CITY OF CORONADO

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| HANDOUT 306 AUG 2012 | # MINIMUM CALGreen CONSTRUCTION SPECIFICATIONS - RESIDENTIAL |
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**PURPOSE:** Provide minimum CALGreen construction specifications for residential construction

**AUTHORITY:** 2010 California Green Building Standards Code

**NOTES:** 1. These are minimum specification requirements and shall not supersede more restrictive specifications on the plans or as required by applicable code.

## SPECIFICATIONS:

1. **Applicability.** CALGreen residential mandatory measures shall apply to every newly constructed building or structure.

2. **Irrigation controllers.** Automatic irrigation system controllers for landscaping shall comply with the following: (CALGreen 4.304.1)
   a. Controllers shall be weather-based or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
   b. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

3. **Joints and openings.** Openings in the building envelope separating conditioned space from unconditioned space need to accommodate utility and other penetrations must be sealed in compliance with the California Energy Code. (CALGreen 4.406.1)
   **Exception:** 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 opening(s) with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4. **Construction water reduction, disposal, and recycling.** Reduce and/or salvage for reuse a minimum of 50% of the nonhazardous demolition and construction debris. (CALGreen 4.408.1)
   **Exception:** Excavated soil and land-clearing debris.

5. **Construction waste management plan.** A construction waste management plan shall be prepared and available on site during construction. Documentation demonstrating compliance with the plan shall be accessible during construction for the enforcing agency. (CALGreen 4.408.2)

6. **Operation and maintenance manual.** Prior to final inspection, a manual, compact disc, web-based reference, or other acceptable media which includes all of the following shall be placed in the building: (CALGreen 4.410.1)
   **a.** Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
   **b.** Operation and maintenance instructions for the following:
      **(1).** Equipment and appliances, including water-saving devices and systems, HVAC system, water-heating systems and other major appliances and equipment;
      **(2).** Roof and yard drainage, including gutters and downspouts;
      **(3).** Space conditioning systems, including condensers and air filters;
      **(4).** Landscape irrigation systems;
      **(5).** Water reuse systems.
   **c.** Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
   **d.** Public transportation and/or carpool options available in the area.
   **e.** Educational material on the positive impacts of an interior relative humidity between 30-60% and what methods an occupant may use to maintain the relative humidity level in that range.
   **f.** Information about water-conserving landscape and irrigation design and controllers which conserve water.
   **g.** Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5' away from the foundation.
   **h.** Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading

around the building, etc.

**i.** Information about state solar energy and incentive programs available.

**j.** A copy of all special inspection verifications required by the enforcing agency or code.

7. **Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust and debris which may collect in the system. (CALGreen 4.504.1)

8. **Adhesives, sealants, caulks, paints, and coating pollutant control.** Adhesives (including carpet adhesives), sealants, caulks, paints, and coatings shall comply with VOC limits per CALGreen 4.504.2. Verification of compliance shall be provided at the request of the enforcing agency. (CALGreen 4.504.2)

9. **Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following: (CALGreen 4.504.3)

   **a.** Carpet and Rug Institute's Green Label Plus Program (all carpet cushion must meet the requirements of this program);

   **b.** California Department of Public Health Standard Practice for the testing of VOCs (specification 01350);

   **c.** NSF/ANSI 140 at the Gold level;

   **d.** Scientific Certifications Systems Indoor Advantage™ Gold.

10. **Resilient flooring systems.** At least 50% of the floor area receiving resilient flooring shall comply with the VOC emission limits defined in the Collaborative for High Performance School's (CHPS) Low-Emitting Material List or be certified under the Resilient Floor Covering Institute's (RFCI) "FloorScore" Program. (CALGreen 4.504.4)

11. **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measures for Composite Wood. Verification of compliance shall be provided as requested by the enforcing agency. (CALGreen 4.504.5)

12. **Moisture content of building materials.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: (CALGreen 4.505.3)

    **a.** Moisture content shall be determined with either a probe-type or contact-type moisture meter;

    **b.** Moisture readings shall be taken at a point 2' to 4' from the grade stamped end of each piece to be verified.

    **c.** At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable and provided to the enforcing agency at the time of approval to enclose the wall and floor framing.

    Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

13. **Whole house exhaust fan openings.** Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2. (CALGreen 4.507.1)

14. **Heating and air-conditioning system design.** Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods: (CALGreen 4.507.2)

    **a.** The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks, or other equivalent design software or methods;

    **b.** Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks, or other equivalent design software or methods;

    **c.** Select heating and cooling equipment according to ACCA 36-S Manual S or other equipment design software or methods.