of Oakland CALGreen Checklist for RESIDENTIAL ADDITIONS and ALTERATIONS

**Scope:** *The provisions of this checklist apply to Additions to or Alterations of existing residential buildings including hotels, motels, lodging houses, dwellings, dormitories, condominiums, one and two family building, multi-family buildings, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations where:*

1. *The addition or alteration to One and Two-Family building’s conditioned area, volume, or size is less than 1,000 sq. ft.*
2. *The addition or alteration to a Multi-Family or other residential building types where scope of work increases the conditioned area, volume or size, or*
3. *Attached Secondary Units where scope of work increases volume or size.*

*The requirements shall apply only to and/or within the specific area of the addition or alteration. Detached “U” occupancy buildings and repairs (including fire repairs) to existing structures are not subject to the requirements of CALGreen. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen.*

**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 One and Two Family Buildings where the addition AND/OR alteration includes a scope of work  $\geq$  1,000 sq. ft.

**If you project includes an addition and/or alteration to a One or Two-Family Building, you may not use this checklist. You must comply with the requirements below.**

- a) **Retain a GreenPoint Rater for Existing Homes,**
- b) **Complete the GreenPoint Rated Existing Single Family Home Checklist,**
- c) **Implement all CALGreen Residential Mandatory Measures,**
- d) **Attain 25 points on the GreenPoint Rated Checklist in the Elements Label and the minimum number of points in each category (8 points in Energy, 2 points in Indoor Air Quality, 2 points in Material Conservation and 4 points in Water Conservation),**
- e) **Submit to Build It Green upon completion of the project for a GreenPoint Rated certification.**

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

Project Name: \_\_\_\_\_

Project Description: \_\_\_\_\_

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<p align="center"><b>Column 1</b> <b>Feature or Measure</b> <b>MANDATORY MEASURES ADDITIONS OR ALTERATIONS FOR RESIDENTIAL BUILDINGS</b> <i>See Chapter 4 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.</i></p>	<p align="center"><b>Column 2</b> <b>Project Requirements</b> Must be incorporated into the project unless the measure is not applicable (N/A).</p>	<p align="center"><b>Column 3</b> <b>Compliance Verified</b> <i>Completed by verifier after measure has been completed.</i></p>
<p><b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of residential kitchen faucets shall not exceed 1.8 gpm at 60 psi.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.303.2</b> Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.304.1</b> Automatic irrigation systems installed at the time of final inspection shall be weather- or soil moisture-based.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>Material Conservation and Resource Efficiency (4.4)</b></p>		
<p><b>4.406.1</b> 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 align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>A4.408.1</b> Meet the requirements of Oakland's Municipal Code Chapter 15.34 Construction and Demolition Debris Waste Reduction and Recycling Requirements for residential additions or alterations that has a permit valuation greater than or equal to fifty thousand dollars (\$50,000.00) in year 2000 dollars.<sup>2</sup></p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.410.1</b> An operation and maintenance manual shall be provided to the building occupant or owner.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>Environmental Quality (4.5)</b></p>		
<p><b>4.503.1 General (Fireplaces).</b><sup>3</sup> Meet the requirements of Oakland's Municipal Code Chapter 8.19 Wood-Burning Appliances.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.504.1</b> Duct openings and other related air distribution component openings shall be covered during construction.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.504.2.1</b> Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.504.2.2</b> Paints, stains and other coatings shall be compliant with VOC limits.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.504.2.3</b> Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.504.2.4</b> Documentation shall be provided to verify that compliant VOC limit finish materials have been used.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.504.3</b> Carpet and carpet systems shall be compliant with VOC limits.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.504.4</b> 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 align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>

<sup>2</sup> Modified to conform with Chapter 15.34 of Oakland's Municipal Code.

<sup>3</sup> Modified to conform with Chapter 8.19 of the Oakland Municipal Code.

<p align="center"><b>Column 1</b> <b>Feature or Measure</b> <b>MANDATORY MEASURES ADDITIONS OR ALTERATIONS FOR RESIDENTIAL BUILDINGS</b> <i>See Chapter 4 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.</i></p>	<p align="center"><b>Column 2</b> <b>Project Requirements</b> Must be incorporated into the project unless the measure is not applicable (N/A).</p>	<p align="center"><b>Column 3</b> <b>Compliance Verified</b> <i>Completed by verifier after measure has been completed.</i></p>
<p><b>4.504.5</b> Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>Interior Moisture Control</b></p>		
<p><b>4.505.2</b> Vapor retarder and capillary break is installed at slab on grade foundations.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.505.3</b> Moisture content of building materials used in wall and floor framing is checked before enclosure.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.506.1</b> Humidity controlled exhaust fans which terminate outside the building are provided in every bathroom unless otherwise a component of a whole house ventilation system.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>4.507.2.</b> Duct systems are sized and designed and equipment is selected using the following methods:</p> <ol style="list-style-type: none"> <li>1. Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2004 or equivalent.</li> <li>2. Size duct systems according to ANSI/ACCA 1 Manual D - 2009 or equivalent.</li> <li>3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.</li> </ol>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>QUALIFICATIONS</b></p>		
<p><b>702.1</b> HVAC system installers are trained and certified in the proper installation of HVAC systems.</p>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>
<p><b>VERIFICATIONS</b></p>		
<p><b>703.1</b> 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>	<p align="center"><input checked="" type="checkbox"/> or <input type="checkbox"/> N/A</p>	<p align="center"><input type="checkbox"/></p>

**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 Division 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.

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Owner’s Signature

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Date

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Owner Name (Please Print)

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Design Professional's Signature

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Date

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Design Professional's Name (*Please Print*)