



San Juan Capistrano Green Building Program

HOW TO BUILD GREEN CONDOMINIUM HOMES

The San Juan Capistrano Green Home Program has developed criteria for building high density Condominium Homes to become “Green Certified.” The following chart defines the items to consider. In order for high density Condominium Homes to qualify as a Green Homes, they must score at least 50 points and include the seven required items (see asterisked items in the scoring chart).

**50 POINTS =
SAN JUAN CAPISTRANO
GREEN HOME**

**60 POINTS =
SAN JUAN CAPISTRANO
GREEN HOME PLUS**

**75 POINTS =
SAN JUAN CAPISTRANO
GREEN HOME PREMIUM**

Applicant: _____ Property Owner: _____

Address: _____ Address: _____

Phone No.: _____ Phone No.: _____

E-mail: _____ E-mail: _____

Contact: _____ Contact: _____

Plan Check #: _____ Date: _____

Project Address(es): _____

_____ Tract No.: _____ Lot No.: _____

		Available Points	Earned Points
1. SITE & LANDSCAPE		12+	
*1.a	Recycle Construction & Demolition Waste - 50% waste diversion	1	
1.b	Recycle Construction & Demolition Waste - 51%-75% waste diversion	1	
1.c	Recycle Construction & Demolition Waste - > 76% waste diversion	1	
1.d	Install Drought Tolerant Landscape - 1 pt for each 25% of plants that are drought tolerant	4	
1.e	Minimize Turf Areas to Less than 25% of Landscaped Area	1	
*1.f	Install low-flow drip Irrigation Systems and/or Low flow Irrigation Sprinklers	1	
*1.g	Use Reclaimed Water for Public and Common Area Landscape	1	
1.h	Install Irrigation Controllers that are Based on Weather Signal or Moisture-Sensor	1	
1.i	Treat Stormwater Using Natural Treatment Systems	1	
1.j	Other	TBD	
2. FOUNDATION, FRAME, AND ROOFING		8+	
2.a	Incorporate a Minimum of 20% Fly Ash or Slag Cement in Concrete	1	
2.b	Use Engineered Lumber for Beams and Headers Larger than 4x6	1	
2.c	Use Engineered Lumber for I-Joists and Web Trusses	1	
2.d	Use Engineered Lumber-Sheathing (Oriented Strand Board)	1	
2.e	Use Roof Products certified by Energy Star or the Cool Roof Rating Council	1	
2.f	For Built-up Roofing, Use Materials with a Minimum 20-year Warranty, for Shingle Roofing Use Materials with 40 year Minimum Warranty	1	
2.g	Use Steel Studs or at least 25% of Wood Studs are FSC Certified Lumber	2	
2.h	Other	TBD	
3. PLUMBING		10+	
3.a	Insulate All Domestic Hot Water Pipes	2	
3.b	Install On-Demand (Tankless) Hot Water Heaters	3	
3.c	Install Low Flow Showerheads (<2.5 gpm)	1	
3.d	Install Water Efficient Kitchen & Bath Faucets (>2.5 gpm)	1	
3.e	Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	2	
3.f	Provide Individual Water Meters to Each Condominium	1	
3.g	Other	TBD	
4. LIGHTING & APPLIANCES		6+	
4.a	Install Pin Type Compact Fluorescent Lamps for all Hardwired Fixtures	1	
4.b	Install Timer or Photo-sensor Controls for all Exterior Lighting	1	
*4.c	Install Energy Star Dishwashers	1	
4.d	Showcase in Model and Offer or Install Energy Star Clothes Washing Machines	1	
4.e	Showcase in Model and Offer or Install Energy Star Refrigerator	1	

		Available Points	Earned Points
4.f	Showcase in Model and Offer or Install Energy Star Air Conditioner	1	
4.g	Other	TBD	
5. HVAC		8+	
5.a	Test all Ductwork for Leakage	1	
5.b	Install at least Two Energy Star Ceiling Fans in each Home	1	
5.c	Protect South Facing Windows with Trees, Awnings, Eaves, or Overhangs	1	
5.d	Install HVAC Systems with Non-HCFC Refrigerants	1	
5.e	Install High Efficiency HVAC Filters (MERV 6 or higher)	1	
5.f	Vent Range Hoods to the Outside	1	
5.g	Install Carbon Monoxide Alarms in each Home	1	
5.h	Install Energy Star Bathroom Fans with Humidity Sensor or Timer Control	1	
5.i	Other	TBD	
6. ENERGY PERFORMANCE		29+	
6.a	Exceed Title 24 by at least 5% - 10 pts total	10	
6.b	Exceed Title 24 by more than 5% - 1 point for each additional % beyond T-24 up to 20%	15	
6.c	Achieve Energy Star Home Certification	3	
6.d	Provide Individual Gas Meters to Each Condominium	1	
6.e	Other	TBD	
7. RENEWABLE ENERGY		9+	
*7.a	Install Conduit to the Roof and Proposed Layout for Photovoltaic System in Each Building	1	
7.b	Install Solar Water heating Systems for Domestic Hot Water	2	
7.c	Install Photovoltaic (PV) Panels: 2 Points for Each KW (Including Common Area)	4	
7.d	Install Solar Water Heating Assist for Swimming Pool Heating (1 pt for 15% - 49%; 2 pts for 50% or greater)	2	
7.e	Other	TBD	
8. INDOOR AIR QUALITY		9+	
*8.a	Use Low VOC Interior Paints: (< = 50 g/l flat; < = 150 g/l non-flat)	1	
8.b	Showcase in Model and Offer Zero VOC Interior Paints: (< = 0.5 g/l)	1	
8.c	Use Low VOC Water-Based Wood Finishes (< = 50 gpl)	1	
8.d	Use Low VOC Construction Adhesives (> = 50 gpl)	1	
8.e	Use Composite Wood Products With No Urea Formaldehyde for Subflooring	1	
8.f	Seal All Exposed Edges of Particle Board	1	
8.g	Use Only Formaldehyde-Free Wood Products for Cabinets, Shelving and Interior Trim	1	
8.h	Showcase in Model and Offer or Install CRI Green Label Certified Carpet	1	
8.i	Use Only Formaldehyde Free Insulation	1	
8.j	Other	TBD	

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Applicant _____

Plan Check # _____

		Available Points	Earned Points
9.	RESOURCE EFFICIENT MATERIALS	5+	
9.a	Showcase in Model and Offer or Install Carpet with 25% or Greater Recycled-Content	1	
9.b	Showcase in Model and Offer or Install “Green” Flooring Options: FSC Certified Wood, Reclaimed Wood, Natural Linoleum, Bamboo, or Cork (1 pt/100 sf)	3	
9.c	Use Recycled Plastic Materials for Exterior Decking	1	
9.d	Other	TBD	
10.	EDUCATION AND AWARENESS	4+	
10.a	Builder participation in marketing and educational campaign to include a homeowner’s manual which describes the green building and energy efficiency measures incorporated into the home, and provides guidelines on how to maintain and optimize the green performance of the home.	4	
10.b	Other	TBD	
	GRAND TOTAL POINTS	100+	

* These items are minimum qualifying measures required to participate in the San Juan Capistrano Green Homes Program