



San Juan Capistrano Green Building Program

HOW TO BUILD A GREEN APARTMENT HOME

The San Juan Capistrano Green Apartments Program has developed criteria for building or remodeling apartment homes to become “Green Certified.” To qualify as a Green Apartment Home, the project must score at least 50 points and include the six required items (see asterisked items in the scoring chart).

50 POINTS =
SAN JUAN CAPISTRANO
GREEN APARTMENT HOME

60 POINTS =
SAN JUAN CAPISTRANO
GREEN HOME APARTMENT
PLUS

75 POINTS =
SAN JUAN CAPISTRANO
GREEN APARTMENTHOME
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 California Friendly Landscape - 1 pt for each 25% of total plants	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	1	
1.i	Treat Stormwater Using Natural or Mechanical 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	Use Roofing materials with Minimum 20-Year 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 or Bill Tenants Individually for their Water Use	1	
3.g	Other	TBD	
4. LIGHTING & APPLIANCES		6+	
4.a	Install Pin Type Compact Fluorescent Lamps for all Hardwired Fixtures - Install CFLs in any Screw-Type Fixture	1	
4.b	Install Timer or Photo-Sensor Controls for all Exterior Lighting	1	
4.c	Install Energy Star Dishwashers	1	
4.d	Install Energy Star or Front-Loading Clothes Washers	1	
4.e	Install Energy Star Refrigerator	1	

		Available Points	Earned Points
4.f	Other	TBD	
5. HVAC		8+	
*5.a	Test all Ductwork for Leakage	1	
5.b	Protect South Facing Windows with Trees, Awnings, Eaves, or Overhangs	1	
5.c	Install at Least One Energy Star Ceiling Fan in Each Apartment Home	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 Apartment 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 for Each Unit	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 1 KW per Apartment or 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	Use 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 Composite Wood Products Free of Added Urea Formaldehyde for Cabinets, Shelving and Interior Trim	1	
8.h	Install CRI Green Label Certified Carpet and Pad	1	
8.i	Use Only Formaldehyde Free Insulation	1	
8.j	Other	TBD	

		Available Points	Earned Points
9.	RESOURCE EFFICIENT MATERIALS	5+	
9.a	For Common Areas Install “Green” Flooring Options: Carpet with 25% or Greater Recycled Content, FSC Certified Wood, Reclaimed Wood, Natural Linoleum, Bamboo, or Cork (1 pt for 50 sf)	2	
9.b	Use Materials with Minimum 25% Recycled Content for Decking and Playground Surfaces	1	
9.c	For Apartment Homes Install: Carpet with 25% or Greater Recycled Content, FSC Certified Wood, Reclaimed Wood, Natural Linoleum, Bamboo, or Cork (1 pt for 50 sf)	2	
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	
	GRAND TOTAL POINTS	100+	

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