



San Juan Capistrano Green Building Program

HOW TO BUILD A COMMERCIAL GREEN BUILDING

The San Juan Capistrano Green Building Program has developed criteria for building commercial and retail projects to become “Green Certified.” To qualify as a Green Building, the project must score at least 50 points and include the ten required items (see asterisked items in the scoring chart).

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

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

**75 POINTS =
SAN JUAN CAPISTRANO
GREEN BUILDING 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.: _____

SAN JUAN CAPISTRANO GREEN BUILDING PROGRAM

Applicant _____

Plan Check # _____

		Available Points	Earned Points
1. SITE & LANDSCAPE		15+	
*1.a	Recycle Construction & Demolition Waste - 50%-59% waste diversion	1	
1.b	Recycle Construction & Demolition Waste - 60%-75% 1 pt	1	
1.c	Recycle Construction & Demolition Waste - > 76% waste diversion	1	
1.d	Use Recycled Content Landscape and Site Materials	1	
1.e	Install California Friendly Landscape: 1 pt for 25%-49%, 2 pts for >= 50% of Landscaped Area	2	
1.f	Minimize Turf Areas to Less than 25% of Landscaped Area	1	
*1.g	Install Water Efficient Irrigation Systems	1	
1.h	Use Reclaimed Water for Landscape	1	
1.i	Install Irrigation Controllers that are Base on Weather Signal or Moisture Sensor	1	
1.j	Treat Stormwater Using Natural or Mechanical Treatment Systems	1	
*1.k	Reduce Exterior Light Pollution: Exterior Parking Lot and Walkway Fixtures Over 100 Watts to be Full Cut-off	1	
*1.l	Provide Recycling Bins and Space for Storage and Collection of Recyclables	1	
*1.m	Provide Bike Racks for use by Occupants and Visitors	1	
*1.n	Provide 1 Tree for each 4 Parking Spots OR at least 30% of Parking is Covered	1	
1.o	Other	TBD	
2. FOUNDATION, FRAME, AND ROOFING		6+	
2.a	Incorporate Fly Ash or Slag Cement in Concrete (1 point for >10%, 2 pts >20%)	2	
2.b	FSC Wood for min of 25% of Lumber	1	
2.c	Use Roof Products certified by Energy Star or the Cool Roof Rating Council	1	
2.d	Provide Roof with Long-Term Bond (1 pt for 10 year, 2pts for 20 year)	2	
2.e	Other	TBD	
3. PLUMBING		10+	
3.a	Insulate All Domestic Hot Water Pipes	1	
3.b	Install On-Demand (Tankless) Hot Water Heaters	1	
3.c	Install Low Flow Bathroom Faucets (>1 gpm)	1	
3.d	Install Low Flow Showerheads (>2.5 gpm) (in staff shower or if gym/spa) or Water Efficient Kitchen Faucets (>2.5 gpm)	1	
3.e	Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	2	
3.f	Install Water Efficient Urinals (1 pt for 0.5 gpf, 2pts for water-free)	2	
3.g	Use Reclaimed Water for Toilet and Urinal Flushing	2	
3.h	Other	TBD	

SAN JUAN CAPISTRANO GREEN BUILDING PROGRAM

Applicant _____

Plan Check # _____

		Available Points	Earned Points
4.	LIGHTING & APPLIANCES	6+	
4.a	Exceed Title 24 Exterior Lighting requirements (2 pt for 5%, 4 pts for 10%)	4	
4.b	Install Energy Star Transformers	1	
4.c	Install Energy Star Exit Signs	1	
4.d	Other	TBD	
5.	HVAC	5+	
*5.a	Construct Ductwork per SMACNA Standards and Guidelines	1	
5.b	Protect Ground-Level South- and West-Facing Windows with Trees, Awnings, Eaves, or Overhangs	1	
5.c	Install HVAC Systems with Non-HCFC Refrigerants	1	
5.d	Install High Efficiency HVAC Filters (1 pt for >= MERV 8, 2 pts for >= MERV 13)	2	
5.e	Other	TBD	
6.	ENERGY PERFORMANCE	30+	
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	Participate in Savings By Design Program	2	
6.d	Complete a Commissioning Process for all MEP and Energy Systems	3	
6.e	Other	TBD	
7.	RENEWABLE ENERGY	7+	
*7.a	Provide Conduit and Proposed Layout for Future Photovoltaic (PV) System	2	
7.b	Install Photovoltaic (PV) System: 1 point for each 5 kW	5	
7.c	Install Solar Water Heating Systems	1	
7.d	Other	TBD	
8.	INDOOR ENVIRONMENTAL QUALITY	8+	
*8.a	Use Low VOC Interior Paints and Wood Finishes: (< = 50 g/l flat; < = 150 g/l non-flat)	1	
8.b	Use Low VOC Construction Adhesives and Sealants (< = 50 gpl)	1	
8.c	Use Composite Wood Products With No Urea Formaldehyde	1	
8.d	Seal All Faces of Particle Board and Composite Wood Products	1	
8.e	Install CRI Green Label Certified Carpet	1	
8.f	Use Only Formaldehyde-Free Insulation	1	
8.g	Provide Daylighting for 50% of Occupied Spaces (day lit spaces are located within 15 ft. of window or 25 ft. of skylight).	1	
8.h	Provide Views to the outdoors for 75% of occupied spaces	1	
8.i	Other	TBD	

SAN JUAN CAPISTRANO GREEN BUILDING PROGRAM

Applicant _____

Plan Check # _____

		Available Points	Earned Points
9.	RESOURCE EFFICIENT MATERIALS		
9.a	Provide Tenant Improvement Package with Green Finish Materials Options (1 pt for each): <ul style="list-style-type: none"> * Exposed Concrete for Flooring or Counters * FSC Certified or Reclaimed Wood Flooring * Natural Linoleum, Rubber, Bamboo, or Cork Flooring * Zero-VOC interior paints * Recycled Content (25%) Ceiling tiles * Recycled Content (25%) Carpet * Recycled Content (50%) Drywall * Energy Star Lighting Fixtures * Water Efficient Plumbing Fixtures 		
9.b	Install a Minimum of 500 sq. ft. or the Following Resource - efficient Materials (1 pt for each): <ul style="list-style-type: none"> * Exposed Concrete for Flooring or Counters * FSC Certified or Reclaimed Wood Flooring * Natural Linoleum, Rubber, Bamboo or Cork Flooring * Recycled Content (25%) Ceiling tiles * Recycled Content (25%) Carpet * Recycled Content (50%) Drywall * Recycled Content (25%) Tiles * Energy Star Lighting Fixtures 	4	
9.c	Other	TBD	
10.	EDUCATION, AWARENESS AND OPERATIONS	5	
*10.a	Provide a Tenants/ Owners Manual Which Describes the Green Building and Energy Efficiency Measures Incorporated into the Building and Provides Guidelines on How Occupants can Help to Maintain and Optimize Performance of the Green, Energy, and Water Systems in the Building and Available Incentives	2	
10.b	Provide Property Management that Facilitates and provides Information About Alternative Transportation and Ridesharing for Occupants and Tenants	1	
10.c	Provide Property Management Services that Facilitate a Minimum of 50% Reuse or Recycling of Existing Tenant Improvements	1	
10.d	Provide Property management that Facilitates Tenant Recycling of Solid Waste including Paper, Cardboard, Plastic, Aluminum and Glass	1	
10.e	Other	TBD	
	GRAND TOTAL POINTS	100+	

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